



VILLAGE OF PALATINE

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

ZONING BOARD OF APPEALS

MINUTES • MAY 14, 2019

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Brent Larson	Commissioner	Absent	
Cindy Roth-Wurster	Commissioner	Present	
Jan Wood	Commissioner	Present	
Jerry Luszczak	Commissioner	Present	
Theodore McGinn	Commissioner	Absent	
Kevin Cavanaugh	Commissioner	Present	
James Dittrich	Commissioner	Present	
John Pirog	Commissioner	Late	7:04 PM

Staff Present: Mr. Ben Vyverberg and Ms. Lyn Bremanis

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Apr 23, 2019 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Roth-Wurster, Wood, Luszczak, Cavanaugh, Dittrich
ABSENT:	Larson, McGinn, Pirog

III. CASE STAFF STATEMENTS

1. 1133 S. Vermont Street

Notice was published in the Daily Herald on April 29, 2019 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use
2. Proof of Ownership
3. Petitioner Project Description
4. Plat of Survey
5. Site Plan
6. Elevations and Floor Plan
7. Public Notice

Sworn in Staff: Mr. Ben Vyverberg and Ms. Lyn Bremanis

Mr. Vyverberg stated the petitioner has withdrawn the portion of relief related to the building addition on the front of the property and a special use for a setback reduction. He explained the petitioner is going to revise their plans and build an addition that will be in compliance with code. Mr. Vyverberg further explained for the purpose of the ZBA review the zoning relief is only related to the driveway.

Ms. Wood clarified the ZBA is only concerned with the 3rd and 4th Special Use for the maximum residential driveway for the width at the lot line and the total width.

Sworn in petitioner: Mr. Ted Behncke - St. Coletta Wisconsin, 627 Fairway Circle Jefferson, WI

Mr. Behncke explained the property has been a group home since 2002 and serves 7 ladies. He explained over the course of time several have gone from ambulatory to non-ambulatory. He stated they want to make interior changes that will turn the home into a fully accessible home. Mr. Behncke explained the need for the circular driveway is to pick up in front of homes and provide additional parking. He referred to the site plan slide and spoke to the new proposed layout with the garage on the left side of the property not requiring relief. Mr. Behncke explained in good weather they would have access to a ramp off the front and in bad weather they can load in the garage. He stated this would greatly enhance the people who are being served since currently the lift cannot go into the existing garage and the current driveway is steep which makes loading difficult.

Mr. Pirog clarified the currently there is only a driveway to the east and the circular is what is being added.

Mr. Behncke explained the driveway would shift from the right to the left where the new garage will be and the circular drive would be as shown in site plan

Mr. Cavanaugh asked how many vehicles would be parked there.

Mr. Behncke explained there is one vehicle assigned to the house and it would

be in the garage. He stated there are usually two staff that are required by the state.

Ms. Wood asked where staff would park.

Mr. Behncke explained primarily in the driveway or in the circular driveway.

Mr. Pirog asked where staff parks now.

Mr. Behncke stated sometimes in the street. He explained the issue is if they park in driveway they have to move out to move the van. He pointed out the road is narrow which is problematic.

Mr. Pirog asked why the extra width is needed.

Mr. Behncke explained the van they use has a wider wheel base because of having multiple people who need wheel chairs.

Mr. Cavanaugh asked staff how the relief is calculated.

Mr. Vyverberg explained they took the maximum width of the driveway which is 33ft and code allows 30ft with a 2 car garage. He further explained within the first 5ft. of the property driveways cannot be more than 25ft.

Mr. Vyverberg gave a brief summary of request pointing out group homes are permitted use and their use was established prior to the last text amendment that requires onsite parking for staff has to be on the subject property rather than on the right of way or the street. He spoke to the street being substandard serving only three properties. He stated there is no plan by the Village to upgrade or widen the street so the circular drive will allow the petitioner to be able to turn around.

Ms. Wood asked if the property across the street could be developed.

Mr. Vyverberg pointed out there is a creek that runs through it, so Staff anticipates that the lot is encumbered by in the flood plain and would require compensatory storage, engineering review and special uses. He further explained engineering plans would be required to determine what is possible.

Mr. Pirog clarified the new code requires staff parking to be on the property and not on the street.

Mr. Vyverberg answered that is correct

Sworn in Mr. Mr. Jim Kaziukewicz 1166 S Vermont

Mr. Kaziukewicz stated he thinks it is a great service they provide but expressed concern with the failing septic field. He stated they have plumbing companies there all the time. He spoke to the fire department being there 3-4 times a month. Mr. Kaziukewicz stated when Salt Creek floods there is at least a foot of water on the corner because it is below the base level of the flood plain. He stated last year one of the petitioners busses drove through the water and ended up stuck in the yard. Mr. Kaziukewicz expressed concern with the new proposed garage location being on top of the septic field.

Ms. Wood explained the focus is on the driveway.

Mr. Kaziukewicz asked if there is no relief for setback of the front of the house

Mr. Vyverberg explained the petitioner no longer plans on pursuing the front garage addition on the south end of the property. He further explained the new plan is to revise and move the garage to align with the existing house on the north end and not require setback relief. Mr. Vyverberg pointed out the group home was established prior to the text amendment change that limits the group homes to 4 residents, so this use is legally nonconforming and can continue, without interruption. He noted, that if approved, at the time of building permit submission, they will need to submit soil information relative to the septic field and the Village Engineer will review. He further explained septic fields are processed and reviewed by Cook County so they will get a permit through Cook County.

Mr. Pirog asked if public works reviewed and had no issues.

Mr. Vyverberg explained soil and sanitary information is not required in the entitlement phase. He explained as part of the building permit review all those documents will be required and reviewed by the Village Engineer and they will be required to get the Cook County permit for the septic field.

Mr. Pirog asked about flooding concern with the added concrete.

Mr. Vyverberg restated it is not reviewed in the entitlement phase but Public Works and the Village Engineer did review the placement of the circular driveway in the entitlement phase and did not have concern

Ms. Roth-Wurster asked if it is within the lot coverage.

Mr. Vyverberg answered yes

Mr. Kaziukewicz referred to site plan and spoke to the flood elevation and FEMA's restrictions.

Mr. Vyverberg spoke to what is permitted in flood plains including driveways. He stated they will require a building permit and will not be allowed to have an adverse effect on the flood plain.

Ms. Wood asked Mr. Kaziukewicz if his concern is that the driveway will go below the floodplain level.

Mr. Kaziukewicz answered yes explaining when it floods the water goes up to the mailbox.

Ms. Wood asked if the Village Engineer will look at the flood levels

Mr. Vyverberg explained all info will have to be submitted in a manner acceptable by those departments or they will not receive a building permit.

Mr. Kaziukewicz expressed his concern for safety of people in the home because it takes a long time to evacuate.

Mr. Cavanaugh asked if that concern would be addressed with a better driveway

Mr. Kaziukewicz stated it is possible.

Mr. Behncke spoke to the concern of the septic field explaining they were originally just going to improve it but had it to be expanded in order to support the changes. He explained they did soil tests with Cook County and it was determined it had to be moved to the rear of the house. He stated the permit has been pulled and they are starting on it tomorrow. Mr. Behncke stated the relocation allowed the north side to become available to do the garage addition which does not require variance. He spoke the home currently having women share rooms and how the changes will help to accommodate the changes of the house. He spoke to the organizations experience being in operation for 115 years. Mr. Behncke stated the fleets of vehicles are DOT inspected and improved and staff is highly trained including for evacuation procedures. He pointed out the driveway will not only assist with serving the resident ladies but also to allow additional parking and exit points to free up traffic congestion.

Ms. Wood asked about the flooding concerns from the neighbors and if anything will be done to alleviate it.

Mr. Behncke stated they haven't observed and thinks maybe staff could better address. He stated maybe a tube could be added explaining they want to be good neighbors and hope these changes can help with some of the congestion.

STAFF RECOMMENDATION:

Mr. Vyverberg stated based on the current code requirements, the petitioner is trying to accomplish the onsite parking for the service vehicle they have. He spoke to the impact of the circular drive from a staff's perspective with the property having 148 ft. of frontage being negligible. Mr. Vyverberg spoke of other homes in the area that have 2 curb cuts and circular driveways and the uniqueness of the property with the vast size and date of platting. He stated in regards to the driveway request staff is supportive of the changes and thinks it makes sense for what they are trying to do. Mr. Vyverberg spoke to the concerns of the neighbors on flooding pointing out the Village Engineer will review during the permit process and is happy to hear the petitioner being willing to look into other options of the installation of the driveway to benefit the surrounding neighbors.

Therefore, Staff recommends approval of the zoning relief related to the driveway width at the property line and total width measured near the garage for circular driveway, subject to the following conditions:

1. The Variations shall substantially conform to the site plan with a revised date of 4/11/19 prepared by Psenka Architects, Inc. except as said plan may be changed to conform to Village Codes and Ordinances.
2. The number of residents/clients shall not increase beyond the current number (7) without additional approvals by the Village.
3. Prior to issuance of a building permit, the petitioner shall successfully complete the permit review process with Cook County to allow the increase in the size of the septic field to allow seven (7) bedrooms. Evidence of permit approval by Cook County shall be provided to the Village at the time of application for building

permit.

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

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

DELIBERATIONS:

Mr. Cavanaugh stated the public health and safety will be addressed having an area that the petitioner's vehicle can better park and and turn around to better service their residents.

Mr. Pirog stated it meets the standards and gets cars off the road so doesn't see any reason not to approve.

Ms. Roth-Wurster stated it will not have a negative impact on the value of the surrounding properties and will improve the property for the residents.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will go to Village Council on June 3, 2019

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	James Dittrich, Commissioner
AYES:	Roth-Wurster, Wood, Luszczak, Cavanaugh, Dittrich, Pirog
ABSENT:	Larson, McGinn

2. 824 W. Dorset Avenue

Notice was published in the Daily Herald on April 29, 2019 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 Plans
6. Elevations
7. Public Notice

Sworn in petitioner: Mr. Jeffrey Pathmann - 18 Middletree Lane Hawthorn Woods, IL - Architect

Mr. Pathmann stated the home was purchased approximately 5 years ago. He pointed out the home is small and doesn't even have a bedroom on the first floor. He spoke to the current floor plan having the master in the basement and explained their intent is to add an addition consisting of 2 additional bedrooms, 2 baths and a small sitting area and to convert the existing covered carport to a garage. Mr. Pathmann spoke to how the front yard is determined by code explaining Quentin is this properties front yard even though the predominant elevation is on Dorset. He explained the intent is to bring the home up to today's standards and enhance the community by removing the carport and making a full garage. Mr. Pathmann explained their intent is to match the existing materials so when the project is completed you would not know there was an addition. He spoke to the uniqueness and pointed out it appears larger than it is due to the indoor pool. Mr. Pathmann stated they feel the addition's location will not only enhance the value of the home but will also enhance the neighborhood. He spoke to the landscaping and how the plan is to blend with the present slope of the property.

Mr. Luszczyk asked if the indoor pool is part of the square footage of the house.
Ms. Bremanis answered yes.

Mr. Pirog asked if the pool counts as lot coverage.
Ms. Bremanis answered yes.
Mr. Pathmann stated the lot is a double lot.

Mr. Luszczyk asked the home owner is keeping the swimming pool.
Mr. Pathmann answered yes.

Mr. Dittrich asked what the side yard setback is.
Ms. Bremanis answered 10 feet.

Ms. Roth-Wurster asked if there is there any way to do the design to fulfil the

petitioner's needs and stay within the standards.

Mr. Pathmann explained they are pursued many other options including adding a second floor addition which takes away from the design factor. He pointed out the present location of the home is smack in the middle of the property. Mr. Pathmann explained the only viable option was to go to the west. He stated because of the frontage on Dorset Avenue once the addition is constructed it will match perfectly with the other homes on the street.

Mr. Luszczyk asked if they spoke to the neighbors to the west.

Mr. Pathmann answered yes stating they are in agreement and his father who lives two doors down is in attendance.

Ms. Bremanis gave a brief summary of request stating the property is zoned R-2 Single-Family and is existing non-conforming. She stated the current rear yard setback is 16 feet with the present carport. She stated both lot and building coverage were calculated by the architect and meets the standards. Ms. Bremanis stated both Community Services and Engineering Departments reviewed and did not have any concerns.

Mr. Luszczyk asked about lot coverage.

Ms. Bremanis explained it is 25% building coverage and 31% lot coverage.

Mr. Luszczyk asked if that is with the additions.

Ms. Bremanis answered yes.

STAFF RECOMMENDATION:

The Petitioner's residence is existing non-conforming with a carport setback 16 feet from the rear lot line instead of the required 40 feet. The proposed one-story addition will further encroach into the required rear yard by an additional 5 feet. This property is unique as the functioning front yard is Dorset Avenue, however, the legal front yard is Quentin Road. With that being said, the addition should not have a negative impact on the surrounding properties. Therefore, Staff recommends approval of the Special Use subject to the following conditions:

1. The Special Use shall substantially conform to the site plan, floor plans, and elevations prepared by Pathmann Architecture Inc., dated 07/23/2019, except as such plans may be changed to conform to Village codes and Ordinances.
2. A lot grading plan shall be submitted for the addition area showing the proper drainage to street in a manner acceptable to the Village Engineer.

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

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

DELIBERATIONS:

Mr. Dittrich stated it easily meets the standards for public health safety and welfare. He spoke to the legal rear yard being what it is pointing out if the

conditions were slightly different they would not even need relief.

Ms. Roth-Wurster agreed with Mr. Dittrich stating the addition will look very nice.

Ms. Wood stated the addition will improve it and will have a positive impact

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will go to Village Council on June 3, 2019.

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

3. 934 N. Arrowhead Drive

RESULT:	CONTINUED [UNANIMOUS]	Next: 5/28/2019 7:00 PM
MOVER:	Cindy Roth-Wurster, Commissioner	
SECONDER:	Jerry Luszczak, Commissioner	
AYES:	Roth-Wurster, Wood, Luszczak, Cavanaugh, Dittrich, Pirog	
ABSENT:	Larson, McGinn	

4. 1157 W. Chatham Drive

Notice was published in the Daily Herald on April 29, 2019 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 Engineering Plan
5. Neighbors Support Document
6. Public Notice

Sworn in petitioner Mr. Scott Sjogren - 1157 W. Chatham Drive

Mr. Sjogren explained they recently did a complete renovation to their property and added a detached garage. He further explained they are asking for a 1.7% variance to extend the driveway to make it easier to turn around and aesthetically improve the look tying it into the newly added covered patio.

Ms. Wood asked if it wasn't anticipated when they did addition.

Mr. Sjogren explained the cosmetic pavers were added because of the low voltage lighting. He further explained they were asked to do a complete architectural survey showing the lot coverage and found out they were 1.7% over. He explained they didn't think they would be over because they moved the garage but the cosmetic pavers that were added pushed them over so are now asking for the variance to allow the ability to turn around and pull out of the driveway straight.

Mr. Pirog asked if it would be within the max allowed width.

Ms. Bremanis pointed out it is unique because it leads into the patio but still meets the 30 ft.

Mr. Pirog asked why they chose pavers instead of cement.

Mr. Sjogren stated the paver aesthetically looks better and ties into the patio better referring to the existing conditions slides. He explained the pavers were installed originally but after they did the survey they found out they were 1.7 % over so had to remove

Mr. Pirog asked if they were in the original plans.

Mr. Sjogren explained they didn't realize they were over because of all the changes that were made during the permit process.

Mr. Pirog asked what was there before the pavers.

Mr. Sjogren stated it was initially grass because there was not a detached garage Ms. Bremanis referred to the aerial to show the property before construction.

Mr. Luszczyk asked if the plan is to put pervious material.

Mr. Sjogren answered yes unlock pavers which flows water to the 7" curb that was installed on the side of the driveway and then out to Chatham so no water goes into any yards.

Mr. Cavanaugh asked if there is flooding in the neighborhood.

Mr. Sjogren explained the changes they have made improve the property which was originally a very wet property. He explained they made elevation changes per code when the detached garage was built which helped the surrounding properties.

Ms. Bremanis stated Community Services and Engineering Departments have reviewed and does not have any issues. She went through her slides to show existing conditions.

STAFF RECOMMENDATION:

The Petitioner is requesting to expand his existing driveway and patio area to not only relieve turning movement issues with a detached garage, but also expand the patio area and, per the application, for grilling activities. The garage was constructed in 2018, with the structure and additional driveway resulting in the maximum allowable lot coverage for the property. In addition to the permit review, Staff advised the Petitioner that any additional impervious surface would require Code relief.

Therefore, Staff recommends action at the discretion of the Zoning Board of Appeals. If the Zoning Board of Appeals recommends approval Staff recommends the following condition:

1. The Special Use shall substantially conform to the site plan prepared by Norman J. Toberman & Associates submitted on 4/24/19, except as such plans may be changed to conform to Village codes and Ordinances.

Mr. Cavanaugh asked about the neighbor support document and asked about the one neighbor that did not sign.

Mr. Sjogren explained they were not home but are aware of the entire project and haven't said anything about it.

Ms. Wood asked if they could have made other choices during the permit process to stay within code.

Mr. Sjogren spoke to moving the garage referring to the initial engineering drawings.

Mr. Pirog stated it seems like the garage is just a way to justify but feels more like a patio extension.

Mr. Sjogren stated he collects cars that are why they added the garage and it is very difficult to back out without going onto paver area and aesthetically would not look good as blacktop.

Ms. Wood asked how many vehicles are in the garage.

Mr. Sjogren explained the detached garage holds 4 cars.

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 pointed out the uniqueness is with the 4-car garage. He pointed out they are only asking for 1.7% lot coverage relief and in terms of increasing property values the pavers look nice.

Mr. Pirog stated he doesn't think the standards are not met but thinks he would do same.

Mr. Luszczyk agreed he isn't a big fan of increasing lot coverage but doesn't see an alternative.

Ms. Roth-Wurster spoke to pavers being pervious or impervious. She pointed out Village departments have all reviewed and the neighbors seem to be in favor. Ms. Roth-Wurster stated looking at the whole picture with the garage already being up leads to a different circumstance for them.

Ms. Wood stated looking at lot coverage it is a small percentage requested. She stated she can understand with the changes made during the permit process how it could happen and understands staff's point that any changes would require relief. She spoke to the standards on uniqueness and stated she doesn't think it will affect the character of the locality.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will go to Village Council on June 3, 2019.

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

5. 140 W. Northwest Highway

Notice was published in the Daily Herald on April 29, 2019 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. Public Notice

Sworn in petitioner Mr. Matt Kuhlman, Grayslake, IL - Owner of Sweatshop LLC

Mr. Kuhlman explained they currently have 2 locations one in Libertyville and one in Buffalo Grove. He stated their lease is expiring in Buffalo Grove so are looking to relocate to Palatine. He spoke to the business and the services they provide. He stated they have been in business for 9 years with a lot of their members living in neighboring cities to Palatine so this site makes sense.

Ms. Wood asked if the site was formerly a fitness facility.

Mr. Kuhlman explained the location had a Special Use but it expired 2 months ago.

Ms. Wood asked staff about the previous business.

Lyn explained it has been closed over 8 months so they need a new Special Use.

Ms. Wood asked if there are any concerns with parking.

Mr. Kuhlman spoke to their peak hours and explained the main reason they chose the space was because of ample parking.

Ms. Wood asked if they do a mix of private versus group lessons.

Mr. Kuhlman explained they have power hours that are a community atmosphere and trainings are specific to individuals.

Mr. Dittrich asked if Mr. Kuhlman had concerns with the proximity to the junior high.

Mr. Kuhlman stated no pointing out their current locations have schools nearby and have had no issues.

Ms. Bremanis gave a brief overview explaining the property is zoned B-2 General Business District in the Eurofresh Shopping Plaza. The tenant space is approximately 6,378 square feet and the Petitioners are not making any changes to the existing floor plan. The hours of operation are Monday - Thursday 5:30 AM - 1 PM / 3:30 PM - 8 PM, Friday 5:30 AM - 1 PM / 3:30 - 6 PM, Saturday 8 AM - 12 PM and Sunday 8 AM - 12 PM. She stated the proposed use requires 26

parking spaces. Currently there are 265 existing parking spaces. The total required parking for the plaza is 234 spaces for a total 31 excess spaces. Ms. Bremanis stated both Community Services and Fire Prevention have reviewed the plan and did not have any issues identified.

Sworn in Mr. William Thompson - landlord representative

Mr. Thompson stated they do their due diligence on their tenants. He stated Mr. Kuhlman had invited him to their Facebook group where he noticed an overwhelming amount of support throughout their members.

Mr. Dittrich asked if the other businesses in the center are supportive.

Mr. Thompson stated the other tenants have expressed excitement to drive business into their own businesses. He stated this should benefit the other businesses.

STAFF RECOMMENDATION:

The Petitioners are proposing relocate their existing health club to a currently vacant tenant space. The shopping plaza has excess parking available, and therefore parking should not be a concern. As the proposed use will occupy a vacant space and utilize the same floorplan of the previous health club, it should not have a negative impact on the surrounding properties. Therefore, Staff recommends approval of the Special Use subject to the following conditions:

1. The Special Use shall substantially conform to the floor plan by Batir Architecture, Ltd., last revised 01/12/2017, and the business operations plan submitted by the Petitioner, Lanie Kuhlman (The Sweatshop LLC) on 4/29/19, except as such plans may be changed to conform to Village Codes and Ordinances.
2. Per the submitted Business Plan, all of the fitness activities will be held within the tenant space. Outdoor fitness or training activities would not be permitted, without a Special Use Amendment and additional Village review.

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 health clubs benefit the public health safety and welfare. He pointed out the site was already approved as a health club and they are not changing so he is in favor of approval.

Ms. Wood stated it makes perfect sense because the use was already approved. She stated their hours compliment the center and parking is adequate. She stated this should help the plaza out and the business plan is good. Ms. Wood pointed out the landlord representative has testified to their professionalism and

they currently are running two successful businesses so should be positive contribution.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will go to Village Council on May 20, 2019.

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
MOVER:	James Dittrich, Commissioner
SECONDER:	Kevin Cavanaugh, Commissioner
AYES:	Roth-Wurster, Wood, Luszczak, Cavanaugh, Dittrich, Pirog
ABSENT:	Larson, McGinn

IV. COMMUNICATIONS

Prior Projects

- 140 W Wood Street (Variation for Condo division and parking) and 1590 N Rand Road (Special Use for Dentist) were both approved by Village Council.
- 270 N. Smith Street (Special Use for front yard setback) have revised their plans and will be back in front of the ZBA on May 28th.

Next Meeting is Tuesday May 28th - there will be 4 items. Mr. Dittrich stated he will not be able to attend the 5/28 meeting.

V. ADJOURNMENT