



PLANNING AND ZONING COMMISSION

JULY 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

Chairperson 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 Kevin Cavanaugh, Planning & Zoning Commissioner Stephen Fedota, Planning & Zoning Commissioner Eric Friedman, Planning & Zoning Commissioner Rodney Bettenhausen, Planning & Zoning Commissioner Robert Kolososki
ABSENT :	Planning & Zoning Commissioner Tim Schubert, Planning & Zoning Commissioner Patrick Noonan
ARRIVED :	

III. APPROVAL OF MINUTES

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

RESULT:	APPROVED BY VOICE VOTE
MOVER:	Commissioner Bettenhausen
SECONDER:	Commissioner Kolososki
AYES:	Jan Wood, Cindy Roth Wurster, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

- A. Draft PZC Minutes - 07-14-2026

IV. PUBLIC HEARING

- A. 1530 N. Elm Street

1. Variation to permit a 365 square-foot accessory structure in the front yard.

2. Variation to permit a total ground floor area of 1,235 square feet for accessory structures on a property, instead of the 700 square foot maximum.
3. Variation to exceed the 30-foot maximum width for a driveway serving a 2-car garage, pursuant to 7.04(i)(4) of the zoning ordinance.

1530 N Elm Street – District #3

Notice was published in the Journal & Topics on July 9, 2026

Petitioner's Exhibits:

1. Application for Variation
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Structure Elevations
6. Public Notice

Staff- Ms. Bremanis gave a brief summary of request.

A new accessory structure and driveway expansion were constructed at the subject property and the property owner/contractor did not apply for a Village building permit. After the Village received complaints, Staff inspected the property and confirmed that no building permit had ever been applied for and sent the property owner a notice of violation. Ultimately, the property owner submitted a building permit application, which allowed Staff to review and determine that the completed work did not comply with the applicable zoning regulations. There were several forms of zoning relief required for the improvements and the Petitioner is requesting the following:

- Variation to permit a 365 square-foot accessory structure in the front yard;
- Variation to permit a total ground-floor area of 1,235 square feet for accessory structures on a property, instead of the 700 square foot maximum; and
- Variation to exceed the 30-foot maximum width for a driveway serving a 2-car garage, pursuant to 7.04(i)(4) of the zoning ordinance.

Sworn in petitioner: Dariusz Charczuk, Owner 1530 N Elm St.

Mr. Charczuk addressed the proposed driveway expansion, explaining that the gravel area is not intended to function as a driveway. He stated that it was installed to address flooding issues affecting his garage, noting that his property sits lower than those across the street. Mr. Charczuk explained that there is a well pump located on

the opposite side of the driveway and that the gravel provides natural filtration, which has resolved the drainage issues on his property. He also stated that the neighboring property to the north experiences flooding and that the gravel area helps retain stormwater on his property, reducing runoff and preventing additional flooding on the adjacent property.

Mr. Charczuk addressed the construction of the storage shed. He stated that, based on his research, the shed complies with the applicable lot coverage requirements and is below the maximum allowable 700 square feet for accessory structures. He also noted that the existing garage was constructed before the property was annexed into the Village. Mr. Charczuk stated that he was later informed by staff that the square footage of the existing garage and existing rear yard shed must also be included when calculating the total allowable accessory structure area. He explained that, after learning this, he submitted an application seeking approval for the additional 224 square feet.

Chairman Wood asked when the storage shed was constructed.

Mr. Charczuk responded that the shed was built approximately one to two years ago and acknowledged that no permit was obtained at the time of construction. He stated that he is now working with the Village to bring the shed into compliance with all applicable code requirements.

Chairman Wood noted that the property already contains a detached garage and an existing storage shed and asked about the purpose of the additional accessory structure.

Mr. Charczuk responded that he has a large family with seven children and requires additional storage space for gardening equipment and other outdoor items. He stated that the structure is also used to store a tractor used to maintain the large yard.

Chairman Wood asked what is currently stored in the garage.

Mr. Charczuk responded that the garage is used to store vehicles, as all of his children have cars.

Commissioner Kolososki asked why the additional structure was not located toward the rear of the lot.

Mr. Charczuk responded that the location is limited due to the septic system.

Commissioner Kolososki asked if locating the structure toward the rear of the lot would be more convenient.

Mr. Charczuk responded that he cannot build in the rear yard due to the location and shallow depth of the septic system, which prevents the construction of a foundation in that area.

Chairman Wood asked whether the new structure could be constructed adjacent to the existing shed.

Commissioner Roth-Wurster asked whether the entire yard area is affected by the septic system.

Mr. Charczuk confirmed that the septic system impacts the yard and explained the location of the septic system and related site limitations.

Chairman Wood asked whether the existing rear shed could be expanded instead of constructing a new structure.

Mr. Charczuk responded that the existing shed was built by a previous owner and is deteriorating. He stated that his original intention was to repair the rotting wood; however, due to concerns about its condition and safety, he constructed the new structure to provide storage space.

Commissioner Fedota asked whether the new structure would have any utilities.

Mr. Charczuk responded that there would be no utilities. He stated that the structure is intended only for simple storage of gardening equipment and related items.

Commissioner Fedota asked why the height of the structure was higher than typical accessory structures.

Mr. Charczuk responded that the additional height was due to the size of a boat with a mast that he intended to store. He explained that the larger door was originally purchased for a customer's project that was later canceled, and he utilized the existing door for this structure.

Commissioner Roth-Wurster asked whether he constructed the structure himself.

Mr. Charczuk confirmed that he built the structure and stated that he is a general contractor.

Commissioner Roth-Wurster commented that the structure appears similar to a garage and questioned why the location in front of the house was selected.

Mr. Charczuk responded that this was the only feasible location due to foundation limitations in other areas of the property.

Commissioner Roth-Wurster asked about locating the structure on the side of the house.

Mr. Charczuk responded that the adjacent neighbor did not want the structure located next to their garage.

Chairman Wood acknowledged that Mr. Charczuk had conducted research regarding the requirements and asked why he did not apply for a permit initially so that staff could assist with the process.

Mr. Charczuk responded that he should have applied for a permit and stated that he had leftover materials that contributed to moving forward with the project.

Chairman Wood asked whether he consulted with anyone regarding solutions to the drainage issues.

Mr. Charczuk responded that he has an engineering degree and has researched the issue himself. He explained that addressing the drainage concerns requires understanding the soil depth and how water moves through the property. He stated that the improvements could be modified to meet Village criteria while still providing a solution to prevent flooding of the garage. He also expressed concerns that water infiltration near the septic system could negatively impact water quality.

Commissioner Fedota asked whether he is a licensed contractor in Palatine.

Mr. Charczuk responded that he is not licensed in Palatine and stated that his primary residence is in Arlington Heights and his business is licensed in Arlington Heights.

Commissioner Fedota asked where the commercial vehicle was parked.

Mr. Charczuk responded that he does not have a commercial vehicle explaining that he uses subcontractors who perform the work.

Commissioner Friedman asked about the earth moving equipment shown in the photograph and whether it was used for business purposes.

Mr. Charczuk responded that the equipment is for personal use. He stated that he has heart issues and uses the equipment to assist with tasks such as snow removal and moving mulch for landscaping.

Commissioner Friedman asked whether the piles of stone and mulch on the property were related to a business operation.

Mr. Charczuk responded that they were not for business purposes and stated that the materials are used for landscaping and maintaining his property.

Commissioner Fedota asked about the structure elevation included in the packet and whether it was pending the hearing.

Mr. Charczuk responded that the information was prepared based on the inspector's instructions.

Commissioner Fedota asked about the architect's stamp on the plans, dated May 4, 2026.

Mr. Charczuk confirmed the date and stated that he requested drawings from an architect after the structure had been constructed without a permit. He explained that he obtained the drawings in order to submit the permit application and bring the structure into compliance.

Commissioner Friedman asked whether the drawings were generated after the foundation was constructed and requested confirmation regarding the presence of a trench footing.

Mr. Charczuk provided an explanation regarding the foundation and trench details indicating he exposed 4' of footing depth for the architect.

Ms. Bremanis provided background information regarding the property, noting that it is zoned R-1 and was annexed into the Village in 1994. She presented slides comparing a 2022 aerial image of the property to a 2026 image showing the current conditions. As the property was annexed, some structures and improvements were made subject to Cook County zoning standards. Some of these items still exist on the property and throughout the surrounding area.

She stated that a review of similar properties with front yard areas was conducted. While some properties have wider driveways or similar front yard conditions, those situations were existing prior to annexation and no comparable properties were identified with a second accessory structure located in the front yard.

Commissioner Fedota asked about the required setback between accessory structures.

Ms. Bremanis responded that there is no required setback between the accessory structures.

Chairman Wood asked whether there was any information regarding building restrictions or limitations related to the septic field.

Ms. Bremanis responded that there was no additional information available and stated that Cook County would likely have records regarding the septic system.

Chairman Wood asked whether any drainage solutions had been proposed.

Ms. Bremanis responded that not that she was aware.

Chairman Wood asked Mr. Charczuk whether he had consulted with the Village Engineer regarding the drainage issues.

Mr. Charczuk responded that he had not and stated that he is an engineer who provides advice to others.

Commissioner Friedman asked whether Mr. Charczuk is a licensed Professional Engineer in Illinois.

Mr. Charczuk responded that he studied engineering in Europe and utilizes that knowledge but does not prepare engineering drawings.

Sworn in Mr. Thomas Smith 321 Garden Ave

Mr. Smith asked how the variance amount was calculated. He urged the Commission to deny the variance, stating that the surrounding homes are maintained as residential properties and expressing concern that the additional storage structure is intended for business-related use. He stated that they do not want the area to take on the appearance of a commercial operation.

Commissioner Roth-Wurster asked Mr. Smith how long he had lived in the neighborhood.

Mr. Smith responded that he has lived in the neighborhood for 56 years.

Commissioner Roth-Wurster asked about the existing garage.

Mr. Smith responded that the garage was constructed previously and is too low.

Mr. Charczuk addressed the square footage of the structure, stating that it is 365 square feet. He explained that he did not include the garage square footage in his original calculation because the garage was constructed earlier. He stated that he pays taxes on the property and wants to maintain and improve his home. He clarified that he does not operate a business from the property, that his business is located in Arlington Heights, and that he does not have a commercial vehicle associated with the property.

Chairman Wood asked what is currently stored in the existing rear shed.

Mr. Charczuk responded that the items in the shed belonged to the previous owner. He stated that he has been unable to contact the previous owner and plans to either sell or dispose of the items.

STAFF RECOMMENDATION:

The property contains an existing nonconforming garage located within the front yard that was constructed prior to the property's annexation into the Village. The property owner has now constructed a second accessory structure within the front yard and expanded the driveway to a width that exceeds the maximum width permitted by nearly 18 feet, both without obtaining the required building permits.

While there are a limited number of properties in the surrounding neighborhood with front-yard accessory structures and one property with a driveway that exceeds the maximum permitted width, the neighborhood was originally developed in unincorporated Cook County. As a result, many of these existing improvements would not comply with the Village's current zoning regulations if they were constructed today. Furthermore, staff is not aware of any other property in the neighborhood with two accessory structures located within the front yard.

Based on the information presented, staff finds that the standards for granting a variation have not been met. Therefore, staff recommends denial of the requested variations. If the Planning and Zoning Commission recommends approval, staff recommends the following conditions:

1. The Variation shall substantially conform to the Site Plan and Elevations submitted by Dariusz Charczuk, Owner, petitioner, except as such plans may be changed to conform to the Village's Codes and Ordinances.
2. The driveway expansion be improved with a concrete or asphalt surface.

Commissioner Friedman asked whether the requirement for a hard surface would allow any flexibility for the use of permeable pavers.

Ms. Bremanis responded that pavers are an approved surface.

Commissioner Friedman noted that the condition referenced specific materials and suggested the motion be revised.

Ms. Bremanis agreed and stated that the condition could be changed to reference an "approved hard surface."

Commissioner Wood asked whether, if the rear shed were removed, the proposed structure would still exceed the allowed square footage and whether it could then be located in the front yard.

Ms. Bremanis responded that structures are not permitted in the front yard. She explained that the existing garage is allowed because it was constructed prior to annexation and that it would not be permitted to be rebuilt in that location if removed.

Commissioner Friedman asked whether the structure would be permitted in the side yard.

Ms. Bremanis confirmed that structures are permitted in the side yard, provided all applicable requirements are met.

Commissioner Wood asked whether the structure could be attached to the home.

Ms. Bremanis confirmed that it could be attached to the home.

Commissioner Roth-Wurster asked whether the requirements would be different if the structure were attached.

Ms. Bremanis confirmed that it would be treated differently.

Commissioner Fedota asked about the required setback.

Ms. Bremanis confirmed that the setback requirements apply but stated that there appears to be sufficient room on the property to meet the required setback.

Commissioner Kolososki stated that if Mr. Charczuk had applied for a permit initially, he would have been provided direction from staff.

Ms. Bremanis confirmed that staff would have assisted with the process and provided guidance.

Commissioner Friedman noted that the packet includes the variance request for the structure but does not include the petitioner's justification related to the driveway width.

Ms. Bremanis responded that the information included in the packet was the complete submission received.

Mr. Charczuk stated that, to meet Village standards, he could modify the gravel area by adding asphalt and a new drain for stormwater. He explained that the improvements would also help address water drainage concerns. He reiterated that he has experienced ongoing issues with building in the rear yard due to site conditions and stated that he is willing to work with the Village to find a solution.

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

Discussion on separating the variances for voting purposes

Commissioner Cavanaugh made a motion to approve the variances related to the structure subject staff's conditions; seconded by Commissioner Kolososki.

DELIBERATIONS:

Commissioner Wood stated that the petitioner provided a significant amount of information and helped clarify the circumstances surrounding how the structure was constructed.

She noted that even if the existing shed were removed, the proposed structure would still exceed the allowable square footage, which is a substantial variance request. She expressed concern that placing the structure in the front yard could impact the character of the surrounding properties. She acknowledged the petitioner's

explanation regarding having materials available for use and recognized the unique circumstances related to the existing garage. However, she expressed concern about the potential long-term impact on the character of the neighborhood.

Commissioner Fedota stated that he had difficulty supporting the request given that Mr. Charczuk is a professional contractor and did not verify whether a permit was required prior to constructing the structure.

Commissioner Roth-Wurster stated that adding an additional structure could contribute to drainage concerns and that the request does not meet the required standards.

Commissioner Wood discussed the applicable standards and noted the unique circumstances related to the drainage issues and the existing garage.

Motion failed

Commissioner Cavanaugh made a motion to deny the variances related to the structure subject staff's conditions; seconded by Commissioner Kolososki.

Chairman Wood summarized that this request was unanimously denied by a vote of 7-0.

Commissioner Cavanaugh made a motion to approve the variances related to the driveway subject staff's conditions; seconded by Commissioner Kolososki.

Commissioner Kolososki stated that Mr. Charczuk is making an effort to address the problem and find a solution.

Commissioner Friedman expressed concern regarding the appearance of material storage on the property. He referenced Google imagery from approximately one year ago showing piles of materials that appeared similar to a construction yard, noting that neighboring residents have expressed concerns on the commercial use appearance. He discussed the regulations regarding materials that may be stored in front yards and the duration they may remain. He stated that while properly paved surfaces and potential drainage benefits are factors in favor of the request, the residential character of the property and surrounding area must also be considered.

Chairman Wood stated that residents may contact the Village if concerns continue or if issues arise in the future.

Commissioner Roth-Wurster stated that if engineering is involved, that would be beneficial.

Chairman Wood summarized that this request has met the standards and was approved by a vote of 6-1. This item will go to Village Council on August 17, 2026

RESULT:	MOTION TO APPROVE VARIATION FOR SHED FAILED BY VOICE VOTE 7-0
MOVER:	Commissioner Cavanaugh
SECONDER:	Commissioner Kolososki
AYES:	None
NAYES:	Jan Wood, Cindy Roth Wurster, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Rodney Bettenhausen, Robert Kolososki
RESULT:	MOTION TO DENY VARIATION FOR SHED WAS APPROVED BY VOICE VOTE 7-0
MOVER:	Commissioner Cavanaugh
SECONDER:	Commissioner Kolososki
AYES:	Jan Wood, Cindy Roth Wurster, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Rodney Bettenhausen, Robert Kolososki
NAYES:	None
RESULT:	MOTION TO APPROVE DRIVEWAY VARIANCE WAS APPROVED BY VOICE VOTE 6-1
MOVER:	Commissioner Friedman
SECONDER:	Commissioner Kolososki
AYES:	Jan Wood, Cindy Roth Wurster, Stephen Fedota, Eric Friedman, Rodney Bettenhausen, Robert Kolososki
NAYES:	Kevin Cavanaugh

B. 1254 W. Northwest Highway

1. Planned Development Amendment to permit an Institutional Religious Use; and
2. Variation to allow an additional parking variation of 6 spaces for the proposed Institutional Religious Use.

1254 W. Northwest Highway – District #1

Notice was published in the Journal & Topics on July 9, 2026

Petitioner's Exhibits:

1. Application for Planned Development & Variation
2. Proof of Ownership
3. Plat of Survey- Site Plan
4. Floor Plan
5. Business Plan
6. 1982 Countryside Commercial Mall Planned Development Amendment Ordinance

7. Public Notice

Staff- Ms. Bremanis gave a brief summary of request.

The Subject Property is part of the Countryside commercial Office Park Planned Development. The Planned Development was amended in 1982 to include a list of retail and office (including a portion of medical offices) uses of the converted mall space. The Petitioner is requesting a Planned Development Amendment to add a Religious Institution Use to this list; therefore, the Petitioner is requesting:

- Planned Development Amendment to permit an Institutional Religious Use;
- and
- Variation to allow an additional parking variation of 6 spaces for the proposed Institutional Religious Use

Sworn in petitioner: Wuraola Ajayi, RCCG CITADEL OF Hope 1105 E. Juniper Lane, Mount Prospect, IL Petitioner

Pastor W. Ajayi explained that the church rents space and is part of a ministry with approximately 600 parishes throughout the United States. She stated that the church serves as a meeting place for worship services, Bible studies, marriage counseling, youth programs, and community outreach.

Chairman Wood asked whether the church was relocating from Mount Prospect.

Pastor W. Ajayi explained that the congregation was previously located in Arlington Heights. During the COVID-19 pandemic, they relocated to a larger space but later had to vacate. For the past two years, they have been meeting temporarily at the Palatine Community Center, 250 E. Wood Street. She stated that the congregation is seeking a permanent place of worship.

Chairman Wood asked about parking and whether worship services would conflict with those of New Hope Church.

Pastor W. Ajayi responded that most attendees are families who arrive together in the same vehicle, reducing the overall parking demand.

Chairman Wood asked about the congregation's projected growth and the anticipated maximum attendance.

Pastor W. Ajayi stated that the ministry's headquarters are located in Nigeria and that its mission is to encourage members to establish new congregations. She explained

that the church originated from a congregation in Schaumburg and hopes to eventually purchase a larger church facility.

Chairman Wood asked about the lease term.

Pastor W. Ajayi responded that the lease is for three years.

Commissioner Friedman noted that the submitted floor plan indicated an occupant load of 54 and asked about the proposed uses outside the worship area.

Pastor W. Ajayi stated that the additional spaces would be used for children's and youth programs, offices, storage, and a lunch room.

Sworn in Mr. Solomon Ajayi 1105 E. Juniper Lane, Mount Prospect. Pastor

Pastor S. Ajayi stated that attendance is well below the maximum occupant load of 54. He explained that the congregation consists of a small group that gathers for worship, prayer, youth programs, and community outreach activities, including distributing supplies.

Ms. Bremanis presented the staff report, explaining that the proposed tenant space consists of approximately 4,950 square feet and was previously occupied by a professional commercial use. She stated that the submitted floor plans include a sanctuary and administrative offices, and there are shared restroom facilities within the building. Ms. Bremanis noted that because the proposed use is classified as an assembly occupancy, the required plumbing fixture count may differ from the previous use. She advised the petitioner that restroom requirements will be evaluated during the building permit review process if the request is approved. Ms. Bremanis reviewed the proposed operations, stating that Sunday worship services are scheduled from 11:00 a.m. to 1:00 p.m., with mid-week Bible studies held on Wednesdays from 7:00 p.m. to 9:30 p.m. Additional activities include meetings, special programs, administrative office hours Monday through Friday from 9:00 a.m. to 5:00 p.m., community outreach, and fellowship events.

Ms. Bremanis explained that the site has shared parking and noted that New Hope Church previously received a parking variation. She stated that, based on the assembly use parking requirements, the proposed use is deficient by six parking spaces and therefore requires a parking variation.

Commissioner Fedota asked whether New Hope Church had previously been granted a parking variance and whether this request involved six parking spaces.

Ms. Bremanis confirmed and provided background regarding the previous approval.

The Commission discussed parking requirements.

Commissioner Friedman asked whether staff was aware of any parking issues at the site.

Ms. Bremanis responded that staff has not received any complaints or observed any parking issues.

Chairman Wood asked about staff's parking evaluation.

Ms. Bremanis stated that staff reviewed existing site conditions and parking availability and found no parking concerns.

Commissioner Friedman asked about the current occupancy of the shopping center.

Ms. Bremanis indicated that the property manager could provide that information.

Commissioner Fedota noted that parking calculations for office uses differ from those for assembly uses.

Ms. Bremanis explained the applicable parking calculation method, and the Commission discussed the parking standards.

Sworn in Mr. Darrin Nasidar, 1284 N. Northwest Highway, tenant and property management representative.

Mr. Nasidar stated that he has managed the property since 2012. He explained that while New Hope Church fills the parking area immediately surrounding its space during Sunday services, the remainder of the shopping center parking lot remains largely empty. He stated that church uses are compatible with the shopping center because services occur primarily on Sundays when most businesses are closed.

Chairman Wood asked whether there had been any issues with New Hope Church.

Mr. Nasidar responded that there had been no issues.

Commissioner Fedota asked about restroom capacity.

Mr. Nasidar stated that extending the sewer line would be difficult and noted that he is not a plumber.

Commissioner Friedman clarified that the code's concern was fixture count rather than fixture location and asked whether additional restroom facilities could be added.

Mr. Nasidar responded that the shopping center is approximately 90 percent leased but indicated that there may be an opportunity to expand into Suite 1280 if necessary.

Commissioner Roth-Wurster asked whether the existing tenants primarily operate Monday through Friday.

Mr. Nasidar confirmed that they do.

Commissioner Roth-Wurster asked whether the applicant operates similar worship spaces in other commercial centers.

Mr. Nasidar responded that similar churches operate in Carpentersville and Schaumburg.

Chairman Wood asked staff about the restroom requirements.

Ms. Bremanis explained that the proposed change in use would require an architect to evaluate the required plumbing fixture count for the entire building.

STAFF RECOMMENDATION:

Staff remains concerned about the parking implications and additional parking variation for another assembly use within the Subject Property. Staff has consistently raised this issue through the zoning review process with the Petitioner. In addition to having to manage the parking for the proposed church and its regular and special events associated therein, the same parking implications for the assembly use to the east would also have to be evaluated. It does not seem possible to coordinate these independent uses regarding their activities to ensure that there are not parking conflicts. For example, if there are multiple special events for each assembly use occurring concurrently, there would likely be parking conflicts associated with the uses, in addition to impacting the other permitted office uses therein. Additionally, Staff also notes that the subject building was planned for and developed for commercial purposes. As a commercial planned development, the interior tenant spaces were not designed or zoned for such uses.

Additionally, it would seem unlikely that a church would establish and not grow over time. With a 180-space parking variation between all the assembly uses, Staff notes that a 25% parking variation would be requested for both of these assembly uses.

While religious institutions are permitted in residentially zoned districts, the subject property is located within a Planned Development, which was established to accommodate office and service-oriented commercial uses. The proposed religious institution is not consistent with the uses within this building for the Planned Development and also conflicts with the Future Land Use recommendations for this property, which proscribes that a business use would remain.

Therefore, Staff recommends denial of the Planned Development Amendment application. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Planned Development and Variation shall substantially conform to the floor plan and business plan submitted by Wuraola Ajayi, RCCG Citadel of Hope, except as such plans may be changed to conform to Village Codes and Ordinances.

Pastor W. Ajayi stated that if special events created parking conflicts, the congregation could utilize buses for transportation.

Commissioner Friedman asked whether attendance at special events would exceed the proposed occupant load of 54.

Pastor W. Ajayi responded that attendance has not exceeded that number since the congregation was established. She noted that larger holiday events, such as Mother's Day, Father's Day, and Christmas, other locations may be utilized.

Commissioner Fedota asked about the history of the congregation, average weekly attendance, and growth.

Pastor W. Ajayi stated that weekly attendance averages approximately 15 people. She explained that many members are nurses with varying schedules, resulting in fluctuating attendance.

Commissioner Fedota asked whether the congregation existed prior to COVID-19.

Pastor W. Ajayi responded that the church was established during the pandemic.

Commissioner Fedota asked whether services are also streamed online.

Pastor W. Ajayi confirmed that they are.

Commissioner Fedota summarized that the applicant is requesting space with an occupant load of 54 under a three-year lease while current attendance averages approximately 20 people.

Pastor W. Ajayi confirmed.

Chairman Wood asked about the worship schedule.

Pastor W. Ajayi stated that Sunday services are held from 11:00 a.m. to 1:00 p.m. and that additional mid-week services are also conducted.

Commissioner Friedman referenced the 1982 PUD's list of approved uses and asked about the parking requirements for a health club use as being similar to a religious assembly use.

Ms. Bremanis explained that parking requirements vary depending on the size and classification of the health club use.

Chairman Wood asked whether New Hope Church's services occur at the same time.

Ms. Bremanis stated that staff was not aware of the exact schedule.

Mr. Nasidar stated that New Hope Church holds services at approximately 8:30 a.m. and 11:30 a.m.

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

Commissioner Fedota made a motion to approve subject staff's conditions; seconded by Commissioner Friedman.

DELIBERATIONS:

Commissioner Fedota stated that church attendance has generally declined since COVID-19 and noted that the congregation currently averages approximately 20 attendees with fewer participants during mid-week activities. He stated that while the leased space may be larger than presently needed, he does not anticipate the congregation outgrowing the space during the three-year lease and does not believe parking will become problematic.

Commissioner Kolososki agreed that the space may be larger than necessary but stated that it serves a worthwhile community purpose and expressed appreciation for the applicant's optimism regarding future growth.

The Commission discussed the size of the tenant space.

Commissioner Roth-Wurster commented that the original 1982 office use differs from today's standards and stated that the testimony from the property manager regarding existing uses and similar church locations was helpful.

Commissioner Bettenhausen stated that parking was his primary concern and noted that the property manager testified that there is ample parking available.

Chairman Wood stated that the shopping center is approximately 90 percent leased, the parking lot has not experienced capacity issues. She noted that the property manager reported no concerns with church use at the site and stated that the standards for approval had been addressed.

The Commission discussed the lease term.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will go to Village Council on August 17, 2026.

Commissioner Friedman asked why it was not eligible for administrative approval by staff.

Ms. Bremanis explained that because of the staff's recommendation and being a Planned Development Amendment, it did not meet the requirements.

RESULT:	APPROVED BY VOICE VOTE
MOVER:	FEDOTA
SECONDER:	FRIEDMAN
AYES:	Jan Wood, Cindy Roth Wurster, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

V. PUBLIC COMMENT

NO ONE CAME FORWARD

VI. COMMUNICATIONS

Ms. Bremanis states that the front yard setback on N. Hale Street, accessory structure at 1152 W. Wood Street and a massage business at 317 W. Northwest Hwy were eligible for and received administrative approval. The two additional projects are the fence at 300 N Clark Street and 3-lot Planned Development at 366 N Quentin Road have not gone to Village Council yet.

Ms. Bremanis announces that there will be two agenda items scheduled for the August 11, 2026, Planning and Zoning Commission meeting.

VII. ADJOURNMENT

APPROVED TO ADJOURN - 9:15PM

RESULT:	APPROVED BY VOICE VOTE
MOVER:	ROTH-WURSTER
SECONDER:	FRIEDMAN
AYES:	Jan Wood, Cindy Roth Wurster, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Rodney Bettenhausen, Robert Kolososki

NAYES:	None
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