



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
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PLANNING AND ZONING COMMISSION

MINUTES • MARCH 26, 2024

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Patrick Noonan	Commissioner	Present	
Cindy Roth-Wurster	Commissioner	Present	
Eric Friedman	Vice Chairperson	Present	
Jan Wood	Chairperson	Present	
Rodney Bettenhausen	Commissioner	Present	
Robert Kolososki	Commissioner	Absent	
Kevin Cavanaugh	Commissioner	Absent	
Stephen Fedota	Commissioner	Present	
Tim Schubert	Commissioner	Absent	

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Mar 12, 2024 7:00 PM

RESULT:	ACCEPTED AS AMENDED [UNANIMOUS]
MOVER:	Patrick Noonan, Commissioner
SECONDER:	Stephen Fedota, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Fedota
ABSENT:	Kolososki, Cavanaugh, Schubert

III. PUBLIC HEARING

1. 228 N. Clyde Avenue

PFSUB-000005-2024 - 228 N Clyde Ave

Notice was published in the Journal & Topics on March 7th, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application
2. Proof of Ownership
3. Plat of Survey
4. Plat of Subdivision
5. Engineering Plans
6. Utility Map
7. Objection Letters
8. Public Notice

Ms. Bremanis provides background and states that the Subject Property is zoned R-2 single-family and is approximately 1.027 acres. The Petitioner is seeking a Preliminary and Final Plat of Subdivision for a 2-lot subdivision. No other zoning changes or variations are contemplated and the lots will maintain the current R-2 zoning. The Petitioner is planning on maintaining the existing home on Lot 1 and selling Lot 2 to allow for a new home be constructed. The petitioner is requesting to per permit a 2 Lot subdivision.

Sworn in petitioner: Scott & Maria Tresselt - Owner - 228 N Clyde Avenue

Mr. Tresselt states that they are requesting the approval to subdivide the property.

Commissioner Friedman inquires whether the neighbors have provided any feedback regarding the request.

Mr. Tresselt responds, stating that the neighbors' concerns have primarily revolved around water issues. He further asserts that the proposed subdivision will not have any adverse impacts on the surrounding neighbors.

Ms. Bremanis provided further information, explaining that the lots meet all required width and lot coverage specifications. She clarified that the house on Lot 1 will remain, while Lot 2 will remain vacant until it is sold. Ms. Bremanis outlined proposed improvements, including the addition of sidewalks and storm sewer lines along Clyde Avenue, as well as tree planting.

Regarding the sidewalks along the south line across Wood Street, Ms. Bremanis noted that the Village Engineer is recommending allow for cash-in-lieu of sidewalks. Through review with the Petitioner's engineer, the Village Engineer's recommendation is due to the existing drainage conditions, as any sidewalk installation could disrupt overflow drainage to the storm sewer and the lack of

any sidewalk system along W. Wood Street, west of Clyde Avenue.

In regard to the questions or concerns regarding construction on Lot 2 or any impact on drainage to the pond, Ms. Bremanis presented a drainage pattern map, explaining that it leads to a low spot in Lot 2. It was emphasized that upon development, maintaining drainage patterns would be crucial and would be reviewed by the Village, prior to development. Additionally, she highlighted that according to code, drainage to neighboring onto properties is not permitted.

Ms. Bremanis presented information on existing conditions. Initially, the Plat of Subdivision did not include an easement at the corner of Lot 2. The decision was made to create an easement for the existing stormwater pipe.

Commissioner Friedman inquires about the utility plan note indicating a 0" line to the pond, questioning if this is due to uncertainty about the size of the pipe.

Ms. Bremanis confirms this, stating that the lack of information regarding the size of the pipe is the reason for the notation. She explains that the pipe is located on private property and may have been installed before incorporation, hence the lack of available information.

Commissioner Bettenhausen asks about the current maintenance of the pipe.

Ms. Bremanis speculates that the residents are responsible for its maintenance, as it is on private property and not within an easement.

Commissioner Fedota queries which street the properties will face after the division.

Ms. Bremanis clarifies that both properties will face Clyde Avenue.

Commissioner Roth-Wurster raises a question regarding the existing sanitary service on North Clyde and the status of the septic field within the subdivision. Specifically, she asks if the septic is located on the lot slated for subdivision.

Ms. Bremanis explains that the house to the north will connect to the Village sanitary system, with the existing septic field properly abandoned. Regarding the lot intended for subdivision, she confirms that it will be required to tie into the Village water and sanitary services, while lot 1 will retain the well as long as it is in working order.

Resident sworn in: Steve Ferrara - 279 N Melony Court - He lives north of the pond.

Mr. Ferrara expressed concerns regarding flooding issues, specifically noting that the existing pipe running from the pond to the corner is too small. He explained that the 8" pipe needs to be upgraded and that a 50/50 cost-sharing option was proposed, but the owners of 1120 declined to participate. Mr. Ferrara emphasized that there are already flooding issues due to the pipe's inability to handle water flow adequately.

He anticipates that these problems would worsen when new construction begins and the lot is filled in. Consequently, he urged for the pipe issue to be addressed during the subdivision process.

Commissioner Friedman states that Village Code and engineering standards does not allow the grade of the property to redirect the flow of ground water.

Chairman Wood stated that the construction could potentially provide an improvement. She emphasized that the pipe issue is not something that would be resolved during the subdivision of the property.

Ms. Bremanis states that she would help Mr. Ferrara to facilitate a conversation with the neighbors since the pipes are on private property and not on an easement.

Mr. Ferrara states he would like to see the issue resolved.

STAFF RECOMMENDATION:

The Subject Property is zoned R-2 and the proposed Plat of Subdivision would meet all of the R-2 zoning requirements. The existing house will remain on Lot 1 and any future development of the lot would be required to comply with of the Village Code requirements. Therefore, Staff recommends approval of the proposed request, subject to the following conditions:

1. The development shall substantially conform to the engineering plans prepared by Spaceco Inc. dated 2/28/24 and attached hereto as Exhibit 'A' except as such plans may be revised to conform to Village Codes and Ordinances.
2. The Final Plat of Subdivision shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision prepared by Spaceco Inc. and attached hereto.
3. The Final Engineering Plans, Final Engineer's Estimate of Probable Cost, and Tree Preservation Plans shall be revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
4. The existing drainage pipe in the southwest corner of Lot 2 shall be replaced, if required by the Village Engineer and relocated in the easement or a 10-foot-wide easement will need to be granted over the existing storm sewer in a manner acceptable to the Village Engineer. The final storm sewer location and extension plan shall be submitted in a manner acceptable to the Village Engineer.
5. Cash in lieu of sidewalks shall be submitted in a manner acceptable to the Village Engineer for the W. Wood Street frontage. If required by the Village Engineer, the engineering plans and site should be designed and graded to accommodate sidewalks, if they were to be installed in the future.
6. A Public Improvement Letter of Credit, in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.
7. Review fees in the amount of 1.5% of the total project improvement costs, as defined in the Village Code, shall be submitted in a manner acceptable to the Village Engineer.
8. A Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney.
9. Recording fees in the amount of \$300 shall be submitted.
10. A construction management plan indicating the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer and Director of Planning and Zoning.

11. All required extra agency permits shall be submitted in manner acceptable to the Village Engineer.
12. A MWRD permit will be required for the construction of Lot 2.

Commissioner Friedman questioned whether the construction requirements only pertain to the sidewalk, considering there is no proposed house along with the subdivision.

Ms. Bremanis confirmed this and explained that the requirements also include an estimation of the storm sewer, if it is required to be replaced. She clarified that the letter of credit would include all public improvement aspects and, if someone were to buy the property and assume development responsibility of the project, a substitute letter of credit would be submitted. Additionally, she mentioned that the construction management plan is to ensure day-to-day work during construction and the letter of credit is specifically for public improvements.

Mr. Friedman inquired whether the MWRD permit is related to stormwater or sanitary issues.

Ms. Bremanis stated that it is related to stormwater and further explained that the situation is unique. The lot is 1.027 acres, and when it exceeds an acre, certain requirements come into play. She noted that they would have to address these new requirements, and while they can request a waiver because it is only .027 acres over, she couldn't predict the MWRD decision.

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

Commissioner Noonan Made a motion to approve subject staff's conditions; seconded by Commissioner Fedota.

DELIBERATIONS:

Commissioner Fedota stated that the request meets the setback requirements and that water issues have been adequately addressed by engineering. He finds this to be a reasonable request.

Commissioner Friedman remarked on the surrounding area, noting that properties along Wood Street consist of larger parcels, while directly across the street, original constructions have been subdivided into smaller parcels. He believes the proposal aligns with the character of the surrounding properties to the east and stated that no relief is needed to make it work.

Chairman Wood commented that the lot is large enough to be subdivided. She also acknowledged the ongoing issue regarding water, but determined that this request would not exacerbate it, expressing confidence in the Village Engineer. She expressed hope that the neighbors are able to find a resolution to the pipe issue.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to

Village Council on Monday April 8th, 2024.

RESULT:	RECOMMEND TO APPROVE [UNANIMOUS]
MOVER:	Patrick Noonan, Commissioner
SECONDER:	Stephen Fedota, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Fedota
ABSENT:	Kolososki, Cavanaugh, Schubert

2. 223 E. Illinois Avenue

PPD-000009-2024 - 223 E Illinois Avenue

Notice was published in the Journal & Topics on March 7th, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Preliminary Planned Development Application**
2. **Proof of Ownership**
3. **Site Plans**
4. **Floor Plans**
5. **Business Plan**
6. **Concept Elevations**
7. **Village of Palatine Current Zoning Map**
8. **Future Land Use Map - VOP Comprehensive Plan**
9. **Plat of Survey**
10. **Objection Letters & Petitions**
11. **Public Notice**

Ms. Bremanis provides background information on the request and states that the Subject Property is zoned R-1 Single Family and was platted in 1926 and annexed into Palatine in 2002. Historically, the property received a unique use to operate a residential cleaning use in unincorporated Cook County, which continued to operate and ultimately ceased operations. It has most recently functioned as single-family residence. The property is directly south of Clearbrook and directly west of the existing church and parking lot at 239 E. Illinois Avenue. The property is surrounded on all 3 other sides by single-family homes in Palatine and another single-family residential subdivision in Rolling Meadows.

The Petitioner is proposing construct a new 2-story bank, with a drive-through. Selfreliance presently operates in the Ukrainian Youth Center property located on Illinois Avenue, west of the Subject Property. The proposed location is intended to vacate tenant space back to the Center. Therefore, the Petitioner is requesting:

Preliminary Planned Development to permit a Financial Institution with a Drive-Thru.**Sworn in petitioners:**

Mr. Vitaliy Kuynyy - President and CO of SelfReliance Federal Credit Union 2332 W. Chicago Ave., Chicago, IL

Mr. Nester Popowych - 1110 N Lake Shore, Chicago, IL - Architect

Mr. Myron Waxiunec - 1135 N PepperTree Dr., Palatine, IL - Member of Board of Directors for the Credit Union

Mr. Popowych provided a brief description of the site plan, stating that the goal is to minimize the impact of egress and ingress traffic and mitigate light, sound, or noise for the neighbors on the west and east sides. He presented a site plan indicating that the building would be two stories with a pathway to the backyard courtyard.

Further details include one driveway with ingress to the west and egress to the east. The plan incorporates shrubbery and fencing buffering the existing residential properties. Mr. Popowych explained that parking would be available for approximately 85 cars, with a setback of 30 feet and the building positioned slightly further back. The building would face westward.

He also mentioned that there would be a drive-thru at the credit union, with the exit onto Illinois Street. At this stage, the floor plans have not been fully developed, and he believes that the footprint of the site plan would be addressed during subsequent stages.

Commissioner Friedman noted that the floor plan mentions future stairs and inquired whether there would be stairs on day one.

Mr. Popowych explained that the plan is to construct a two-story structure that would include stairs, utilities, and restrooms initially on the second floor, with no further development of the floor plan until the credit union grows.

Commissioner Friedman then asked about plans for site lighting.

Mr. Popowych responded that there is a concept to mitigate lighting with low bollards, which would be installed along the pedestrian way and in the parking area. He assured that the illumination level required by the village would meet standards, with illumination directed toward the ground.

Commissioner Friedman further inquired whether the lighting would be above the height of the fence.

Mr. Popowych confirmed that it would not.

Commissioner Bettenhausen inquired about the location of the dumpster.

Mr. Popowych stated that it would be planned at the southeast corner and would be a 10x14 enclosure.

Commissioner Friedman noted that the site plan submitted did not match the building shape.

Mr. Popowych acknowledged this, mentioning it may have been an oversight and provided an updated drawing for clarification, which was then passed among the commissioners.

Commissioner Friedman asked if the new plan changed the side of the building where the drive-thru is located, noting discrepancies between the site plan and floor plan regarding the orientation of north. He requested clarification on whether the site plans had changed, as it was confusing given the discrepancies.

Mr. Popowych apologized for the confusion and affirmed that the site plan was correct.

Commissioner Fedota asked about the alternative site plan driveway.

Mr. Popowych explained that it was considered as an alternative, but feedback from staff was there were concerns on traffic patterns within the site.

Commissioner Fedota then inquired about how snow removal would be handled. Mr. Popowych stated that snow removal for the site would be serviced by a contractor, and the method of pushing or removing snow would be determined by the owner and contractor. If removal of snow becomes the only viable alternative, the contractor would handle the removal. He noted that maintenance issues had not been addressed at this point in time.

Commissioner Ruth-Wurster asked if the drive-thru lanes are planned to be manned or if there will be an ATM aisle.

Mr. Popowych responded that there will be two lanes serviced by tellers inside the facility, and there will also be one ATM lane, which will not be manned.

Mr. Myron Waxiunec provided further information regarding his interest in the project. He stated that he has been a Palatine resident for the past 40 years and is a member of the Ukrainian community, church, and serves on the board of the Selfreliance credit union. Mr. Waxiunec expressed his intention to clarify misconceptions regarding the Ukrainian community and the plans for the project.

He addressed concerns raised in letters of opposition, stating that they are misinformed regarding key elements. Mr. Waxiunec assured that traffic concerns, hours of operation, size of structure, and lighting concerns would be addressed. Business hours would align with those of other financial institutions, and there would be no late hours. Lighting issues would be managed with timers, and sound and privacy concerns would be addressed with fencing at the maximum height allowed by the village.

As a commercial enterprise, they would not seek tax exemption and would provide tax revenue to the village. Mr. Waxiunec clarified that the credit union is available for membership to anyone and is not exclusive to the Ukrainian community. He emphasized that the proposed structure's size on a 1-acre lot is within reason compared to surrounding properties, many of which are two-story homes on smaller lots.

Regarding zoning, Mr. Waxiunec stated that the facility would visually and aesthetically blend in, and well-kept grounds would enhance the value of surrounding properties. He mentioned that the previous property owners did not maintain the property. Mr. Waxiunec highlighted the unprecedented growth of the Ukrainian community due to ongoing world circumstances and reiterated that the plan would benefit the community and cooperate with neighbors to provide solutions for maintaining their peaceful lifestyle, privacy, and home value.

Chairman Wood ask what hours would be for this location and asks if they would mirror the other locations.

Vitaliy Kuynyy stated the proposed hours as 10 am to 7 pm Monday through Friday, and 9 am to 1 pm on Saturday and Sunday.

Chairman Wood asked if other locations are tied to the Ukrainian church or center.

Mr. Vitaliy Kuynyy and Mr. Waxiunec provided information regarding other locations, noting that they are busy due to the influx of refugees. They mentioned

that the busiest times anticipated are Friday, Saturday and Sunday after church services.

Chairman Wood then asked if the parking spaces would accommodate the busy speculation.

Mr. Waxiunec stated that the parking spaces would primarily be for the current credit union members across the street and did not foresee that the parking lot would be filled to capacity.

Commissioner Roth-Wurster clarified that the ATM would be a 24-hour location.

Commissioner Bettenhausen noted that the business plan includes community engagement, workshops, literacy programs, and network events, and asked if these would occur during normal hours.

Mr. Waxiunec confirmed that they would.

Commissioner Friedman asked if any studies were done regarding the existing location across the street, considering it is a large lot, and whether they researched the option of using the land for this purpose.

Mr. Waxiunec stated that they did not explore that option, as the open area is used for their recreation.

Chairman Wood asked if other zoned commercial properties were considered.

Mr. Waxiunec responded that other properties did not support their vision, as they are seeking one-stop shopping with everything close together, and the proposed property aligns with their vision.

Chairman Fedota asks if the plan is to occupy the basement and the first floor. Questions the need for such a large building.

Mr. Kutnyy states the vision is for the opportunity to grow.

Mr. Waxiunec further states it may also be used as the executive space.

Chairman Fedota notes that it is a lot of space for 25-30 employees.

Mr. Waxiunec provides a representation of the proposed building is presented and emphasizes the plan for the property and talks about the plants and shrubbery planned. He also presents a zoning plan that provides zoning in place surrounding the proposed site.

Commissioner Bettenhausen asked how many parking spaces would be required.

Ms. Bremanis responded that there would be 18 spaces required per floor, providing required parking for two floors. She mentioned that the final use of the basement would be addressed within the final archit.

Mr. Popowych clarified that the basement level would be used for storage.

Mr. Fedota stated that the plan seemed to indicate that the basement was to be used for commercial purposes.

Mr. Friedman asked if the floor plans available in the packet were not the current plans, as they indicated flexible office areas on both the first floor and basement, adding to the confusion.

Mr. Popowych clarified that the floor plan for the basement is intended for storage.

Resident - Tiffany Heinlein - 1431 Jill Court - Rolling Meadows, IL

Ms. Heinlein stated that her house and yard align with the development on the south end. She expressed opposition to the rezoning, stating that it will alter the neighborhood. Ms. Heinlein mentioned that she has deep roots in the community and has lived in her current home for six years. She provided information about her background in social work and expressed her commitment to providing inclusion and resources.

Ms. Heinlein expressed concerns about the project bringing noise and unwanted traffic to their doorstep. She noted that the petitioners are not the ones whose lives will be impacted. Ms. Heinlein mentioned that Palatine has unused commercial properties available and questioned why they would encroach on residential areas for commercial endeavors.

She questioned the true benefit to the community when it alienates a significant portion of residents. Ms. Heinlein requested prioritizing the interests of residents, preventing the construction, and preserving the neighborhood.

Commissioner Friedman asks what the height of her deck structure is.

Ms. Heinlein states it is approximately 6' and lot line backs up to the proposed construction.

Commissioner Friedman noted same height of proposed fence.

Ms. Heinlein noted it would be right at the proposed location of the dumpster as well.

Resident: Sandip Patel - 813 S California Ave

Mr. Patel, a resident of 22 years, expressed his concerns regarding the request, describing it as aggressive and inconsiderate. He cited safety concerns, noting that the project would provide a clear sightline to the back of his home. Mr. Patel expressed his discomfort with the prospect of needing to keep windows and blinds closed due to the potential intrusion of views from the proposed building. He also pointed out discrepancies in the submitted business plan and floor plan, which raised suspicions about the intent of the project.

Regarding lighting concerns, Mr. Patel mentioned that lights illuminating into his property throughout the night would be annoying. He emphasized safety concerns related to a 24-hour ATM, expressing unease about cars and people coming through at all hours of the night.

Mr. Patel reiterated his belief that a financial institution in a residential neighborhood is unnecessary and emphasized potential negative impacts on property values. He concluded by requesting the commissioners to vote against the proposal.

Resident: Mohammed Abdul-Gaffoor - 849 S Cedar St.

Mr. Abdul-Gaffoor, a resident of Palatine for over 20 years who owns property on 1455 N. Vermont St, voiced his opposition to the construction of a two-story building at this location. He cited traffic as his primary concern and expressed the view that this area is not suitable for commercial use.

Resident: Greg Drake - 838 S California

Mr. Drake asks if you are required to be of Ukrainian decent to be a member of the credit union.

Mr. Waxiunec states that is not necessary.

Mr. Drake asked if the open property by the Ukrainian Youth Center was considered and if this property could be used as an open space.

Resident: Cathy & Tom Kellard - 1421 Jill Ct.

Mr. Kellard, a resident for over 40 years with a direct view of the property in question, urged the board to consider zoning decisions with regard to the neighborhood's residents. They expressed concern that the rezoning would negatively impact their quality of life, safety, and property value. They noted the availability of other properties zoned for the proposed use and requested that the current request be denied.

Ms. Heinlein has concerns about potential expansions.

Mr. Waxiunec noted the credit union is a separate entity from the youth center and church.

Mr. Kuynyy stated he wanted to clarify that membership to the credit union is open to the public and is separate from any activities associated with the church or youth center. In addition, the only expansion would be the build out of the proposed second floor. As far as safely the employees currently located across the street are the ones that would be working at this location.

Mr. Patel commented that there are always changes in employment moving forward. He noted that regardless of changes he does not want the use changed from residential.

STAFF RECOMMENDATION:

The proposed Preliminary Planned Development for a financial institution with a drive-through is incompatible with the surrounding residential properties. This proposal also conflicts with the Future Land Use Map recommendation that the property remains appropriate for single-family residential uses. Staff believes that the proposed would impact the surrounding residential uses by transitioning to a commercial use.

While Staff understands the growth needs for a commercial financial institution, the proposed location conflicts with the surrounding residential properties. The proposed would be more appropriately located on a commercial corridor. Therefore, Staff recommends denial of the proposed request. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Final Engineering Plans and Final Engineer's Cost Estimate shall be submitted and revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
2. The final architectural and material elevation plans shall be submitted in a manner acceptable to the Village except as such plans shall be except as such plans may be revised to conform to Village Codes and Ordinances.
3. A revised landscaping and screening plan shall be submitted in a manner

acceptable to the Director of Planning and Zoning and should include a significant landscaped buffer area on the west, south, and east sides of the property.

4. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.
5. A Planned Development letter of credit shall be submitted in a manner acceptable to the Village Engineer and if required a Public Improvement letter of credit or appropriate security shall be submitted in a manner acceptable to the Village Engineer.
6. A construction management plan indicating the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer and Director of Planning and Zoning.
7. All required extra agency permits shall be submitted in manner acceptable to the Village Engineer.

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

Commissioner Friedman Made a motion to approve subject staff's conditions; seconded by Commissioner Noonan.

Vote:

Bettenhausen - No

Roth-Wurster - No

Wood - No

Friedman - No

Noonan - No

Fedota - No

Commissioner Noonan Made a motion to deny, seconded by Commissioner Roth-Wurster.

DELIBERATIONS:

Commissioner Friedman stated that he appreciated the concerns expressed by the community and agreed that this location is not suitable for the proposed use.

Commissioner Fedota stated that while there are excellent elements to the request, he believes that the close proximity, size of the building, and surrounding environment is too much for the area and do not fit appropriately.

Chairman Wood stated that while acknowledging the petitioner as a great community partner, she shares the concerns of the neighbors. She further expressed her belief that the proposed development would have a negative impact on the surrounding community, citing concerns about noise, quality of life, and safety. Chairman Wood noted that if the area were zoned as commercial, the proposal might be more feasible, but as it is currently zoned residential, it does not align with the neighborhood's character.

Commissioner Bettenhausen stated that the developer should have conducted due diligence in searching for property zoned for the requested use. Additionally, they should have undertaken further investigation into the options available for this request.

Commissioner Ruth-Wurster stated that she concurs with Chairman Wood's remarks. She emphasized that if the property were commercially zoned, the situation might be different. However, as the standards have not been met, she believes that the proposed development will cause substantial injury to the area and does not fit into the neighborhood. Commissioner Ruth-Wurster described the plan as good, but not suitable for this area.

Chairman Wood summarized this request has not met the standards and was unanimously denied by a vote of 6-0. This item will tentatively go to Village Council on Monday April 8th, 2024.

RESULT:	RECOMMEND TO DENY [UNANIMOUS]
MOVER:	Patrick Noonan, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Fedota
ABSENT:	Kolososki, Cavanaugh, Schubert

IV. COMMUNICATIONS

V. ADJOURNMENT