



VILLAGE OF PALATINE

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

MINUTES • FEBRUARY 13, 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	Present	
Kevin Cavanaugh	Commissioner	Present	
Stephen Fedota	Commissioner	Absent	
Tim Schubert	Commissioner	Present	

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Jan 9, 2024 7:00 PM

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

III. PUBLIC HEARING

1. 1122 E. Pratt Drive

SU-000089-2024 - 1122 E. Pratt Drive

Notice was published in the Journal & Topics on January 25, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Special Use Application
2. Proof of Ownership
3. Plat of Survey
4. Site Plat & Elevations
5. Public Notice

Mr. Bradshaw outlines the request and states that the Petitioner is seeking a Special Use permit to build a 140-square foot screened porch addition to the rear of their existing residence. This addition would be set back approximately 34 feet from the rear lot line, which is 56 feet less than the required 40 feet setback. The proposed addition will not encroach into the required interior side yard setbacks. Both building and lot coverage are under the maximum percentage allowed by the Zoning Ordinance. Staff's review of the surrounding neighborhood did not identify any other properties that received relief for rear yard setbacks.

Sworn in petitioners:

Lynda Clements Homeowner - 1122 E. Pratt Drive

Christopher Godwin - Contractor - Mid Town Home Improvements

945 N. Edgewood, Ave - Wood Dale, IL

Mr. Godwin explains that there is currently a concrete patio at the rear of the property. This patio obstructs water from infiltrating the soil and will not contribute to permeable surfaces.

Chairman Wood inquires whether the proposed addition will be on the current footprint of the concrete patio.

Mr. Godwin clarifies that it will have a smaller footprint, indicating that it will not fully overlap with the existing concrete patio.

Commissioner Kolososki raises a question regarding the construction of concrete piers for the proposed addition.

Mr. Godwin confirms that concrete piers will indeed be used in the construction.

Mr. Bradshaw reiterates that the proposed addition will not encroach into the required interior side yard setbacks, and both building and lot coverage remain within the permissible limits set by the Zoning Ordinance. Additionally, he notes that the staff's review of the surrounding neighborhood did not identify any other

properties that have received relief for rear yard setbacks.

Mr. Bradshaw acknowledges that there are a few comparable properties in the surrounding area that are non-conforming to the required rear yard setbacks. He refers to a map of the surrounding area and highlights these properties for the committee's reference. This indicates that while the immediate neighborhood does not have properties with relief for rear yard setbacks, there are similar instances in nearby areas.

Commissioner Friedman inquires about the existing setback to the home's rear elevation.

Mr. Bradshaw responds that it is approximately 43.5 feet.

Commissioner Schubert raises concerns about the utility meters shown in the photos and whether they would pose an issue with the construction.

Mr. Godwin clarifies that the structure is positioned to the left of the utility meters and is not centered on the house, indicating that the meters would not interfere with the proposed construction.

STAFF RECOMMENDATION:

The Petitioner is proposing to construct a screened porch addition off the rear of their existing residence. The required 40-foot setback for the subject property and existing placement of the home would not permit a reasonably usable addition to the rear of the residence without zoning relief. Additionally, there are a few residences in the surrounding neighborhood with existing non-conforming rear yard setbacks that are comparable, or lesser than, the Petitioner's proposal. With that said, the addition should not cause substantial injury to the value of the other properties in the surrounding area. Therefore, Staff recommends approval of the requested Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the Site Plan and Elevations submitted by the Petitioner, Lynda Clements, except as such plans may be changed to conform to Village Codes and Ordinances.

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

Commissioner Noonan made a motion to approve subject staff's conditions; seconded by Commissioner Roth-Wurster.

DISCUSSION:

Commissioner Roth-Wurster states the request meets the standards and would not cause any substantial injury to surrounding properties.

Chairman Wood states the request meets the standards and is a reasonable addition.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Tuesday February 20th, 2024.

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

2. 1060 N. Park Avenue

SU-000084-2023 - 1060 N. Park Avenue

Notice was published in the Journal & Topics on January 25, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Special Use Application
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Fence Elevation
6. Existing Conditions Photos
7. Public Notice

Mr. Bradshaw provides background information on the property, stating that it is zoned R-1 for single-family residential use. Currently, the property consists of a single-family residence and a small aluminum shed located in the rear yard. Notably, the property is a corner lot, with the front yard adjacent to Winnetka Street to the north, and the functional front yard facing N. Park Avenue to the east. The northern and eastern boundaries of the property are bordered by institutional properties, with a detention pond to the north and a parking lot to the east.

The petitioner is proposing to construct a 6-foot-tall fence, which would be set back 20 feet from the front property line adjacent to Winnetka Street. This proposed setback is less than the minimum required 40-foot setback for fences in the front yard. Therefore, the petitioner is requesting permission to install a fence in the front yard with a reduced setback.

Sworn in petitioner: Monica Martin & Brandon Martin - 1060 N. Park Avenue

Ms. Martin clarifies that the request is to build a 6-foot-tall wood fence around the property, with the fence being situated 20 feet from the property line. Given that the property line is already 15-20 feet away from the curb, this would position the fence approximately 35-40 feet away from Winnetka Street on the north side.

Mr. Martin further explains that the intention is to align the construction of the fence with the existing fence of the neighboring property, in order to maintain continuity and consistency in the fence line.

Commissioner Roth-Wurster refers to the site photo and raises a concern about whether the installation of the fence would have any impact on the existing trees on the property.

Ms. Martin responds that the proposed fence would be positioned behind the trees, indicating that the installation of the fence would not interfere with or affect the trees in any significant way.

Mr. Bradshaw provides background information on the adjacent property, 1063

N. Deer Ave, stating that it is zoned R-2. He refers to the site plan and elevation, explaining that it functions as a side yard and complies with the 20-foot setback requirement as per the R-2 zoning regulations. Additionally, he confirms that the fence on the adjacent property was permitted for the R-2 district and that the petitioner is seeking to extend the existing fence line.

Commissioner Roth-Wurster confirms that the adjoining property did not require any special relief and is also a corner lot.

Mr. Bradshaw explains that while the adjoining property is indeed a corner lot, the orientation of their lot results in the front yard facing Deer instead of Winnetka. Therefore, they were permitted to have a side yard fence with a setback of 20 feet from the lot line.

Commissioner Roth-Wurster observes that there is no sidewalk in the area and inquires about the potential impact of the fence on future sidewalk construction.

Mr. Bradshaw responds that the proposed fence is not located within the public right of way and is set back far enough to avoid interfering with any potential future sidewalk construction.

STAFF RECOMMENDATION:

The Petitioner is proposing to construct a new privacy fence set back 20 feet from the subject property's northern lot line abutting a street. As the proposed fence would align with the existing fence on the adjacent property to the west, the proposal should not detract from the overall appearance of the community. Furthermore, there is substantial parkway between the subject property line and the back of the curb along W. Winnetka Street, which decreases the effect the fence could have on the existing vista in the area. 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 plan, and elevation plans submitted by the Petitioner, Monica Martin, except as such plans may be changed to conform to the Village Codes and Ordinances.

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

Commissioner Kolososki made a motion to approve subject staff's conditions; seconded by Commissioner Noonan.

DELIBERATIONS:

Commissioner Schubert expresses that 38 feet of space is ample and believes the proposed fence would not obstruct sightlines. Additionally, he notes that the project would not impose any restrictions on the site plan.

Commissioner Roth-Wurster agrees, stating that extending the fence line would be a sensible use of the yard, and matching it with the neighboring fence line makes logical sense.

Commissioner Friedman also expresses support for the project, indicating that it aligns with their views and makes practical sense.

Chairman Wood concludes the discussion by stating that the proposed project would not negatively impact adjoining properties and expresses favor for it.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Tuesday February 20th, 2024.

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

3. 23 E. Northwest Highway

SU-000086-2023 - 23 E. Northwest Highway

Notice was published in the Journal & Topics on January 25, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Special Use Application
2. Proof of Ownership
3. Floor Plan
4. Business Plan
5. Public Notice

Mr. Bradshaw provides background information for the request, stating that the property is zoned R-1 for Single Family Residential but has a special use permit for a planned development. The tenant space in question is approximately 2,819 square feet and was previously occupied by a Japanese restaurant. The previous occupant had been granted a special use and variation permit for 201 parking spaces, instead of the minimum requirement of 227. However, the space has been vacant since September 2020.

The petitioner is proposing to open a new fusion Asian restaurant, Kimpro Sushi, offering a variety of Asian foods, along with liquor service. Therefore, they are requesting a special use permit to permit a restaurant with liquor service on the premises.

Sworn in petitioner: Brian Kim - 23 E. Northwest Highway and translator - Hon Yu

Mr. Kim explains his plan to open a fusion/Japanese restaurant with liquor service, offering beverages such as beer, wine, and sake. He outlines the restaurant's operating hours, with lunch service from 11:00 am to 2:30 pm and dinner service from 4:30 pm to 9:00 pm.

Chairman Wood inquires about the anticipated seating capacity and whether the restaurant will offer carryout options in addition to dine-in service, including both a regular menu and an all-you-can-eat option.

Mr. Kim confirms that the Chairman's understanding is correct.

Commissioner Bettenhausen asks if Mr. Kim has prior experience in the restaurant business.

Mr. Kim responds that he has worked as a chef for 18 years but this will be his first venture as a restaurant owner.

Mr. Bradshaw provides additional information, stating that the restaurant will employ 10-15 staff members and will have a seating capacity of 70 seats, consistent with the previously granted variation. He mentions that any increase in

seating beyond 70 would necessitate revisiting the parking requirements. There is also parking available in the rear for employees.

Commissioner Friedman inquires about previous tenants in the shopping center holding liquor licenses.

Mr. Bradshaw indicates that he is not aware of any previous tenants with liquor licenses.

Commissioner Friedman asks if there are any zoning ordinances regarding the proximity of businesses serving alcohol and the distance to schools.

Mr. Bradshaw states that he is not aware of any zoning ordinances regulating the distance between businesses serving alcohol and schools.

Chairman Wood recalls previous complaints from neighboring residents regarding garbage and noise and seeks reassurance that the restaurant will address these concerns.

Mr. Kim assures Chairman Wood that they will be mindful of these issues and take steps to minimize any potential disturbances to surrounding residents.

STAFF RECOMMENDATION:

The Petitioner is proposing to open a new restaurant with alcohol service within a tenant space that had previously be operated in the same capacity. As the total number of proposed seats is remaining the same as the previous tenant, whom was granted the parking Variation, Staff does not have concerns with parking at the shopping center. Furthermore, the proposed use should not cause substantial injury to the value of the properties in the surrounding neighborhood. Therefore, Staff recommends approval of the proposed Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the floor plan and business plan submitted by the Petitioner, Brian Kim, GK Food Service Inc., except as such plans may be changed to conform to Village Codes and Ordinances.

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

Commissioner Bettenhausen made a motion to approve subject staff's conditions; seconded by Commissioner Noonan.

DELIBERATIONS:

Commissioner Kolososki expresses support for the business plan presented by Mr. Kim, noting the uniqueness of the offering and believes it will be a good fit for the site.

Chairman Wood concurs, stating that she does not foresee any parking issues or concerns related to the restaurant's liquor license. She expresses excitement for the new restaurant and believes it meets the necessary standards for approval.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Monday, March 11th, 2024.

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

4. 1740 N. Rand Road

SU-000085-2023 - 1740 N. Rand Rd

Notice was published in the Journal & Topics on January 25, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Special Use Application
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Floor Plan
6. Business Plan
7. Public Notice

Mr. Bradshaw provides background information on the request, stating that the subject property spans approximately 3,500 square feet and is zoned B-2 General Business. Previously, the property was occupied by Palatine Heating & Cooling. The existing building shares a party wall with the adjacent tenant space to the north at 1742 N. Rand Rd.

He further notes that the parking area in front of the subject building is currently unstriped and records indicate it has never been formally striped. The petitioner's proposal involves opening a small-dog grooming business within the existing building on the subject property. As this constitutes a unique use for the area, the petitioner is requesting a Special Use permit to allow for the operation of the dog grooming business.

Sworn in petitioner: Mike Hoss - Part-Owner - 1740 N. Rand Rd

Mr. Hoss elaborates on his plan to open a small dog grooming business catering specifically to small breeds measuring up to 19 inches long. He emphasizes the uniqueness of his business model, focusing on the ease of grooming smaller dogs without the intimidation of larger ones.

Commissioner Kolososki inquires about the possibility of overnight boarding.

Mr. Hoss responds that overnight boarding will not be offered, and he anticipates that dogs will only stay for a few hours at a time.

Chairman Wood asks about waste management and the potential for an outdoor area.

Mr. Hoss explains that while they may walk dogs at the back of the building, they do not anticipate having an outdoor fenced area due to funding constraints. He mentions the possibility of using AstroTurf inside the facility.

Chairman Wood asks if a fence might be required.

Mr. Bradshaw clarifies that the current request does not include outdoor use, and any plans for outdoor usage would necessitate a new business plan submission.

Chairman Wood also inquires about cleaning procedures for the AstroTurf.

Mr. Hoss states that the AstroTurf will be cleaned as needed and fully sanitized three times per day.

Chairman Schubert asks about screened openings at the back of the building.

Mr. Hoss responds that they do not plan to construct any screened openings.

Chairman Wood asks about the anticipated number of dogs to be groomed per day.

Mr. Hoss estimates between 6 to 8 dogs per day.

Chairman Schubert asks whether they own or lease the building.

Mr. Hoss confirms that it is a 4-5-year lease.

Commissioner Friedman seeks clarification on the "dog cottages" noted on the floor plan.

Mr. Hoss explains that they are small dog houses for segregation.

Commissioner Bettenhausen asks about the presence of a reception area.

Mr. Hoss states that the existing reception area from the previous business will serve his needs adequately.

Commissioner Roth-Wurster asks about waste removal procedures.

Mr. Hoss explains that waste will be bagged in scented bags and disposed of in the dumpster at the back of the property, which will be emptied weekly.

Commissioner Freidman asks if he is aware of who owns vacant lot and would they be able to utilize additional parking if needed.

Mr. Hoss does not have information on the vacant lot and although he would like to imagine that his business would require additional parking, he does not anticipate a need for additional parking based on the number of dogs being groomed per day.

Commissioner Schubert asks if the building has air conditioning and ventilation, separate from the adjoining building.

Mr. Hoss states it does.

Sworn in: Jason Bitton - Remax Suburban - 1344 S. Milwaukee - Libertyville - Designated agent for owner of property and the applying tenant.

Mr. Bitton states that the building are separate fire walls and has no cross ventilation. They are 2 separate buildings.

Mr. Bradshaw provides additional information and states that the business plan will utilize a scheduling app to stagger grooming times. Walk-ins will be welcome but most appointments will be made through the app which would manage the flow of client traffic with the limited parking spaces. Required parking would be 5 total spaces and they will meet code and will need a building permit for restriping and spot 1 & 2 would be repaved which is a condition of the request.

Commissioner Friedman asks if ADA parking is required as per code.

Mr. Bradshaw states that it would be worked out during the building permit process.

Sworn in Petitioner: Kyle Van Wickevoort - 1740 N. Rand Rd - Part-Owner

Ms. Van Wickevoort elaborates on the original plan to utilize the rolling doors at the side of the building for drop-off and pick-up purposes. She references the floor plan, highlighting three separate areas to be utilized: reception, grooming with the rolling door, and a designated back area that can be closed off. Additionally, she mentions plans for indoor fencing within the facility and an

enhancement area featuring turf, plants, and herbs to simulate an outdoor environment. The color scheme of the facility will be tailored to accommodate dogs' visual perception, as dogs only see certain colors.

Ms. Van Wickevoort emphasizes that dogs will not be leaving the facility due to insurance requirements, which prohibit dogs from exiting the premises. Furthermore, the facility will specialize in catering to the needs of special needs small dogs. Additionally, she mentions the installation of a special coating on floors and walls to prevent the absorption of odors.

STAFF RECOMMENDATION:

The Petitioner is proposing to open a small-dog grooming business in a vacant tenant space. The proposal also includes improving the site with new pavement and parking space striping. Staff understands that there is limited on-site parking, however, with the addition of the designated employee parking spaces and the staggering of scheduled appointments & drop-off times could help to effectively manage the on-site parking.

Ultimately, as the entirety of the business operations are to take place inside the facility, and as no dogs will be boarded overnight, there should not be substantial injury to the value of the properties in the surrounding neighborhood. Therefore, Staff recommends approval of the proposed use, subject to the following conditions:

1. The Special Use shall substantially conform to the business plan, floor plan, and site plan submitted by the Petitioner, Mike Hoss, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The proposed parking lot improvements and striping shall be completed through the building permit process prior to the issuance of a Village Business License. Staff shall conduct a 3-month and 6-month review of the business operations to determine if any additional conditions for the use should be recommended to the Village Council.
3. The proposed parallel parking spaces on the south side of the building shall be designated and signed as employee parking only.
4. No outdoor use by the dogs shall be permitted, without a special use amendment.

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

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

DELIBERATIONS:

Commissioner Friedman expresses support for the proposed dog grooming business, noting that it would provide a valuable service to the area. He believes the business plan is well-suited to the needs of the community and considers the location suitable for this type of enterprise.

Commissioner Roth-Wurster concurs, stating that the request meets the necessary standards and appreciates the thoroughness of the business plan. He expresses no concerns regarding the proposal.

Commissioner Kolososki adds that parking should not be an issue for the business, indicating confidence in the suitability of the location.

Chairman Wood acknowledges that it is a smaller operation and proposes implementing 3 and 6-month reviews to monitor progress. While she is not particularly concerned about noise, she hopes that waste management will be effectively addressed. Overall, she believes the location is well-suited for the business and supports the proposal.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Monday, March 4th, 2024.

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

5. 430-436 E. Northwest Highway a. Special Use to allow 3 dwelling units, and b. Variation to allow 10 parking spaces, instead of the minimum required 16 parking spaces

RESULT:	CONTINUED [UNANIMOUS]	Next: 2/27/2024 7:00 PM
MOVER:	Eric Friedman, Vice Chairperson	
SECONDER:	Patrick Noonan, Commissioner	
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh, Schubert	
ABSENT:	Fedota	

6. 58 W. Illinois Avenue

SU-000087-2023 - 58 W. Illinois Avenue

Notice was published in the Journal & Topics on January 25, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Mr. Bradshaw provides background information on the request, stating that the property is zoned B-2 General Business District. The shopping center is situated at the northwest corner of Plum Grove Rd and Illinois Ave. The space in question was previously occupied by K Cleaners. Mr. Bradshaw also mentions other businesses within the shopping center.

He explains that the petitioner intends to open a new martial arts and fitness school within the space. However, the proposed use would require more parking spaces than currently available on-site. Therefore, the petitioner is seeking a Special Use permit to allow for the operation of a Martial Arts School and a variation to permit 40 parking spaces instead of the minimum required 44 parking spaces.

Sworn in petitioner: Oleksandr Dmytruv - 58 W. Illinois Ave. & Olena Brizitska - 58 W. Illinois

Mr. Dmytruv expresses his ambition to open a martial arts school, highlighting his extensive experience in the industry. He mentions that he has been practicing Taekwondo since childhood and that his wife is also a coach, indicating a strong foundation of expertise within the business.

He explains that the chosen location is ideal due to its proximity to schools, emphasizing the potential benefits for both children and adults in the area. Mr. Dmytruv envisions the martial arts school as not only a place for physical activity and self-defense training but also as a community hub for personal development and growth.

Chairman Wood inquires about the anticipated busy hours for the martial arts school.

Mr. Dmytruv responds that evenings would likely be the busiest times for the school.

Commissioner Bettenhausen asks whether parents dropping off their children would typically stay or leave during the classes.

Mr. Dmytruv explains that it would be up to the parents' discretion whether they

choose to stay or leave during their children's classes.

Chairman Wood asks if Mr. Dmytruv has any prior experience with other locations or businesses.

Mr. Dmytruv clarifies that this would be his first business venture.

Mr. Bradshaw provides further information regarding the parking situation, mentioning that the Village has conducted a site visit to assess the parking availability. He states that based on their observations, it appears there will be ample parking spaces available during the school's anticipated busiest hours.

Commissioner Cavanaugh asks if class size of 12 is the anticipated class size or the maximum class size.

Mr. Dmytruv states it would be the maximum class size.

STAFF RECOMMENDATION:

The Petitioner is proposing to take over a vacant tenant space to open a new martial arts and fitness school. The proposed use requires a Variation for required parking, falling 4 parking spaces short of what is required by Code. Staff notes that, as a whole, the businesses within the shopping center have staggered hours of operation. Additionally, limiting the martial arts and fitness classes sizes to a maximum of 12 persons and scheduling the classes in the evenings should allow for the parking lot to adequately service all tenants. Also, the special use review is contingent upon the proposed hours, class sizes, and operations. Any change therein would require a special use amendment. Therefore, Staff recommends approval of the proposed Special Use and Variation, subject to the following condition:

1. The Special Use and Variation shall substantially conform to the Floor Plan, Business Plan, and Hours of Operation submitted by the Petitioner, Oleksandr Dmytruv, Dmytruv Team LLC, except as such plans may be changed to conform to the Village Codes and Ordinances.

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

Commissioner Noonan made a motion to approve subject staff's conditions; seconded by Commissioner Schubert.

DELIBERATIONS:

Commissioner Schubert expresses satisfaction that the shopping center will be fully utilized with the addition of the martial arts school.

Commissioner Kolososki concurs, stating that the proposed business plan seems solid and will be a positive addition to the shopping center.

Chairman Wood also agrees that the martial arts school will be a beneficial addition to the center. Although she has concerns about parking, she believes that the new business will contribute to the growth of surrounding businesses. Overall, she expresses support for the request.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Monday, March 4th, 2024.

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

IV. COMMUNICATIONS

224 W Kenilworth addition was approved at Village Council Meeting

2001 Rand Rd - Medical Clinic was approved by Village Council

1379 N Rand Road Day Care Facility was approved by Village Council

721 E Mill Valley was denied and resident/contractor are required to saw cut driveway to meet code.

Next meeting is scheduled for 2/27/24

V. ADJOURNMENT