



VILLAGE OF PALATINE

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

ZONING BOARD OF APPEALS MINUTES • FEBRUARY 11, 2020

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

Staff present: Ms. Lyn Bremanis

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Dec 10, 2019 7:00 PM

Mr. Luszczak made a motion to approve the minutes from December 10, 2019; seconded by Mr. Larson.

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

III. PUBLIC HEARING

1. 212 E. Colfax Street

Notice was published in the Daily Herald on January 27, 2020 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Sworn in staff: Ms. Lyn Bremanis

Sworn in petitioners: Ms. Faylene Bender & Mr. Daryl Horcher 212 E Colfax

Mr. Horcher explained they are looking to repair the garage and replace it with a 2 car garage. He explained they cannot meet the 10ft. side yard setback or it will not be usable. Mr. Horcher explained it is need of repair and they would like to make it look like the home. He explained they did an addition years ago and would like to now make them match.

Mr. Pirog clarified if repaired meant replacing wood.

Mr. Horcher referred to the elevation slides to explain the proposed renovation.

Mr. Pirog asked about the word repair versus replace.

Mr. Horcher stated the old garage will be taken down and replaced with the proposed garage. He pointed out the current garage is in need of repair.

Mr. Cavanaugh asked about the footprint being enlarged

Mr. Horcher explained it is smaller and further away from property line

Mr. Pirog asked why they need a new variance.

Mr. Horcher explained the past variance was for the front porch.

Ms. Wood clarified the side yard had no setback relief.

Ms. Bremanis answered yes referring to the site plan slide to show the front porch encroachment.

Mr. McGinn asked if they spoke to the neighbor at 237 N Oak St.

Mr. Horcher answered yes and were in support of the project.

Ms. Wood asked if they explained the second story to the neighbor.

Ms. Bender answer yes.

Ms. Wood asked why they needed the second story.

Mr. Horcher explained it is for appearance to match the home referring to the existing condition slide.

Mr. Pirog asked if there will be an entrance to the garage from the second floor.

Mr. Horcher stated there will be no entry from garage to the house.

Ms. Wood clarified the second floor is for storage and aesthetics to match the height of the home.

Mr. Horcher answered that is correct.

Ms. Bremanis gave a brief overview of request explaining the property is zoned R2 and is 100ft wide making the minimum side yard setback is 10ft setback. She pointed out the existing structure is 3.5ft. from the lot line explaining they are looking to increase it to 5ft. Ms. Bremanis explained the existing structure is a single story and the proposed will be a two-story.

Mr. Pirog clarified the reason they are requesting relief is because the 3.5 was nonconforming.

Ms. Bremanis answered that is correct.

Ms. Bremanis stated both building and lot coverage meet code. She stated both Community Services and Engineering have reviewed and had no concerns. Ms. Bremanis indicated the addition is approx. 24ft in height, referring to the existing condition slide to show the roofline in comparison to the home.

Mr. Pirog asked if the visibility would affect anyone being so close to the home.

Ms. Bremanis referred to the aerial showing it faces the neighbors rear yard.

Mr. Cavanaugh asked if there are any issues with the second floor patio off an unfinished area.

Ms. Bremanis stated the building department has reviewed the plans and did not indicate any issues.

Sworn in Ms. Linda Pawling 307 N Mozart

Ms. Pawling stated the addition looks nice would improve the curb appeal. She stated she would be happy if the proposal is approved.

STAFF RECOMMENDATION:

The Petitioners are requesting to construct a two-story addition that includes replacing an existing single-story one-car garage with a two-car garage. The existing one-story garage is set back approximately 3.5 feet and the proposed addition's setback will increase to 5 feet. While the setback is increasing, the height of the structure is also increasing from a one-story to two. This property is unique as the side yard abuts the neighbor's rear yard; therefore, the proposed addition is approximately 40 feet from the neighboring home. The Petitioners indicate that they are attempting to repair the existing one-car garage and both make the addition more functional and match the existing elevations. However,

the addition will still encroach into approximately 50 percent of the required setback Therefore; Staff recommends action at the discretion of the Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the site plan and elevation plan prepared by Studio 23 Architects dated by 1/15/2020 except as such plans may be changed to conform to Village Codes and Ordinances.

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

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

DELIBERATIONS:

Mr. Cavanaugh spoke to the standards and stated he sees no issues with public health safety and welfare. He stated this will have a positive impact on the community based on the petitioners and neighbors concern with curb appeal.

Ms. Roth-Wurster agreed with Mr. Cavanaugh. She stated the plans will make the home aesthetically pleasing. She pointed out the neighborhood has homes of many sizes so won't have an adverse effect.

Ms. Wood stated she understands staffs' reluctance due to setback and height. She stated she thinks the board should consider carefully because they cannot determine the possible negative impact. She stated the recent remodel improvement looks nice.

Mr. Larson spoke to a similar request that came through 4-5 years ago that he did not vote in favor of and feels he should be consistent.

Discussion on previous request.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on March 2, 2020

Mr. Horcher spoke to Mr. Larson's concern about the second story pointing out the plans show it is not truly a second story for living space. He explained the height is for aesthetics.

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

2. 570 N. Smith Street

Notice was published in the Daily Herald on January 27, 2020 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Business Plan
6. Floor Plan
7. Second City Canine Rescue Overview
8. Public Notice

Sworn in petitioners: Dr. Jacqueline Cobb 6N729 Old Homestead Rd. St. Charles & Ms. Jennifer Moreland 53 Westin Ave. Westmont, IL

Dr. Cobb and Ms. Moreland went through power point to give an overview of their business plan and adoption approach.

Mr. Cavanaugh asked if there will be any vet services on site.

Dr. Cobb explained the vet services will only be provided to their own dogs not to the general public. She stated not only is she a veterinarian but they also have another veterinarian on the board of directors.

Mr. Pirog asked where the 8ft. fence is located.

Ms. Moreland explained it is for the play yard.

Ms. Bremanis referred to the aerial to show the fenced area outlined in red.

Mr. Pirog asked if the funding comes from adoptions.

Dr. Cobb explained it comes from adoptions, private donors and grants.

Mr. Pirog stated this is the first time in an actual building which can stress finances.

Dr. Cobb stated a retired Motorola accountant has come up with their finances and are comfortable moving forward.

Mr. McGinn asked about noise issue and how they will handle barking for neighboring properties.

Dr. Cobb stated they will put noise control parameters in place. She stated they won't allow the dogs to sit in a kennel all day. She stated they will be adding employees and utilizing volunteers. Dr. Cobb explained if any dogs have issues they will be sent back to a foster home.

Mr. McGinn asked if they have a 1 in 1 out policy.

Dr. Cobb answered yes explaining they do not want to pile them in.

Mr. Pirog pointed out they are located close to the bike paths. He asked what the risk is for the dogs to bite or lunge at people.

Dr. Cobb explained the animals are not traumatized rather their owners can't keep them. She further explained the dogs are already in foster homes and being walked through neighborhoods so staff will be aware how they behave. She explained they won't bring animals in that will cause problems.

Mr. Pirog asked if someone will be monitoring the cameras 24 hours a day.

Dr. Cobb answered no but they will be monitored periodically. She stated they will also have an alarm system to ensure no problems.

Mr. Pirog asked if the camera will be recorded or just live.

Dr. Cobb answered they will be live or recorded for a short time.

Ms. Wood asked if there will be someone on site overnight.

Dr. Cobb explained someone will be on site from 7am-9pm.

Mr. Pirog asked about weekends.

Dr. Cobb answered yes explaining the public hours are shorter.

Mr. Cavanaugh asked about the foster homes work specifically for problem dogs.

Ms. Moreland explained the dogs immediately go to foster homes first. She stated there will only be a small amount will then transition to the adoption center.

Mr. Cavanaugh asked about the rotation process.

Ms. Moreland explained the process being best fit and a variety of dogs for people to meet at the center.

Dr. Cobb stated if there is a problem with temperament or health issues they will euthanize.

Ms. Moreland stated temperament testing is done before they even enter in to program though some issues surface after. She explained if they cannot be rehabilitated through training they will be euthanized.

Ms. Wood asked about their plan when walking dogs asking if they will have bags with them.

Dr. Cobb explained they will go through training programs with the volunteers. She stated they will have walkie-talkies as well as poop bags.

Ms. Wood asked if they will take different routes.

Dr. Cobb stated they will go on different routes to break out of the normal routine.

Ms. Wood asked how late dogs need to go out.

Ms. Moreland explained they will go out around 8-9pm.

Ms. Wood asked about how their meeting space will be used. She asked if they will have a community open house.

Ms. Moreland explained there will be no more than 5 people between staff and volunteers with occasional orientations with approx. 15-20 max.

Ms. Wood asked what the maximum number of people would be.
Dr. Cobb answered approx. 20 due to parking.

Ms. Roth-Wurster spoke to the business plan and asked if the meet and greet is scheduled.

Ms. Moreland explained they are open to the public but can also schedule to meet a particular dog they are interested in.

Discussion on the process.

Ms. Roth-Wurster asked about the new state laws.

Dr. Cobb explained there was a fire in West Chicago that killed several dogs so the new law requires a fire alarm system, which their facility will have.

Mr. Cavanaugh asked about the puppy mill law affects their business plan.
Dr. Cobb explained no they don't get dogs from puppy mills.

Mr. Pirog asked staff about preventing them from having 25 dogs.

Ms. Bremanis explained the business plan refers to 5-10 dogs, which would be referred back to the business plan if a complaint was made and could be cited.

Mr. Pirog pointed out the discrepancy with hours in business plan.

Ms. Moreland stated most people take their dogs out before bed but dogs can hold their bladders for 10-12 hours

Ms. Bremanis gave a brief overview of the request explaining the property is zoned B2 previously being occupied by the Fortune Cookie restaurant. She stated a Korean restaurant was approved in 2017 but never opened. She stated this use is regulated and inspected through the Department of Agriculture license. She spoke the outside area having the canine grass and an 8ft tall fence around the outdoor area. Ms. Bremanis spoke to parking explaining they are well over parked. She stated Community Services, Engineering and Fire Prevention all reviewed and had issued identified.

Mr. Pirog asked if the limit to dogs outside includes the play area.

Ms. Bremanis answered yes referring to the aerial to show the neighboring properties and distance to residential area surrounding. She referred to slides to show floor plan and existing conditions.

Mr. Cavanaugh asked about the department of agriculture license.

Ms. Bremanis explained they have to be licensed by the Department of Agriculture.

Dr. Cobb spoke to the license they already hold and explained they will need to inspect the building before they can issue a license for this location.

Mr. Pirog asked if they will be close to the Comed high power facility.
Ms. Bremanis explained the area in question is Public Works.

Sworn in Ms. Kara Ferguson 99 E Benton Ct

Ms. Ferguson stated she has been with the rescue for 6 years. She stated she owns a dog daycare in Deer Park and thinks this group is well run by dog lovers, veterinarians and business owners. She stated they are a well-run well thought out organization. Ms. Ferguson stated they will be great asset to the area.

Sworn in Ronna and Ken Pflanz 521 N Smith

Mr. Pflanz stated they are avid dog lovers rescuing 3 dogs in 15 years.
Ms. Pflanz expressed concerns with the closeness of the proposed property. She stated they are original owners speaking to the changes in the area including housing and condos that have added noise and traffic. She stated the public works area has changed and has added noise and traffic making it difficult for neighboring homes to be sold. Ms. Pflanz expressed concern this use will add more noise that will increase the difficulty to sell. She spoke to the restaurant not being a factor with noise. She spoke to the property values going down because of noise issues and thinks adding another layer is frustrating. She asked how many dogs the indoor facility holds.

Ms. Bremanis explained the business plan allows for a maximum of 10 dogs.
Ms. Pflanz asked how many kennels they plans to have expressing concern the limit being increased. She expressed concern with no staff on site overnight with barking.
Discussion on location of outdoor area location referring to slides.
Ms. Pflanz spoke to the homes that have been on the market for years due to noise and is concerned this will worsen it.

Ms. Wood asked when they moved in.
Ms. Pflanz restated they are original owner.

Mr. Cavanaugh pointed out the proposed images look nice from the road so may have potential redeeming value to neighbor's property.
Ms. Pflanz agreed the curb appeal is beautiful and the business plan is good but they are concerned with the noise.

Mr. Pflanz spoke to the current coyote issue and thinks this may increase this issue.
Discussion on coyote issue.

Mr. Pflanz stated he would rather see money coming into Village with a restaurant.

Sworn in Mr. Kenneth Parquette 517 N Smith

Mr. Parquette agreed with the Pflanzs. He spoke to the coyote issues and expressed concern for the safety for his children because of the increased traffic with the dog walking. He expressed concern with the sidewalks not being cleared

for dog walking across Smith Street.

Mr. Pirog asked if they called the Police Department about the coyotes.

Mr. Parquette answered no have never called. He stated they are a bigger issue in the summer.

Mr. Pirog asked staff about the Village's position with coyotes.

Ms. Bremanis stated she was not familiar this issue with they should follow up with animal control with their questions.

Mr. Pflanz stated the Police Department has stated they can't do anything about coyotes.

Sworn in Ms. Sandara Fantana and Mr. John Trudeau 529 Smith St

Mr. Trudeau stated they are original owners with their home for sale for most of last year. He agreed with the Pflanzs. He stated they clean up from the coyote hunting. He spoke to the traffic from McDonalds and Dunkin Donuts.

Mr. McGinn asked why they are selling their home.

Mr. Trudeau stated the trucks from Public Works are in and out from 7am-2:30 pm creating a lot of noise.

Mr. McGinn asked how the new use will affect the already existing issues.

Mr. Trudeau expressed concern with the increased activity. He expressed concern with the amount of dogs the facility will house. He stated they liked having Fortune Cookie there being responsible neighbors that kept up the property.

Mr. Pirog pointed out the coyote issue is more at night.

Mr. Trudeau stated the property is zoned for a restaurant so he would prefer it stay that way.

Mr. Larson stated he understands the concern and want for a restaurant but pointed out it has been vacant for 3 years and is an eye sore. He asked if nothing there is better than this use.

Mr. Trudeau answered yes stating he thinks this will attract more coyotes.

Discussion on the surrounding properties zoning and what was approved to be built.

Ms. Fantana referred to the existing conditions slide stating it is not accurate because she sees a clear view of the building. She spoke to tax concerns and thinks this will not help to sell her house. She expressed concerns with dog walking issues pointing out the sidewalks across the street have water issues after heavy rains.

Mr. Pirog asked about sidewalks being on both sides.

Mr. Trudeau stated yes but the sidewalks across the street often are under water.

Ms. Fantana expressed concerned with increase in walking traffic.

Ms. Linda Pauling (already sworn in) 307 N Mozart St

Ms. Pauling stated she has been a resident for 27 years and has worked side by side with Dr. Cobb until she started Second City. She stated she will support them in any way she can. She spoke to the foster program explaining they won't have wild animals. Ms. Pauling addressed the coyote concerns pointing out they are all over the place including Chicago.

Sworn in Ms. Jacquelyn Parmakis 809 W Panorama Dr

Ms. Parmakis stated she volunteers with a different rescue that is located in a residential/industrial area and has never had a noise complaint nor a coyote issue. She stated they have never had problem with neighboring businesses explaining if the dogs are exercised they won't be a nuisance.

Mr. Pirog clarified this is their first home.

Ms. Parmakis stated they have fostering experience. She stated she has never had a noise complaint for fostering in an apartment.

Mr. Pirog pointed out the concern is with the 5-10 dogs.

Ms. Parmakis stated her rescue has 10 and has had no issues.

Sworn in Karen Stephanie 1010 E Kevin Circle

Ms. Stephanie stated she has been a volunteer since 2015 stating they are a well-run organization that train volunteers well. She stated they are run more like a business taking rescuing seriously. She pointed out this is not a shelter. Ms. Stephanie stated they are looking to have a place for the community to meet the dogs rather than 3 hours at a pet store. She stated they are not in the business for housing dogs and will be respectful to neighbors. Ms. Stephanie stated the dogs will be supervised in the outdoor space and noise will not be issue with the small amount of dogs. She stated it is not an animal control facility. Ms. Stephanie pointed out they want to improve a space that has been empty for years with a use that will have no food waste that will attract animals. Ms. Stephanie stated they want to be part of community not a problem.

Sworn in Ms. Roxanne Smith 321 S Cedar St.

Ms. Smith stated the coyotes are a village wide problem. She stated she is a proud owner of a Second City dog. She asked about the soundproofing. Ms. Smith spoke to the integrity of the organization.

Sworn in Mr. Chris Panos 540 E Easy Street

Mr. Panos stated he has the clearest view of facility from his bedroom. He expressed concern about noise, odor and dogs walking through his neighborhood. He agreed they can't do anything about coyotes.

Mr. Pirog asked if they think they will walk through their cul de sac.

Mr. Panos stated he is unsure but pointed out they are the next closest residential area. He spoke to the sidewalks on Smith flooding and not being cleared when it snows so the only option is to cross street. He agreed Public

Works makes a lot of noise, which he was unaware of when he purchased his home a little over a year ago.

Mr. Pflanz asked if the supporters live within 100 yards of facility. He pointed out the homes that live near the property are against.

Ms. Pflanz clarified they are purchasing property and asked if there can be a probation period.

Ms. Bremanis explained staff is recommending a 6-month review that will allow for concerns to be addressed. Ms. Bremanis explained the special use process and approval being for a specific business plan being for maximum of 10 dogs.

Mr. Trudeau stated they are not against rescue shelter explaining they just want what it is zoned for. He expressed concern there is no staff overnight and the possibility of the dog limit being increased. He asked what the zoning for a kennel is.

Ms. Bremanis explained the property is zoned B2 and a kennel requires a special use pointing out a restaurant also requires a special use.

Ms. Fantana pointed out the play area is small and asked about signage.

Ms. Bremanis explained the regulations for signage for any business. She stated Second City is planning on reusing the Fortune Cookie frame and will have same signage regulations as the restaurant did.

Discussion on signage and Village code.

Ms. Wood stated they are valid concerns the neighbors have. She asked staff if there have been complaints from neighbors with existing dog facilities.

Ms. Bremanis stated there is nothing comparable since the other facilities have 50 plus dogs. She stated she is not aware of any complaints with grooming or veterinary facilities. Ms. Bremanis pointed out a residence is allowed to own up to 3 dogs which is in line with the restriction of allowing a maximum of 3 dogs allowed outside at one time.

Sworn in Mr. Tim Burke 16 E 361 S Frontage Road Burr Ridge IL RWE Design Build-general contractor

Mr. Burke explained his company builds veterinarian clinics and animal shelter facilities in the area. He explained to help mitigate sound he builds partitions from floor to ceiling. He stated they use a special type of ceiling tile that absorbs sound. Mr. Burke spoke to the 8ft solid vinyl fence explaining it helps since the dogs cannot see people outside the area and helps to keep sound within the play area.

Mr. McGinn asked if the dogs can dogs access the outside area overnight when no staff is present.

Dr. Cobb answered no explaining they will always be supervised outside.

Mr. Cavanaugh asked if they can explain a general gauge of noise canceling.

Mr. Burke spoke to the buffering. He spoke to the complaints about the noise

from Public Works explaining the noise from the dogs will be less.

Dr. Cobb pointed out the dogs will be in the furthest part of the building from the residential area referring to the floor plan.

Mr. Burke explained the sound panels on the walls will keep the inside of building quiet to prevent noise for visitors as well.

Mr. Larson spoke to the concern with having more animals than 10 pointing out it doesn't seem feasible based on setup.

Dr. Cobb explained 10 is the cap in the business plan so if it came to that they would have to reapply.

Mr. Larson asked about the concern that dogs attract coyotes. He asked if in fact it is pet waste that attracts them and asked what their cleanup process would be.

Dr. Cobb stated as a vet she can say dogs do not attract coyotes. She explained their waste removal plan includes large flushable toilets for waste disposal.

Ms. Wood asked about the concerns with dogs walking.

Dr. Cobb explained they are not trying to put traffic in one area. She explained their plan is to have one dog per handler, which would be similar to a neighbor walking their dog.

Ms. Wood asked how often dogs walked.

Dr. Cobb answered 3 times a day.

Ms. Wood asked if they are still undecided on routes.

Dr. Cobb answered that is correct.

Discussion on McDonalds/ Dunkin Donuts traffic including their entrance/exits.

Ms. Wood asked about concerns with unstaffed times.

Dr. Cobb explained they will be checking cameras to make sure there are not excessive barkers. She explained the dogs will get out for playgroup and walks and will be provided with enrichment tools and soft music. Dr. Cobb stated they have worked with other rescues to ensure not to have any problems with nighttime sound.

Mr. Larson stated this reminds him of a vet facility. He asked staff if there are any noise complaints with local vets.

Ms. Bremanis stated she is not aware of any.

Staff recommendations

Mr. Pirog asked about condition #7. He asked if additional soundproofing can just be a condition.

Ms. Bremanis stated there are no building permits yet so this allows the building department to evaluate the proposed plans and if there are issues later this condition can allow requirement of additional soundproofing.

Ms. Wood asked about item #3.

Ms. Bremanis explained the same has been done with veterinarians to ensure if you walk out and the dog uses the restroom there will be a place to dispose of it.

Ms. Roth-Wurster asked about the 8ft fence and clarified other dog daycares were allowed.

Ms. Bremanis answered yes and pointed out the Village is supportive of the 8ft fence.

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

Mr. Larson made a motion to approve subject staff's conditions; seconded by Mr. McGinn.

DELIBERATIONS:

Mr. Larson stated he understands the concerns with property values but pointed out the bigger problem is with the Public Works facility. He stated this use won't make it worse. He spoke to the facility being more home like than a kennel pointing out the 8ft fence will not have a negative effect. Mr. Larson spoke to the effect on property values and how the vacant property is an eyesore which is worse. He pointed out the plan is to walk one dog at a time just like the neighbors walking their own dogs. Mr. Larson pointed out the coyote concern is everywhere and this will not make it worse. He agreed it would be nice to have another restaurant but this use will be better than a vacancy.

Ted stated the testimony that was persuasive is the noise mitigation strategies along with the outdoor fenced area will only be used during the day with supervision. He spoke to the property value frustration being existing without this use so the issues are already present. Mr. McGinn stated the use will not have an adverse effect on the area and thinks the other standards have been met.

Ms. Wood stated the board has to carefully consider ensuring it will not affect the quality of life for the neighbors. She spoke to the existing issues the neighbors have and their concerns that this will increase them. She stated if they were an unknown owner, she may have more pause but have heard testimony of their professionalism. Ms. Wood spoke to the 6 month review included in staff's conditions that will address problems. She pointed out her business is in same plaza as a doggie daycare explaining the noise is not heard from the distance.

Mr. Pirog agreed with the board. He expressed concern on the walking of the dogs near the residential area.

Ms. Wood pointed out Second City can schedule meeting with the neighbors to discuss their concerns.

Ms. Wood summarized that this request has met the standards and was

unanimously approved by a vote of 7-0. The date for this item will go to Village Council will be on February 18, 2020 or March 2, 2020 to be confirmed.

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

IV. COMMUNICATIONS

The next meeting will be on February 25th and there will be two items. The two items from the previous meeting 203 N Benton St and 2377 N Hicks Road were approved by Village Council.

V. ADJOURNMENT