

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF ZONING, PLANNING AND APPEALS**

CASE NUMBER: 19-ZPA-02-001

HEARING DATE: March 14, 2019

PROPERTY ADDRESS: 40 Crystal Street

PETITIONER/OWNER: Dave Dolby

PIN NUMBER: 19-13-229-020

REQUEST: 1. Conditional Use for a Multifamily Dwelling (1-Residential Unit) within the B-1 Zoning District (Sec. 17.20.030)

MEMBERS PRESENT: O’Laughlin, Khoury, Jasper, Williams, Graziano, Kretschmer

MEMBERS ABSENT: Pippen

STAFF MEMBERS PRESENT: Brian Simmons
Director of Community Development

Chairman Khoury called the meeting to order at 7:30 PM. After considering approval of minutes from previous meetings, Chairman Khoury called Village Case No.19-ZPA-02-001.

Director Simmons stated the Petitioner, Mr. Dave Dolby, is seeking approval to convert a portion of the office/retail building located at 40 Crystal Street to a residential dwelling unit. Per the Village’s Zoning Ordinance, multifamily units require conditional use approval within the subject property’s B-1 zoning district. The ZPA hearing was properly noticed in the February 27, 2019, edition of the Northwest Herald newspaper. In addition, the Petitioner has completed the required written notice to property owners within 250 feet and Staff posted a public hearing sign on the subject property.

Mr. Chris Russo of ALA Architects represented the Petitioner and was present to answer questions from the Board. Mr. Russo stated Director Simmons review was complete.

Member Kretschmer commented on the design of the building.

Member O’Laughlin asked if there had been any feedback from surrounding neighbors. Mr. Russo stated there had been no comment.

Chairman Khoury asked the Petitioner the reason for the request. Mr. Russo stated the entire building is very difficult to rent as a commercial building. They have had requests for a residential rental given the proximity to the Metra station and the park behind the building.

Chairman Khoury opened the floor to Public Comment.

With no comment from those present, Chairman Khoury closed Public Comment.

Discussion:

Board members discussed access and egress options of the property once the potential changes are made to the building.

Chairman Khoury entertained a motion.

Member O'Laughlin moved, seconded by Member Graziano, to recommend to the Village Board of Trustees, approval of the conditional use for a multifamily dwelling (1-residential unit) for the property located at 40 Crystal Street, subject to the following conditions:

- 1. The conditional use shall be granted to Dave Dolby for the property located at 40 Crystal Street.*
- 2. The residential unit shall be located in the rear of the building. The front of the building which faces Crystal Street shall remain as a commercial use and utilized for office/retail purposes appropriate for the zoning district.*
- 3. The proposed improvements shall substantially conform to the attached plans and exhibits as part of this petition except as they may be changed to conform to Village Codes and all conditions of approval.*

Aye: Khoury, Jasper, Graziano, Williams, O'Laughlin, Kretschmer

Nay: None

Abstain: None

Absent: Pippen

Motion Passed: 6-0

After hearing an additional case Chairman Khoury entertained a motion to adjourn at 8:06 pm. Member O'Laughlin moved, seconded by Member Graziano to adjourn at 8:06 pm.

All Ayes by Voice Vote

Motion Passed

Respectfully submitted,


Susan Greene, Deputy Village Clerk

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF ZONING, PLANNING AND APPEALS**

CASE NUMBER: 19-ZPA-02-002

HEARING DATE: March 14, 2019

PROPERTY ADDRESS: Cary Square Shopping Center (732 Northwest Highway)

PETITIONER: Athletico Management, LLC

OWNER: FNM Alliance

PIN NUMBER: 19-12-301-022

REQUEST: 1. Amendment to Conditional Use for a Physical/Occupational Therapy Office (Sec. 17.20.030)

MEMBERS PRESENT: O’Laughlin, Khoury, Jasper, Williams, Graziano, Kretschmer

MEMBERS ABSENT: Pippen

STAFF MEMBERS PRESENT: Brian Simmons
Director of Community Development

Chairman Khoury called the meeting to order at 7:30 PM. After considering approval of minutes from previous meetings and hearing one additional case, Chairman Khoury called Village Case No. 19-ZPA-02-002.

Director Simmons stated the Petitioner, Athletico Management LLC, is seeking approval of an amendment to an existing conditional use in order to expand their existing Physical/Occupational Therapy Office use within the Cary Square Shopping Center located at 732 Northwest Highway. As proposed, the Petitioner is seeking to expand the existing 3,000 square foot office space by an additional 1,850 square feet. The expansion will occupy an existing tenant space within the building and will not add new square footage to the shopping center’s overall footprint. The ZPA hearing was properly noticed in the February 27, 2019, edition of the Northwest Herald newspaper. In addition, the Petitioner has completed the required written notice to property owners within 250 feet and Staff posted a public hearing sign on the Subject Property.

Mr. Farhan Haneif, of FNM Alliance and Jason Heinz, manager of Athletico were present to answer questions from the Board. Mr. Haneif stated the existing tenant in the proposed expansion space will move to another unit in the center.

Chairman Khoury opened the floor to Public Comment.

With no comment from those present, Chairman Khoury closed the Public Comment portion of the meeting.

Discussion:

None

Chairman Khoury entertained a motion.

Member O'Laughlin moved, seconded by Member Williams, to recommend to the Village Board of Trustees, approval of an amendment to an existing conditional use for a physical/occupational therapy office for an 1,850 square foot expansion to Athletico located at 732 Northwest Highway subject to the following conditions:

- 1. The conditional use amendment shall be granted to Athletico Management LLC for the property located at 732 Northwest Highway.*
- 2. The proposed improvements shall substantially conform to the attached plans and exhibits as part of this petition, except as they may be changed to conform to Village Codes and all conditions of approval.*

Aye: Khoury, Jasper, Graziano, Williams, O'Laughlin, Kretschmer

Nay: None

Abstain: None

Absent: Pippen

Motion Passed: 6-0

Chairman Khoury entertained a motion to adjourn at 8:06 pm. Member O'Laughlin moved, seconded by Member Graziano to adjourn at 8:06 pm.

All Ayes by Voice Vote

Motion Passed

Respectfully submitted,


Susan Greene, Deputy Village Clerk