

**PLAN COMMISSION
MEETING MINUTES
Monday, March 06, 2023**

Meeting was called to order at 6:01 P.M. by Mr. Michalski.

1. Roll Call

Present:

Mr. Michalski

Mr. Cashin

Mr. Reineke

Ms. Schneider

Ms. Wynia-Smith

Katherine Gehl, Assistant Village Manager/Zoning & Planning Administrator

Hector de la Mora, Village Attorney

Absent:

President Palmer

Mr. Kujawa

NOTING THE ABSENCE OF PRESIDENT PALMER, MR. CASHIN MOTIONED TO NOMINATE MR. MICHALSKI AS CHAIR PRO-TEM. MS. SCHNEIDER SECONDED. MOTION CARRIED 5-0.

2. Review and act on meeting minutes dated February 06, 2023

MR. REINEKE MOTIONED TO APPROVE THE MINUTES AS CORRECTED. MS. SCHNEIDER SECONDED. MOTION CARRIED 5-0.

3. Review and act on a request for a Plan of Operation pursuant to §335-85 and §335-24A(1) for Better Cowork, located at 12500 W. Bluemound Road in the B-3 Midrise Office Business and Professional District

Mr. Michael Simic, owner of Better Cowork, was present at the meeting. Mr. Simic noted that he recently purchased the subject property ("Property") which had sat vacant for 2 years. He intends to convert the entire Property into a coworking office facility and is also proposing minor exterior changes. Mr. Simic further explained that entrepreneurs wanting to use spaces within the Property will sign a membership agreement with Better Cowork of varying term lengths including daily, monthly, or several months. 80 different businesses were projected to regularly use the Property although it was being remodeled to accommodate as many as 125 different business operations. It is planned to have 2 full-time and 2 part-time employees who will be working Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M. Mr. Simic explained that individuals using coworking spaces on the day-to-day basis will only be allowed to occupy the building during its regular hours of 8:00 A.M. to 5:00 P.M but longer term renters will be given 24/7 access with security key fobs.

Mr. Michalski asked what the intended use of the space will be. Mr. Simic stated the intended use of the space is for office work and limited storage of items related to the occupying businesses.

Attorney de la Mora asked the applicant why he was asking that each separate business user not be obligated to submit a Plan of Operation to the Village. Mr. Simic stated there will be a vetting process done for each renter including the requirement of providing a DIN # of FEIN # and providing a copy of a driver's license and/or credit card.

Mr. Simic stated there will be rules and regulations in the agreements signed by renters to prevent renters from sleeping/staying in the building overnight, to outline when the facility could be used, and to outline parking rules.

Ms. Wynia-Smith remarked that there are similar business operations in the area, noting Bishops Woods.

Mr. Michalski stated his concern about an emergency situation if there were to be 24/7 access for certain renters. Mr. Michalski expressed a preference for having a formal review of the proposal done by the Fire Chief and Police Chief that would be provided to the Plan Commission before approval.

Mr. Simic stated he would be open to adjusting the hours of operation to accommodate this concern.

Mr. Cashin and Ms. Schneider stated their support for the proposal noting there is an upwards trend for this type of use.

Mr. Michalski noted that a member of the audience had a question.

Mr. Jim Koleski, who resides at 940 Katherine Drive, asked Mr. Simic if renters will be permitted to have mail associated with their business delivered to the Better Cowork address. Mr. Simic stated applicants will be permitted to use the Better Cowork address as a mailing address if they wished. Mr. Koleski further inquired what kind of businesses will be permitted to rent office spaces.

Mr. Simic stated that the businesses permitted would comply with those permitted in the B-3 zoning district.

Ms. Schneider requested that the Plan Commission review the permitted uses in the B-3, Midrise Office Business and Professional District. Mr. Cashin also agreed that the Plan Commission should review these and restrict certain uses to those deemed appropriate by the Plan Commission.

Following further discussion, the Plan Commission was in agreement that Better Cowork would only be permitted to rent office spaces to the following types of permitted uses that are listed in §335-24A:

- (1) Administrative and public service offices.
- (2) Banks or financial institutions.
- (4) Brokerages (stock, mortgage and other financial services).
- (5) Corporate business offices.
- (9) Interior decorator.
- (11) Professional offices of an architect, landscape architect, lawyer, accountant, engineer, manufacturer's representative, business consultant, computer consultant or other recognized profession.

(12) Real estate and insurance offices.

(14) Studios for photography, painting, music, sculpture, dance or other recognized fine art.

Attorney de la Mora advised the Plan Commission to require a Conditional Use Permit application be submitted to the Plan Commission for review and recommendation to the Village Board. Attorney de la Mora also recommended that village staff also solicit formal review of the submitted proposal from the Police Chief and Fire Chief to be given to the Plan Commission as part of their review.

MS. SCHNEIDER MOTIONED TO APPROVE THE PROPOSAL IN CONCEPT, SUBJECT TO FURTHER REVIEW BY THE FIRE CHIEF AND POLICE CHIEF AND STAFF PREPARING A CONDITIONAL USE PERMIT FOR FUTURE PLAN COMMISSION REVIEW AND RECOMMENDATION OF APPROVAL TO THE VILLAGE BOARD. MR. CASHIN SECONDED. MOTION CARRIED 5-0.

4. Other Business

None.

5. Adjournment

MR. REINEKE MOTIONED TO ADJOURN. MR. CASHIN SECONDED. MOTION CARRIED 5-0.

Meeting adjourned at 7:07 P.M.

Respectfully Submitted,

Katherine Gehl
Assistant Village Manager/Zoning & Planning Administrator