



Village Planning Committee Meeting Summary

PHO-4-25--Z-116-87-8

Date of VPC Meeting	September 9, 2025
Date of Planning Hearing Officer Hearing	September 17, 2025
Request	1) Modification of Stipulation 1 regarding general conformance to the site plan date stamped April 14, 2006.
Location	Approximately 140 feet north of the northeast corner of 44th Street and Washington Street
VPC Recommendation	Approval
VPC Vote	16-0

VPC DISCUSSION:

One member of the public registered to speak on this item, in support.

STAFF PRESENTATION

Anthony Grande, staff, provided a presentation summarizing the surrounding context, the proposed stipulation modification, and the proposed site plan.

APPLICANT PRESENTATION

Madison Leake, representing the applicant with Burch & Cracchiolo, P.A., provided a presentation summarizing the subject site, surrounding context, the proposed development and vehicular circulation, and the positive impacts of the proposal.

QUESTIONS FROM COMMITTEE

Committee Member Guevar asked about potential development at the Circle K site at the corner. **Ms. Leake** replied that the site is not under the same ownership, but this proposed development could encourage a redevelopment of the adjacent property.

Vice Chair Paceley noted that a small coffee business has operated nearby, and this proposal will likely be a success.

Committee Member Grace asked about the existing business on the site. **Ms. Leake** noted that the existing building and business will remain.

PUBLIC COMMENTS

Randy Haislet with RKAA, the architecture firm for this project, introduced himself and spoke in favor of the proposal, noting the adherence to the TOD standards and that it will be a quality infill project.

MOTION:

Committee Member Swart made a motion to recommend approval of PHO-4-25--Z-116-87-8. **Vice Chair Paceley** seconded the motion.

VOTE:

16-0; motion to recommend approval of PHO-4-25--Z-116-87-8 passed; with Committee Members Augusta, Baumer, Beckerleg Thraen, Grace, Guevar, Langmade, McClelland, Noel, Schmieder, Sharaby, Swart, Todd, Whitesell, Williams, Paceley, and Fischbach in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.