



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 AGENDA • JANUARY 10, 2023

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. MINUTES APPROVAL

1. Zoning Board of Appeals - Regular Meeting - Dec 13, 2022 7:00 PM

III. PUBLIC HEARING

1. 140 W. Wood Street #104

Variation to allow a multifamily unit to be 362 square feet, instead of the minimum required 500 square feet.

2. 1401 W. Autumn Road

Special Use for an accessory unique use to permit chickens to be kept in the rear yard.

3. 1713 N. Rand Road #100

Special Use to permit a tobacco shop at the subject property.

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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 PALATINE, IL 60067-5339 – (847) 359-9050
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ZONING BOARD OF APPEALS MINUTES • DECEMBER 13, 2022

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

| Attendee Name | Title | Status | Arrived |
|--------------------|--------------|---------|---------|
| Cindy Roth-Wurster | Commissioner | Present | |
| Jan Wood | Commissioner | Present | |
| Jerry Luszczak | Commissioner | Present | |
| Theodore McGinn | Commissioner | Present | |
| Kevin Cavanaugh | Commissioner | Present | |
| John Pirog | Commissioner | Present | |

Staff present: Mr Alex Bradshaw

II. MINUTES APPROVAL

1. Zoning Board of Appeals - Regular Meeting - Oct 25, 2022 7:00 PM - **Accepted**

Mr. McGinn made a motion to approve the minutes of October 25, 2022; seconded by Mr Cavanaugh

| | |
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| RESULT: | ACCEPTED [UNANIMOUS] |
| MOVER: | Theodore McGinn, Commissioner |
| SECONDER: | Kevin Cavanaugh, Commissioner |
| AYES: | Roth-Wurster, Wood, Luszczak, McGinn, Cavanaugh, Pirog |

Minutes Acceptance: Minutes of Dec 13, 2022 7:00 PM (Minutes Approval)

III. PUBLIC HEARING

1. 948 N. Topanga Drive - **Recommended to Approve**

Notice was published in the Daily Herald on November 28, 2022 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Variation
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Fence Elevation
6. Public Notice

Sworn in staff: Mr. Alex Bradshaw

Sworn in the petitioner: Mr. Tony Sacketos 948 N. Topanga Dr.

Mr. Sacketos stated they installed a fence and the contractor got the permit. He stated his wife is bipolar so she likes the privacy of the fence. He explained he didn't know the rules and found out after it was installed it was done wrong.

Mr. Bradshaw gave brief overview stating the subject property is just east of Hicks Rd and had an existing fence referring to the site plan slide to show location. He stated they received a permit to replace the fence but the fence was extended to enclose a greater portion of the side yard abutting the street, referring to the site plan slide highlighted in yellow requiring a variation.

Mr. Pirog asked what the variation is for.

Mr. Bradshaw explained it is for the small extension.

Ms. Wood asked if the picture is the old fence or new fence.

Mr. Bradshaw stated the picture is from today.

Mr. Luszczak asked if the work is done already.

Mr. Bradshaw answered yes.

Ms. Roth-Wurster clarified there was already a 6ft fence.

Mr. Bradshaw answered yes pointing out it is the same style and height but it was extended outside of existing which requires the variation.

Mr. Pirog clarified the variation is just for the portion by the street.

Mr. Bradshaw answered yes.

Mr. Bradshaw referred to existing conditions slide pointing out the neighbor has fence that extends out even further. He stated Community Services has reviewed and have no issues and Engineering requested all landscaping be removed

which has been done.

STAFF RECOMMENDATION:

The Petitioner has extended an existing fence along the Subject Property’s side property line abutting E. Reseda Parkway. The fence extension will continue along the same line as the existing fence, with no further encroachment. Additionally, the home across the parkway to the south, 936 N. Topanga, has a similar solid fence along the side property line abutting the street. In response to the comment from the Engineering Department, the Petitioner has since removed the existing shrubs and bushes on the exterior of the fence to alleviate line of sight concerns for pedestrians. Therefore, Staff recommends approval of the Variations, subject to the following condition:

1. The Variations shall substantially conform to the Site Plan and Fence Elevation submitted by the Petitioner, Antonios Sacketos, 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. Luszczak made a motion to approve subject staff’s conditions; seconded by Ms. Roth-Wurster

DELIBERATIONS:

Mr. Luszczak stated there is not much change as they are only adding a small section. He stated the neighbor has a fence that extends further so sees no problems.

Ms. Roth-Wurster stated the fence has always been there and the line of site has been addressed. She stated it won’t alter locality.

Mr. McGinn pointed out the intersection is unique with the median in the middle of a busy intersection.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on January 9, 2023

| | |
|------------------|--|
| RESULT: | RECOMMENDED TO APPROVE [UNANIMOUS] |
| MOVER: | Jerry Luszczak, Commissioner |
| SECONDER: | Cindy Roth-Wurster, Commissioner |
| AYES: | Roth-Wurster, Wood, Luszczak, McGinn, Cavanaugh, Pirog |

Minutes Acceptance: Minutes of Dec 13, 2022 7:00 PM (Minutes Approval)

2. 1153 N. Edgewater Court - **Recommended to Approve**

Notice was published in the Daily Herald on November 28, 2022 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/Site Plan
4. Floor Plans & Elevations
5. Public Notice

**Sworn in the petitioner: Paul & Theresa Scaglione 1153 N. Edgewater Court
Mr. Anthony Amadeo Archadeck 395 W. Northwest Hwy**

Mr. Amadeo explained the homeowners are looking to build a screen porch in backyard within the rear yard setback. He stated there is already an addition and wants this added space to enjoy the backyard, extend the seasons and protect against insects. He stated it won't have a negative effect on the property value.

Mr. Scaglione pointed out there is a lot of space between the house and the rear lot lines so the addition won't encroach on the neighbors.

Mr. Pirog asked how big the proposed porch is.

Mr. Amadeo stated it will be 14ft by 18ft with only an extra 4ft into the setback. He explained the porch will be built on an existing patio.

Mr. McGinn asked if they have spoken to neighbors.

Mr. Scaglione answered yes, and no one has been concerned.

Ms. Wood clarified this is going over an existing patio and extending further.

Mr. Amadeo answered yes going 4ft past current patio.

Mr. Scaglione explained they are going 4ft past current addition but not further than patio.

Mr. Amadeo stated the current patio goes 14ft off house and the porch will extend the same.

Mr. Bradshaw clarified the location of the proposed porch and patio location.

Ms. Roth-Wurster asked of there was a way to stay within the setback standards.

Mr. Amadeo stated 10ft by 18ft is kind of a waste of space once the walls are constructed.

Mr. Bradshaw gave a brief overview pointing out the neighboring properties at 1161 and 1606 have comparable rear yard setbacks, and are existing nonconforming the way they are situated. He stated Community Services and Engineering have reviewed and have no issues.

STAFF RECOMMENDATION:

The Petitioner is proposing to construct a new porch addition off the rear of their existing home. The proposed addition will encroach 4 feet into the rear yard of the Subject Property, thus will be set back 36 feet from the rear lot line. The addition should not negatively impact the surrounding properties, as the proposed setback is comparable to the directly adjacent properties to the north and west, where their rear yard setbacks are approximately 30 feet. Therefore, Staff recommends approval of the Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the Site Plan, Floor Plan, and Elevation Plans submitted by the Petitioner, Paul & Terri Scaglione, 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 stated it meets the standards and has less encroachment to property than the property to the north. He stated they have a big odd shaped backyard and a small encroachment should be allowable.

Ms. Roth-Wurster stated it meets the standards. She stated the lots are unique and the contractor makes sense on size needed to best utilize the space.

Ms. Wood agreed it meets standards. She stated it's a nice addition and there is plenty of room.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on January 9, 2023

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|------------------|--|
| RESULT: | RECOMMENDED TO APPROVE [UNANIMOUS] |
| MOVER: | Kevin Cavanaugh, Commissioner |
| SECONDER: | Cindy Roth-Wurster, Commissioner |
| AYES: | Roth-Wurster, Wood, Luszczak, McGinn, Cavanaugh, Pirog |

Minutes Acceptance: Minutes of Dec 13, 2022 7:00 PM (Minutes Approval)

3. 126 N. Elmwood Ave - **Recommended to Approve**

Notice was published in the Daily Herald on November 28, 2022 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Variation
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Garage Elevations
6. Public Notice

Sworn in the petitioner: Ms. Anna Trujillo 126 N. Elmwood Avenue

Ms. Trujillo explained they want to extend the existing garage by 15ft by 22ft because they cannot fit their existing vehicles in the current garage and want extra space to house grills, lawn mowers and sporting equipment.

Ms. Wood asked if it is possible to meet code and stay within the 700 sqft.

Ms. Trujillo stated this addition would prevent them from having to add a shed. She stated the site line is clean and addition won't be visible from the front.

Ms. Wood asked about how the square footage is calculated.

Mr. Bradshaw explained the relief is for total accessory structure sqft and explained floor area calculations.

Mr. Luszczak asked about lot coverage.

Mr. Bradshaw stated lot and building coverage meet code.

Ms. Wood asked if they would be able to add shed if they built a 700 sqft addition.

Mr. Bradshaw answered no they would be maxed out.

Ms. Trujillo stated the current home is 1500sqft.

Ms. Roth-Wurster asked if they spoke to neighbors.

Ms. Trujillo answered yes both neighbors to north and south and 2 to the east.

Mr. Bradshaw gave a brief overview. He referred to an aerial slide showing starred properties with comparable garages making it not out of place in neighborhood, where people turn to a bigger garage due to smaller homes. He stated the proposed garage addition will not encroach into any required setbacks. Mr. Bradshaw stated both Community Services and Engineering have reviewed and did not identify any issues.

STAFF RECOMMENDATION:

The Petitioner is proposing to expand their existing detached garage so they can

adequately store their personal vehicles and lawn maintenance equipment. As there are other comparable detached garages in the surrounding neighborhood, the proposal to increase the size of their existing detached garage to 770 square feet will not alter the essential character of the locality. Therefore, Staff recommends approval of the Variation, subject to the following condition:

1. The Variation shall substantially conform to the Site Plan and Elevation Plans submitted by the Petitioner, Anna Trujillo, 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 Mr. Pirog

DELIBERATIONS:

Mr. Cavanaugh stated it meets standards. He stated it is unique shaped lot being not wide but long. He stated it makes more sense than adding an additional structure.

Ms. Wood stated it won't alter locality and won't have line of site issues going back to rear lot line. She stated she is in favor.

Ms. Roth-Wurster stated the petitioner has given a lot of thought.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on January 9, 2023

| | |
|------------------|--|
| RESULT: | RECOMMENDED TO APPROVE [UNANIMOUS] |
| MOVER: | Kevin Cavanaugh, Commissioner |
| SECONDER: | John Pirog, Commissioner |
| AYES: | Roth-Wurster, Wood, Luszczak, McGinn, Cavanaugh, Pirog |

Minutes Acceptance: Minutes of Dec 13, 2022 7:00 PM (Minutes Approval)

IV. COMMUNICATIONS

V. ADJOURNMENT

1. Motion to Adjourn - **Motion Carried by Voice Vote**

Ms. Roth-Wurster made a motion to adjourn; seconded by Mr. Luszczak

| | |
|------------------|--|
| RESULT: | MOTION CARRIED BY VOICE VOTE [UNANIMOUS] |
| MOVER: | Cindy Roth-Wurster, Commissioner |
| SECONDER: | Jerry Luszczak, Commissioner |
| AYES: | Roth-Wurster, Wood, Luszczak, McGinn, Cavanaugh, Pirog |

Minutes Acceptance: Minutes of Dec 13, 2022 7:00 PM (Minutes Approval)

VILLAGE OF PALATINE
Zoning Board of Appeals

SCHEDULED 01/10/23 07:00 PM

CASE STAFF STATEMENT (ID # 8051)

140 W. Wood Street #104

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: John Simonaitis

CASE NUMBER: VAR-000003-2022

ADDRESS: 140 W. Wood Street #104

PROPOSAL:

Variation to allow a multi-family unit to be 362 square feet, instead of the minimum required 500 square feet pursuant to Section 10.07 (d) (2) of the Palatine Zoning Ordinance

| | |
|---|--|
| <u>LOCATION:</u> 140 W. Wood Street #104 | <u>CURRENT ZONING:</u> R-3 Multi-Family Residential |
|---|--|

SURROUNDING CONDITIONS:

| | |
|---------------|--|
| North: | Planned Development - The Metropolitan |
| South: | Palatine Train Station |
| East: | R-3 High Density Multi-Family District |
| West: | Planned Development - Gateway Center |

BACKGROUND:

The Petitioner is proposing to convert a 2-bedroom condominium unit into two units. This would result in a 1-bedroom unit and a studio unit, which would be under the Zoning Ordinance minimum required size of 500 square feet. Therefore, the Petitioner is requesting:

Variation to allow a multi-family unit to be 362 square feet, instead of the minimum required 500 square feet.

SITE ANALYSIS:

- The Subject Property is zoned R-3 Multi-Family is part of Park Towne Condominiums. The conversion from apartments to condominiums took place in

1995, which included the consolidation of certain 1-bedroom and studio units into 2-bedroom units. The table below identifies the existing and proposed unit distribution, within Park Towne:

| | Existing | Proposed |
|-------------|-----------|------------------|
| Studio | 42 units | 43 units |
| 1 - Bedroom | 52 units | 53 units |
| 2 - Bedroom | 36 units | 35 units |
| Total | 130 units | 131 units |

- The Petitioners are requesting to restore the units back to the previous condition, with a 1-bedroom unit (644 square feet) and studio unit (362 square feet). However, per Code there is minimum of 500 square feet ground floor area per unit for the R-3 District requirements in multi-family units. There are other existing studio units within the building that are similar in size and do not meet the current minimum ground floor area requirement. Two other recent and similar Variation requests were approved in 2019 and 2020. In addition to this request, there is one remaining 2-bedroom unit that could potentially be petitioned to convert back to the previous condition.
- The Petitioners purchased the 2-bedroom unit in 2021 and currently reside here. Per the Variation application, the Petitioner indicates that the assessment increases have made this unit one of the highest assessed units in the building, thus making it expensive to live in and difficult to sell.
- The Petitioners received approval for the conversion from the Park Towne HOA.
- Park Towne recently reconfigured their parking lot and eliminated an access drive to Colfax Street. With the reconfiguration, the parking lot has 189 spaces. In addition to the 2019 approved square footage Variation, a parking Variation was granted to reduce the required number of parking spaces from 2 spaces/unit (258) to 1.4 spaces/unit (180). With the increase of one unit, the total number of required parking spaces is 182. Therefore, parking is compliant. At the time of construction, the Village Code requirement for multi-family parking was 1.5 spaces/unit or 192 parking spaces.

DEPARTMENTAL REVIEWS:

| | |
|---------------------------|----------------------|
| Community Services | No Issues Identified |
|---------------------------|----------------------|

| | |
|-----------------------------|----------------------|
| Engineering | N/A |
| Environmental Health | N/A |
| Fire Prevention | No Issues Identified |
| Public Works | N/A |
| Police | N/A |

STANDARDS FOR A VARIATION: Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

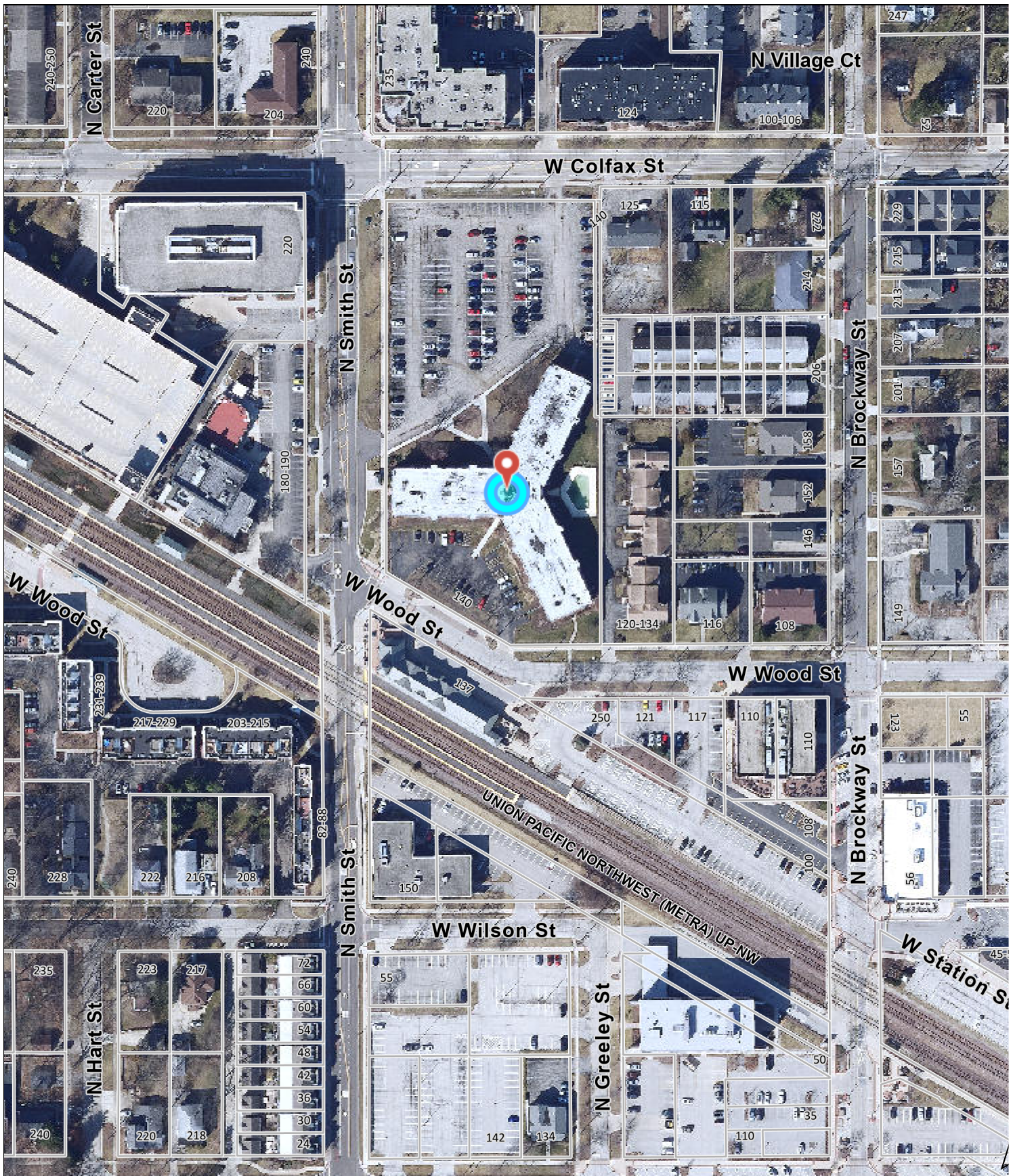
STAFF RECOMMENDATION:

In 1995, Park Towne was converted from apartments to privately owned condominiums. At the time, several studio and 1-bedroom units were combined into single 2-bedroom units. The Petitioner is requesting to divide the unit back to its original form. Per Code, multi-family units must be over 500 square feet. The addition of a studio unit should not affect the existing characteristics of the units within the building. Staff also reviewed the proposed request within the circumstances of the existing multi-family residential building, use, and its unit characteristics, as opposed to either a new building or conversion proposal from another use. Therefore, Staff recommends approval of the proposed Variation, subject to the following condition:

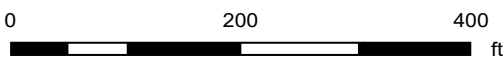
1. The Variation shall substantially conform to the floor plans prepared by the Petitioner submitted on 10/24/22, except as such plans may be changed to conform to Village codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Variation Application
- Plat of Survey
- Floor Plans
- Objection Letter 1
- Objection Letter 2
- Public Notice



Attachment: Aerial Map (140 W. Wood Street #104 - VAR for multi-family unit square footage)



Print Date: 12/29/2022

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

Department of Planning & Zoning
 200 E. Wood Street · Palatine, IL · 60067-5339
 Telephone: (847) 359-9047 · Fax (847) 963-6247

| | | |
|-----------------|-------------------------|-----------------------|
| Office Use Only | Project Planner | Zoning Case # |
| | Filing Fee | Notification Deadline |
| | ZBA Public Hearing Date | Village Council Date |

date received

| | | | | |
|------------------------|--|---|---|--|
| Background Information | PETITIONER(S) John Simonaitis | | Business Name (if applicable) | |
| | Subject Property Address 140 W Wood St Apt 104 Palatine, IL 60067 | | | |
| | AUTHORIZED AGENT (if applicable) | | Business Name (if applicable) | |
| | Address | | City/State/Zip Code | |
| | Telephone | Fax | Email | |
| | Relationship to Petitioner (contractor, architect, etc.) | | | |
| | TYPE OF APPLICATION (check one) <input type="checkbox"/> Special Use <input type="checkbox"/> Special Use Amendment <input checked="" type="checkbox"/> Variation | | | |
| | Existing Zoning District 140 W Wood Street #104 | Existing Land Use R-3 Multi Family Residential | Proposed Land Use R-3 Multi Family Residential | |
| | Generally describe your request: _____ Proposing to convert 2 bedroom condo back to the original state of two separate units. This would result in a 1 bedroom unit and a studio unit, where the studio would be under the minimum 500 sq/ft. _____ Proposing to convert 2 bedroom condo back to the original state of two separate units. This would result in a 1 bedroom unit and a studio unit, where the studio would be under the minimum 500 sq/ft. Requesting Variance to allow multifamily unit to be approximately 362 sq/ft instead of required 500 sq/ft _____ _____ _____ | | | |

Attachment: Variation Application (140 W. Wood Street #104 - VAR for multi-family unit square footage)



VARIATION

Required Materials

- Filing Fee of \$ _____
- Application Form
- Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- Real Estate Interest Disclosure Form (see attached)
- Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)

Additional Materials (as required by the Village)

- Elevation Plan (front, side, and rear elevations of a proposed building), and/or Floor Plan (proposed interior layout) – **one 11x17 copy of each plan, electronic versions preferred**
- Engineering Plans (must indicate existing conditions, topography, storm water management, tree preservation, utility connections, detention calculations, and a cost estimate)
- Photographs (e.g. ground-level or aerials)
- Other materials as deemed necessary by the Village

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.03 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. ***If you are applying for a Special Use only, you do not need to answer these items.***

1. That the property cannot yield a reasonable return if used only under the conditions allowed by the regulations governing the zoning district in which it is located
 The unit in its current configuration is not marketable with the highest percent of ownership and the highest association fees in the building.
 It would make it affordable to live there and let me try to recoup my investment by selling the second unit.

2. That the plight of the owner is due to unique circumstances
 The HOA financed some large capital improvements, resulting in a 14.9% increase in 2022 and they project a similar increase for 2023.
 My units assessment will be over \$1,000

3. That the variation, if granted, will not alter the essential character of the locality
 No exterior work to be performed. Converting back to the original configuration of two units helps to conform with the rest of the building.

4. In order to supplement the above standards, the Zoning Board of Appeals may also consider the following:

- a. The particular surroundings, shape, or topographical conditions of the property
- b. A unique hardship for the property not generally applicable to other properties in the same zoning district
- c. The request is not based on a desire to make more money out of the property
- d. The petitioner has not created the alleged hardship for the property
- e. The request will not be detrimental to the public welfare or other properties in the neighborhood
- f. The request will not impair the supply of light and air to adjacent properties, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values

b. No building in vicinity has HOA dues nearly this amount.
 c. The request is to avoid pending losses to the value of the property when selling.
 d. The Association's poor management and failure to properly access homeowners accordingly for the owners for pending expenses
 e. No owners will be affected. f. No other owners will be affected. Changes will be all internal to the unit bringing it back to the original configuration.

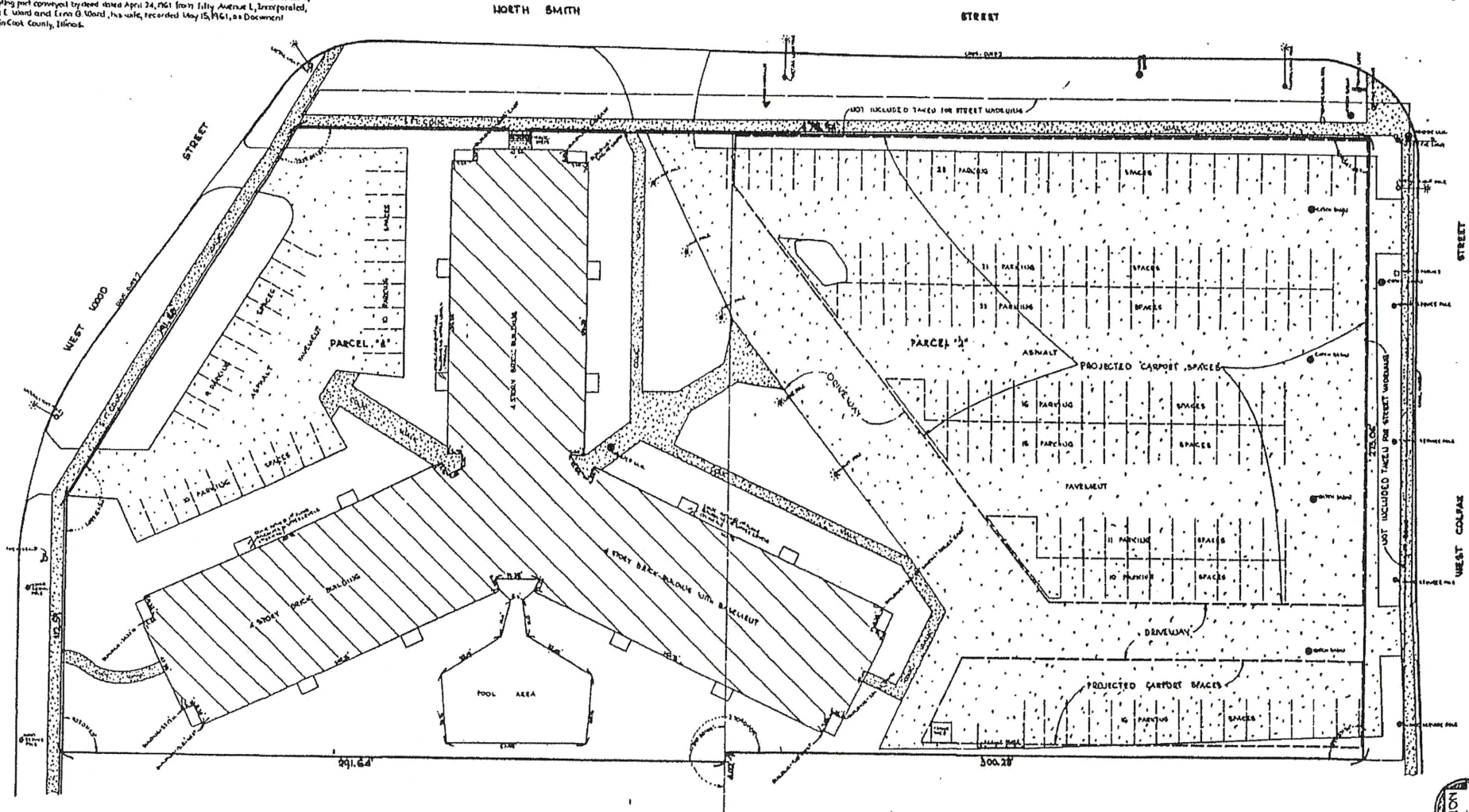
Attachment: Variation Application (140 W. Wood Street #104 - VAR for multi-family unit square footage)

PARCEL 1:
That part of the Southeast quarter of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, described as follows:
Commencing at the Southwest corner of the Southwest quarter of Section 15 aforesaid; thence North along the centerline of the street, 4 chains, 7 links; thence East, 4 chains and 95 links; thence South, 4 chains and 7 links; thence East, 4 chains and 42 links; thence South, 4 chains and 7 links to the center of the street; thence West, 4 chains and 42 links to the North line of railroad land; thence Northwest along said North line of railroad land 17 links to the center of the street; thence North, 4 chains and 53 links, to the center of the street; thence North, 4 chains and 53 links, to the center of the street; thence North, 4 chains and 53 links, to the center of the street; and accepting part conveyed by deed dated April 24, 1961 from Lilly Avenue L, Incorporated, to Robert E. Ward and Erin O. Ward, his wife, recorded May 15, 1961, as Document 2016131, in Cook County, Illinois.

PARCEL 2:
That part lying South of the South line of Colfax Street of the West Side of Lot 8, in Block 4, in Assessor's Subdivision of part of the Southwest quarter of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian and other property according to the Plat thereof recorded April 10, 1977 as Document 191679, all in Cook County, Illinois, [excepting from said Parcel 1, Parcel 2], that part dedicated for public streets by Documents 2039451 and 2039452, in Cook County, Illinois.

Plot of Survey

PARK TOWNSHIP COUDOUHUIIUA



This is to certify that I have surveyed the above described property, according to the official Records and that a Plat hereon drawn correctly represents said survey.



ZARCO SACERDOTI ASSOCIATES
18 WEST WASHINGTON STREET
CHICAGO, ILLINOIS

Scale: 1 inch = 20 feet

Attachment: Plat of Survey (140 W. Wood Street #104 - VAR for multi-family unit square footage)

140 WEST WOOD STREET
PALATINE, ILLINOIS
ORDER 17,95247

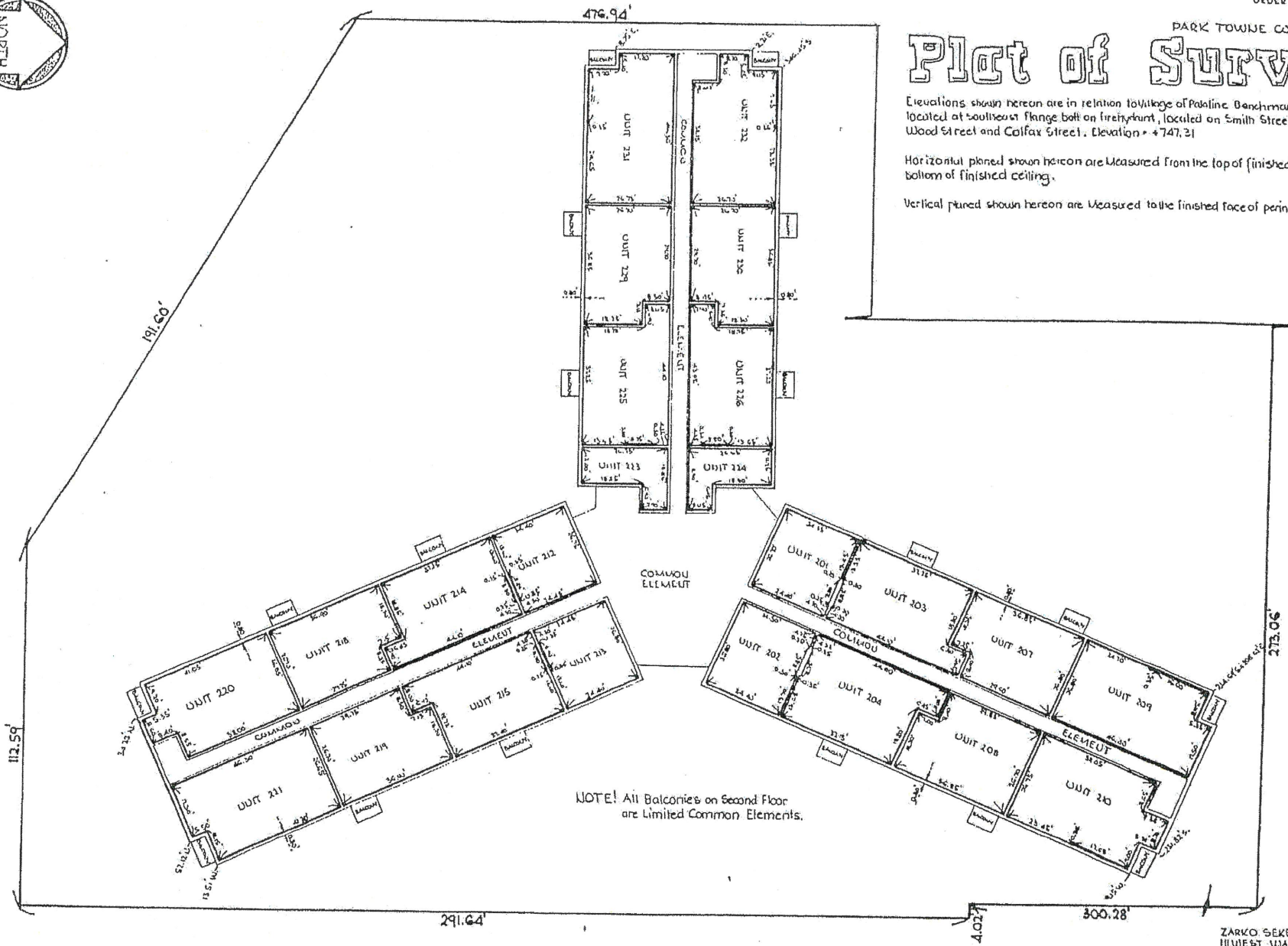
PARK TOWNE CONDOMINIUM

Plat of Survey

Elevations shown hereon are in relation to Village of Palatine Benchmark Datum, located at southeast flange bolt on fire hydrant, located on Smith Street halfway between Wood Street and Colfax Street. Elevation = +747.21

Horizontal planes shown hereon are measured from the top of finished floor to the bottom of finished ceiling.

Vertical planes shown hereon are measured to the finished face of perimeter walls.



NOTE! All Balconies on Second Floor are Limited Common Elements.

Upper Elevation = +767.92
Lower Elevation = +759.89
for all Units on Second Floor
SECOND FLOOR

ZARCO SEKEREZ AND ASSOCIATES
110 WEST WASHINGTON STREET
CHICAGO, ILLINOIS 60602

Scale: 1 inch = 20 feet
JUNE 1, 1994

EXHIBIT 'A' PAGE 40FG

This is to certify that I have surveyed the above described property, according to the official Records and that the Plat hereon drawn correctly represents said survey.

11110016 LAND SURVEYOR # 33-3371

Attachment: Plat of Survey (140 W. Wood Street #104 - VAR for multi-family unit square footage)



Plot of Survey

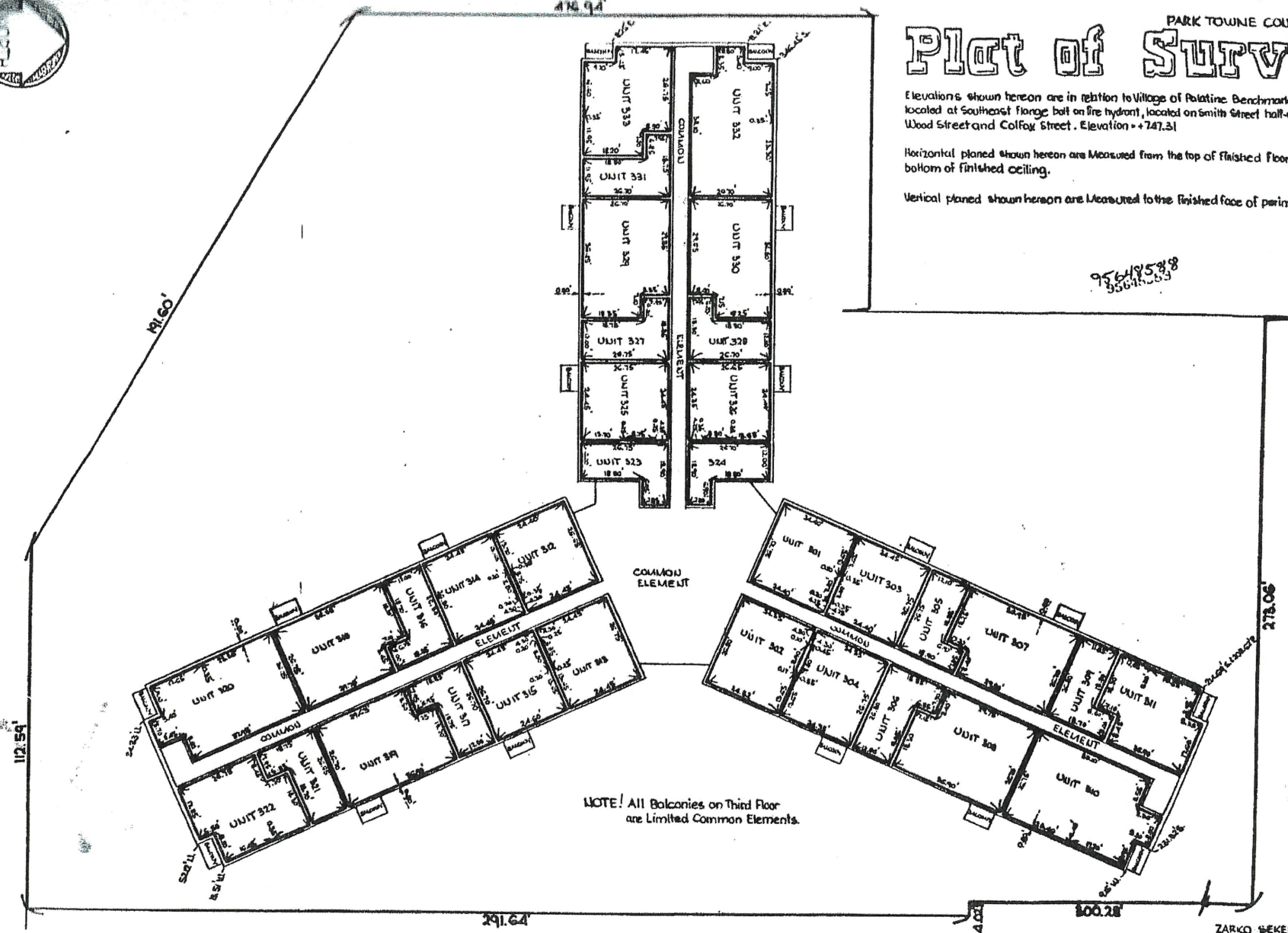
PARK TOWNE CONDOMINIUM

Elevations shown hereon are in relation to Village of Platonic Benchmark Datum, located at Southeast flange bolt on fire hydrant, located on Smith Street half-way between Wood Street and Colfax Street. Elevation = +747.31

Horizontal planes shown hereon are Measured from the top of finished floor to the bottom of finished ceiling.

Vertical planes shown hereon are Measured to the finished face of perimeter walls.

95649588
3564.563



NOTE! All Balconies on Third Floor are Limited Common Elements.

Upper Elevation = +771.02
Lower Elevation = +768.99
for all Units on Third Floor
THIRD FLOOR

ZARKO WEKERET AND ASSOCIATES
11 WEST WASHINGTON STREET
CHICAGO, ILLINOIS 60602

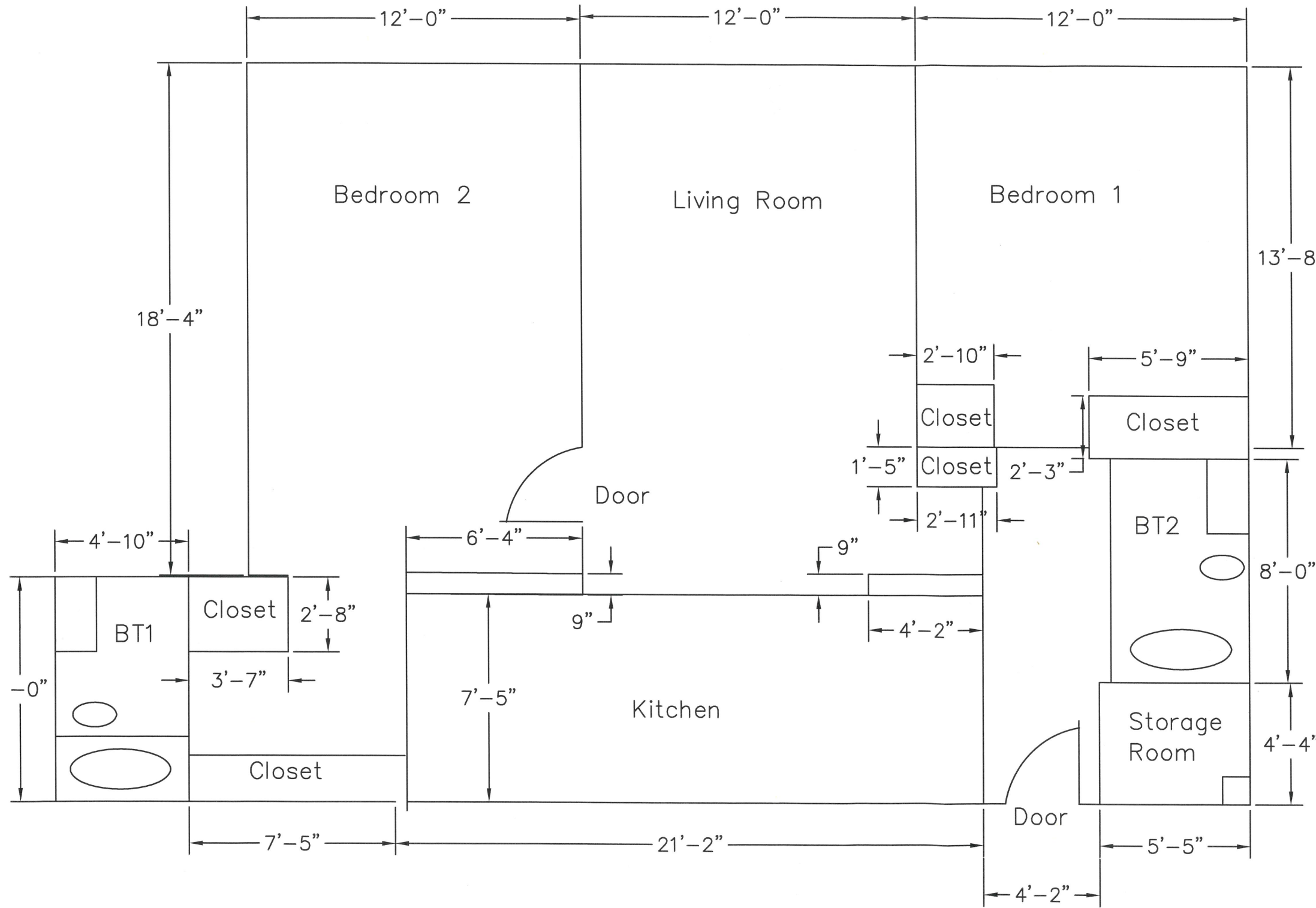
Scale: 1 inch = 20 feet
JUNE 1, 1994

This is to certify that I have surveyed the above described property, according to the official Records and that the Plat herein shown correctly represents said survey.

FIRST AMENDED AND RESTATED EXHIBIT 'C' TO DECLARATION FOR PARK TOWNE CONDOMINIUM

Attachment: Plat of Survey (140 W. Wood Street #104 - VAR for multi-family unit square footage)

CURRENT FLOOR PLAN

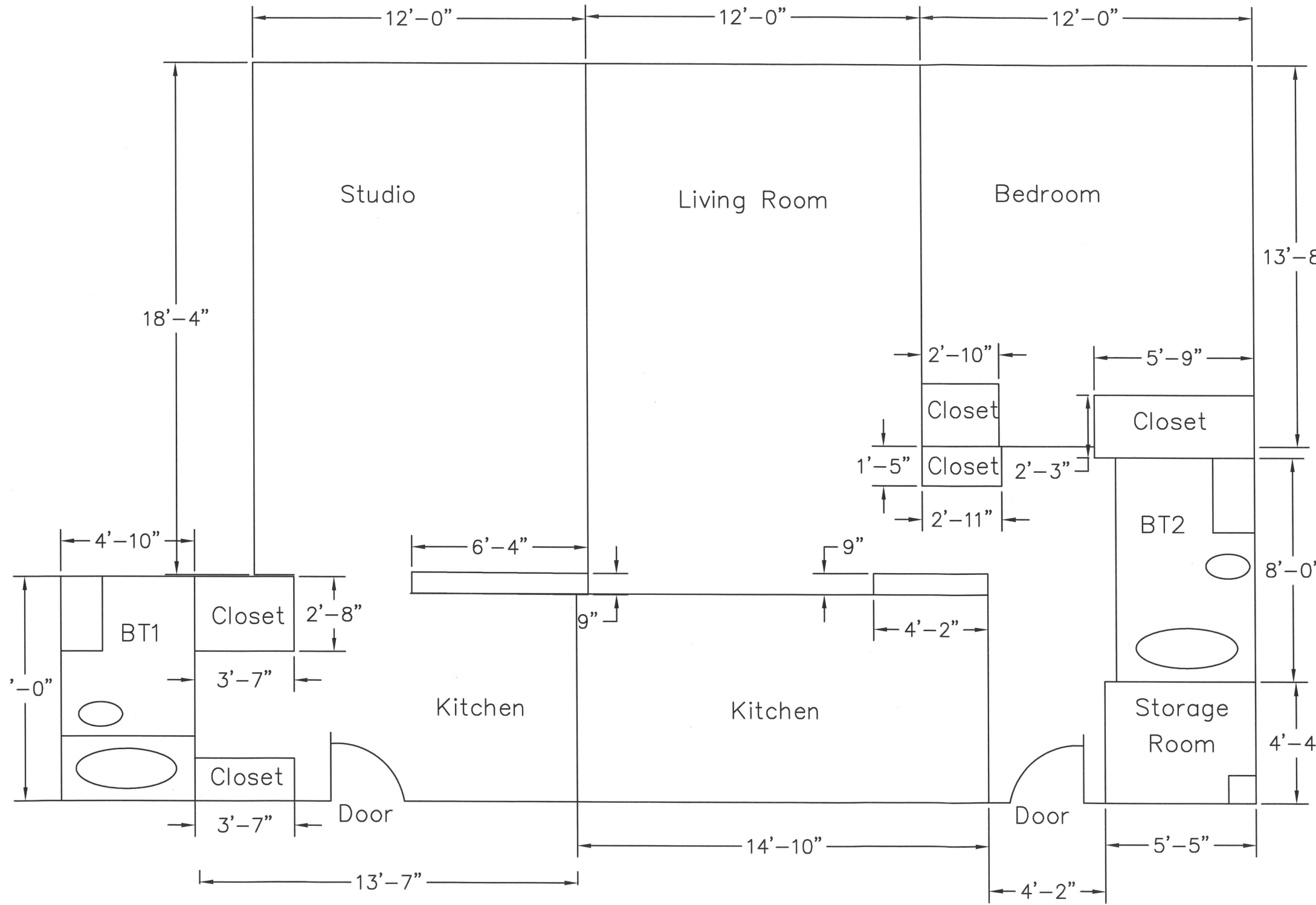


Current State Floor Plan

| | | |
|---------------------|-----------------|--------------|
| Bedroom 1 w/closets | 12' x 13'-8" | 164 |
| Living Room | 12' x 18'-11" | 227 |
| Bathroom (2) | 8' x 4'-10" | 38.7 |
| Bathroom (1) | 8' x 5' | 49 |
| Storage Room | 4'-4" x 5'-5" | 23.5 |
| Foyer | 13' x 4'-2" | 54.2 |
| | 2'-11" x 4'-2" | 12.2 |
| | 2'-11" x 1'-5" | 4.13 |
| Kitchen | 21'-2" x 7'-5" | 157 |
| Bedroom (2) | 12' x 18'-4" | 220 |
| Closets/Hallway | 7'-5" x 8' x 2" | 60.6 |
| Rough Total | | 1,010 |

Attachment: Floor Plans (140 W. Wood Street #104 - VAR for multi-family unit square footage)

FUTURE FLOOR PLAN



Future State Floor Plan

1 Bedroom & 1 Bathroom

| | | |
|--------------------------|-----------------|--------------|
| Bedroom 1 w/closets | 12' x 13'-8" | 164 |
| Living Room | 12' x 18'-11" | 227 |
| Bathroom (1) | 8' x 5' | 49 |
| Storage Room | 4'-4" x 5'-5" | 23.5 |
| Foyer | 13' x 4'-2" | 54.2 |
| | 2'-11" x 4'-2" | 12.2 |
| | 2'-11" x 1'-5" | 4.13 |
| Kitchen | 14'-10" x 7'-5" | 110 |
| Rough Total | | 644 |
| Studio | | |
| Living Room | 12' x 18'-11" | 220 |
| Kitchen | 7'-5" x 10' | 74.2 |
| Bathroom (2) | 8' x 4'-10" | 38.7 |
| Closets/Hallway | 3'-7" x 8'-2" | 29.3 |
| Rough Total | | 362 |
| Rough Grand Total | | 1,006 |

Lyn Bremanis

From: David J
Sent: Friday, December 30, 2022 2:48 PM
To: Lyn Bremanis
Subject: Re: Village of Palatine variation unit 104 at 140 West Wood Street

Caution: This is an external email, Please take care when clicking links or opening attachments. When in doubt, please talk with the sender or check with VOP IT

Thanks Lyn for speaking to me regarding the variation request for unit 104 .

We have no objection except the homeowners must approve with 75% majority as per recorded Dclarations and By-laws of park Towne condo association for making any changes to the unit.

Please note that there were Four 2 bedroom units existed in this building which were sold by the developer in around 2000 with one entry door for each unit.

We understand the Village of Palatine may not have any jurisdiction on the conversion of one two bedroom into two separate units by adding separate entry door in hallway for a new studio and creating new kitchen and plumbing just to make more money in the sale of such units. Two unit owners have done the same thing by creating studios with less square footage than the existing units without getting homeowners approval as needed by Bylaws.

If the Village want to approve this then the Village should approve this variation subject to having homeowners approve this division by 75% majority in a special homeowners meeting prior to issuance of permit. This will be in compliance to Illinois Condo laws. Just because first unit was approved by the board members for another board member (owner) 2019 it still does not make it right. I think for the public safety the village must compel the petitioners to show the proof that Park Towne Homeowners have approved this division by 75% majority as the law requires.

Homeowners at 140 W. Wood Street are going through tremendous hardship in sky rocket HOA due to the actions by some board members and are unable to sell their units at market price due to yearly increase of 14% in HOA each year and were told that the increases will continue for another ten years. Current HOA for a two bedroom is Over \$1100 a month. Most owner have lost all their life savings in the equity of their homes in this building.

The only solution left for homeowners is to sell this building to investors for De-conversion to apartments so they can move out. There are few investors are interested to purchasing this building.

Subject: Variation of studio size unit 104 at 140 Wood Street

Date: December 30, 2022 at 12:17:00 PM CST

To: lbremains@palatine.il.us

Planning and Zoning Board

File :VAR-00003-2022

Please note that the owners of unit 324 and other owners in the building (total 10 contacted me) Strongly object to this variance for the following reasons.

A. Any changes to unit must be approved by the 75% homeowners as per our recorded Declaration and Bylaws.

B. Petitioner is the president of the association and the building is being sold to investors as apartments and he is trying to profit by dividing his two bedroom into two units without conforming to existing studio size. Proposed studio size is 75% less than of the existing studios yet he will be expecting full value of his new studio from the sale of this building.

C. Another objection is that monthly assessment of this studio will be 75% less compared to existing studios yet the investor will be told to pay one price to all studios during the upcoming sale of the building.

For the reasons listed above the owner request that variation as proposed should be denied.

Thanks

D. Jutla

On Dec 30, 2022, at 1:21 PM, Lyn Bremanis <LBremanis@palatine.il.us> wrote:

Lyn Bremanis | Planner
 Planning & Zoning Department
 200 E. Wood Street | Palatine, IL 60067
 T: 847-359-9046 | lbremanis@palatine.il.us
 <image001.jpg>

Lyn Bremanis

From: Gail Kloman
Sent: Friday, December 30, 2022 5:36 PM
To: Lyn Bremanis
Subject: Notice of Public Hearing, 140 W Wood Street #104

Caution: This is an external email, Please take care when clicking links or opening attachments. When in doubt, please talk with the sender or check with VOP IT

Hello, I live at 140 West Wood Street Unit 105. Unfortunately, I can't attend the January 10th hearing due to ill health.

I would like to object to the petitioner's request on ethical grounds. John Simonaitis is the president of the homeowners association here at Park Towne condominiums. John and the other board members have been able to preview a potential deconversion offer that the other residents have not had any opportunity to review yet. I believe that Mr. Simonaitis is exploiting his position as president, utilizing his advance knowledge of the deconversion offer to make changes to the configuration of his unit that will benefit him financially if the deconversion is approved.

Secondly, we have just been through an extremely disruptive HVAC installation project that entailed two years of noise, dirt and other construction disturbances. Residents deserve a break from banging and hammering and other noise issues.

Thank you in advance for consideration of this input.

Gail Kloman

[Sent from Yahoo Mail on Android](#)

Attachment: Objection Letter 2 (140 W. Wood Street #104 - VAR for multi-family unit square footage)

PUBLIC NOTICE
 A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, January 10, 2023 at 7 P.M. in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Variation to allow a multi-family unit to be approximately 362 square feet instead of the minimum 500 square feet.
 The property is commonly known as 140 W. Wood Street Unit #104.
 The Petitioner is proposing to divide an existing 2-bedroom condominium into 2 units, a 1-bedroom unit and a studio.
 The above petition has been filed by John Simonakis and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: VAR-000003-2022
VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
DATED: This 26th day of December, 2022
 Published in Daily Herald
 December 26, 2022 (4593097)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of: Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates, Inverness, Melrose Park, Morton Grove, Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg, Schiller Park, South Barrington, Streamwood, Wheeling, Wilmette

County(ies) of Cook

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is general circulation throughout said Village(s), County(ies) and State.

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 12/26/2022 in said Northwest Suburbs DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, the authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Daula Baltz*
 Designee of the Publisher and Officer of the Daily Herald

Control # 4593097

Attachment: Public Notice (140 W. Wood Street #104 - VAR for multi-family unit square footage)

VILLAGE OF PALATINE
Zoning Board of Appeals

SCHEDULED 01/10/23 07:00 PM

CASE STAFF STATEMENT (ID # 8054)

1401 W. Autumn Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Ryan & Kerstin Nelson

CASE NUMBER: SU-000004-2022

ADDRESS: 1401 W. Autumn Road

PROPOSAL:
Special Use for an accessory unique use to permit chickens to be kept in the rear yard.

| | |
|---|---|
| LOCATION: 1401 W. Autumn Road District 1 (Millar) | CURRENT ZONING: P - Planned Development (Single Family Residential) |
|---|---|

SURROUNDING CONDITIONS:

| | |
|---------------|---|
| North: | R-1 Single Family Residential (Hummingbird Park) |
| South: | P - Planned Development (Single Family Residential) |
| East: | P - Planned Development (Single Family Residential) |
| West: | P - Planned Development (Single Family Residential) |

BACKGROUND:

The Petitioners are proposing to construct a coop and run to keep chickens in the rear yard of the subject property. Therefore, the Petitioner is requesting:

Special Use for an accessory unique use to permit chickens to be kept in the rear yard.

SITE ANALYSIS:

- The Subject Property is zoned Planned Development and part of the Edgewater Glen Unit 3 subdivision. The underlying setbacks and bulk restrictions conform to the R-2 standards. The Subject Property is approximately 10,651 sq. ft. and currently consists of a single-family home and an 80 sq. ft. shed in the rear yard.
- The shed was constructed through a building permit in November, 2022 and was ultimately intended to be used to house the Petitioners' chickens. The Village was

made aware of the chickens, after a neighbor had filed a complaint. This was confirmed by the Village through a scheduled building permit inspection, as the chickens were confirmed to be housed in the newly constructed shed.

- The Petitioners are proposing to build a chicken coop and run to house a maximum of 6 hens in the rear yard. The proposed coop would be 8 feet in height and would be 8'x10' (80 sq. ft.), and the run fencing would enclose an additional 54 sq. ft. With the new chicken coop, the total square footage for all accessory structures would be 160 sq. ft., which meets code (up to 700 square feet is permitted).
- The proposed coop would be set approximately 10 feet from the house/deck, approximately 15 feet from the side lot line, and greater than 20 feet from the rear lot line.
- Per the submitted application addendum, the Petitioners are utilizing a deep litter method with a layer of sand covered in straw for managing the chickens' waste. All soiled straw from the process is disposed of in trash bags and placed in garbage cans for regular pick-up.
- The Petitioners are proposing to install a 6-foot solid fence enclosing the back yard. Per the business plan, the chickens will remain in the coop/run area at all times.
- The Petitioners have obtained signatures of consent from the majority of their neighbors in the surrounding area showing support for their Special Use request to allow chickens to be kept in the rear yard of the Subject Property.
- Within the Village, there has only been one Special Use for an Accessory Unique Use approved to permit a chicken coop at 624 W. Hill Road. This property is zoned R-1 Single Family and is approximately 1.8 acres. The approved Special Use (O-9-13) included a number of conditions including minimum setbacks from property lines, maximum number of hens, prohibiting the slaughter of hens on the property, prohibiting roosters, etc.
- In response to resident inquiries and direction from the Village Council, Staff presented a comprehensive review and an initial policy discussion regarding backyard hens at the November 21, 2022 Village Council meeting. This discussion did not recommend any initial process changes to the current single-family residential accessory unique use special use in the Zoning Ordinance.
- While this policy discussion did not change the current Village Code requirements, Staff outlined and presented preliminary minimum criteria for how rear yard hens could be handled in Palatine. The hen house/coop discussed criteria included the following items:
 - No roosters would be allowed
 - Solid 6-foot fence
 - (6) hen maximum
 - Fenced run required, with the hens to be confined to the coop or enclosed

- run at all times
 - Coop to be set back a minimum of 15 feet from the side lot line and 15 feet from the rear lot line (coop shall not abut the primary structure or be located in an easement)
 - Coops no more than 8 feet in height
 - Coops shall provide a minimum of 4 feet/hen
 - Chicken coops must be of sufficient size and strength to protect from predators and weather elements
- It is anticipated that there will be additional Village Council discussion about the criteria and backyard hens in the upcoming schedule. As this was discussed with the Village Council in November, Staff believes that it is relevant to include this information with the Accessory Unique Use materials.

DEPARTMENTAL REVIEWS:

| | |
|-----------------------------|-----------------------|
| Community Services | No Issues Identified. |
| Engineering | No Issues Identified. |
| Environmental Health | No Issues Identified. |
| Fire Prevention | N/A |
| Public Works | N/A |
| Police | N/A |

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The Petitioners are proposing to construct a chicken coop and run in their rear yard. The Petitioner was able to obtain letters of support from 15 of their surrounding neighbors, including those whom are directly adjacent. Per the submitted application, the Petitioners have also proposed to construct a 6-foot solid fence to combat any potential injury to the value of other properties in the neighborhood. Ultimately, this is a policy decision for the Village Council; therefore, Staff recommends action at the discretion of the Zoning Board of Appeals. If the Zoning Board of Appeals recommends approval, Staff recommends the following conditions:

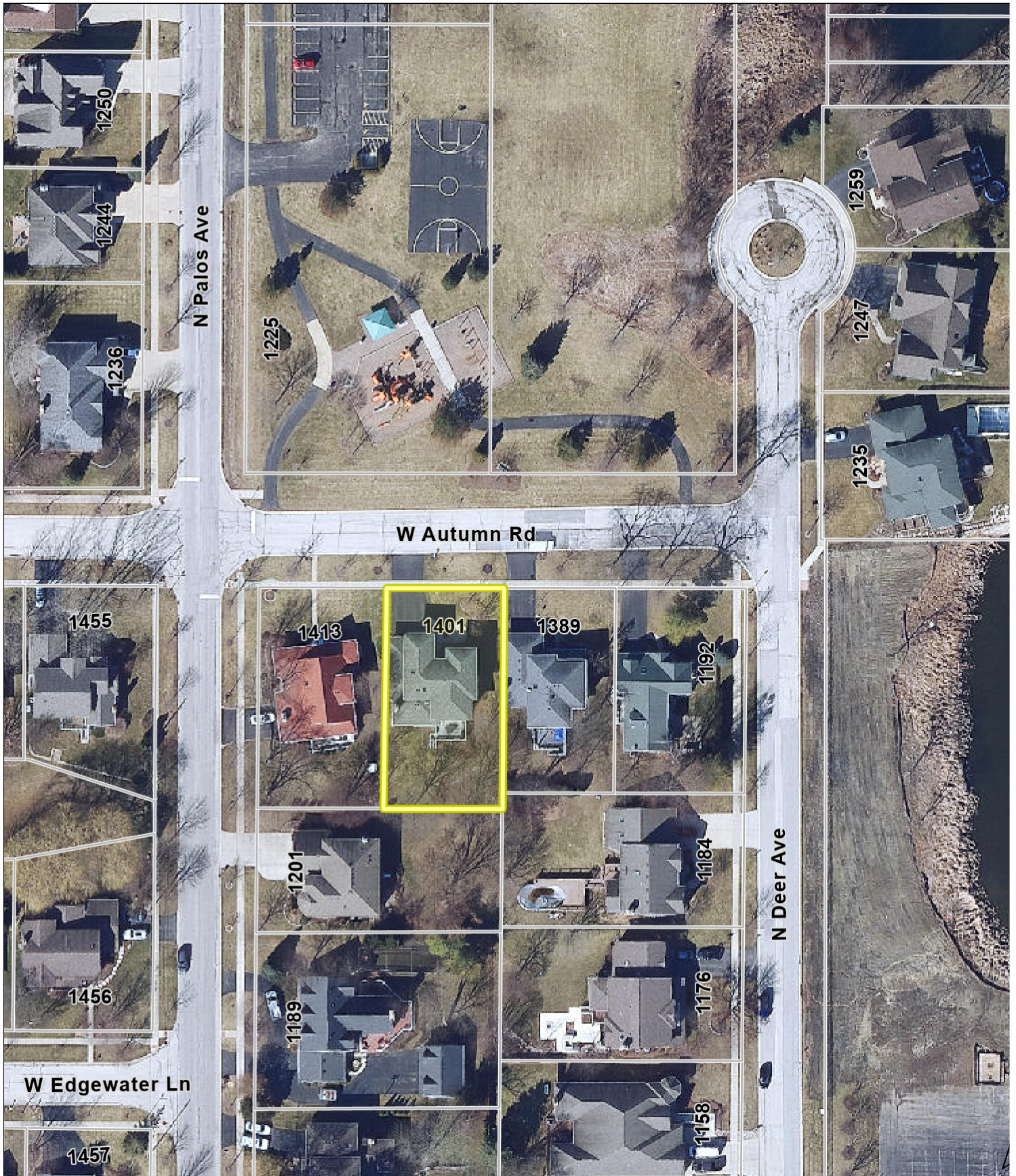
1. The Special Use shall substantially conform to the Site Plan and Coop Elevation submitted by the Petitioners, Ryan & Kerstin Nelson, except as such plans may be

changed to conform to the Village Codes and Ordinances.

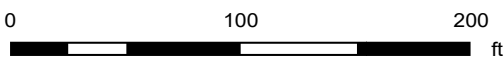
2. Roosters shall be prohibited from the property.
3. The accessory structure housing the chickens shall be screened with either a 6-foot solid fence or densely planted landscaping in a manner acceptable to the Village of Palatine.
4. A maximum of 6 hens shall be allowed as part of the Accessory Unique Use.
5. Any eggs produced as a result of the Accessory Unique Use shall not be used for business or commercial purposes.
6. A review shall be scheduled before the Village Council following 6 months of keeping the hens on the Subject Property. The Village Council reserves the right to impose additional conditions or modify conditions to address any concerns, in conjunction with the 6-month review.

ATTACHMENTS:

- Aerial Map
- Special Use Application
- Plat of Survey
- Site Plan
- Chicken Coop Elevation Details
- Chicken Run Enclosure
- Letters of support
- Public Notice



Attachment: Aerial Map (1401 W. Autumn Road - SU - Accessory Unique Use Chickens)



Print Date: 1/3/2023

Notes

Cook County Aerial 2020

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



SPECIAL USE APPLICATION

Department of Planning & Zoning
200 E. Wood Street · Palatine, IL · 60067-5339
Telephone: (847) 359-9047 · Fax (847) 963-6247

Petitioner Name

Ryan & Kerstin Nelson

Business Name (if applicable)

Subject Property Address

1401 W. Autumn Road

Please provide a description of your proposed request:

Add a solid, six foot fence to backyard, along with a hen coop and run.

Petitioner Justification

Special Uses shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That use deemed necessary for the public convenience at that location. Explain:

Backyard hens provide a free, educational resource and shareable eggs for the neighbors.

The use is designed, located, and proposed to be operated that the public health, safety, welfare will be protected. Explain:

We will be following zoning criteria for this project, as discussed in the Village Council meeting on Monday, November 21st, 2022.

Attachment: Special Use Application (1401 W. Autumn Road - SU - Accessory Unique Use Chickens)

The use will not cause substantial injury to nearby property values. Explain:

As owners, we will maintain a clean, orderly system for managing our hens.

In order to supplement the above standards, the Zoning Board of may also consider the following:

With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

- a. Will meet the following aesthetic criteria:
 - i. Will not destroy existing vistas in the area;
 - ii. Will enhance the appearance of the homes and the streets in the area; and
 - iii. Will not detract from the overall appearance of the community; or
- b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

N/A

Alex Bradshaw

Subject: FW: 1401 W. Autumn Rd - Special Use for Chickens

From: Ryan GMAIL [REDACTED]
Sent: Friday, December 16, 2022 3:40 PM
To: Alex Bradshaw <ABradshaw@palatine.il.us>
Subject: Re: 1401 W. Autumn Rd - Special Use for Chickens

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Alex,

Here are some answers below, the answers apply to the current shed or the proposed coop. Jan 10th at 7pm works for our attendance. We have received signatures from 8 residences with a 9th promised and potentially others coming via mail.

1. We are not planning on any lighting for the shed or enclosure since chickens roost and sleep as soon as the sun goes down. We are using extension cords plugged into the back porch outlet for two heating pads underneath the two waterers and the heater we have installed on the shed ceiling.
2. We are using a layer of sand covered in chopped straw for the floor of the shed. The deep litter method we are using entails turning over the soiled straw, adding zeolite granules for deodorizing, and putting fresh straw on top.

This process is used every two to three days and helps retain heat. When the straw is too high, we will remove and replace with fresh sand and straw.

Any soiled straw is disposed of in trash bags and placed in garbage cans.

3. Having researched how chickens acclimate to cold weather, we decided to add insulation to our chicken shed and provide clean towels on their roosting straw bales. If the temperature drops below 10 degrees, we have installed a heater to the ceiling of the shed to add some additional heat for their comfort.

We can discuss answers further or modify our approach depending on zoning guidelines.

Thanks to you,
 Ryan

Sent from my iPhone

On Dec 16, 2022, at 10:54 AM, Alex Bradshaw <ABradshaw@palatine.il.us> wrote:

Hi Ryan –

Attachment: Special Use Application (1401 W. Autumn Road - SU - Accessory Unique Use Chickens)

Staff has completed the internal review of your Special Use case and there were a few questions that were generated. Please review the questions below and address each accordingly.

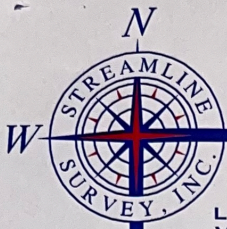
1. Will the shed or fenced enclosure be lighted in any way? If so, please describe how electrical power will be extended.
2. Please describe chicken waste pick-up process. How often and how/where is it disposed? Are you planning to use mulch or a similar material on the ground within the fence cage/enclosure.
3. How will the chickens be protected from significant cold during the winter?

With our outstanding questions aside, I believe we are ready to schedule the required public hearing before the Zoning Board of Appeals for the first meeting in January. The meeting will be held here at Village Hall on Tuesday, January 10th at 7 PM. Please let me know if this date does not work for you and we will reschedule.

Contact me with questions.

Thank you,

Alex Bradshaw | Planner
Planning & Zoning Department
200 E. Wood Street | Palatine, IL 60067
T: 847-359-9056 | abradshaw@palatine.il.us

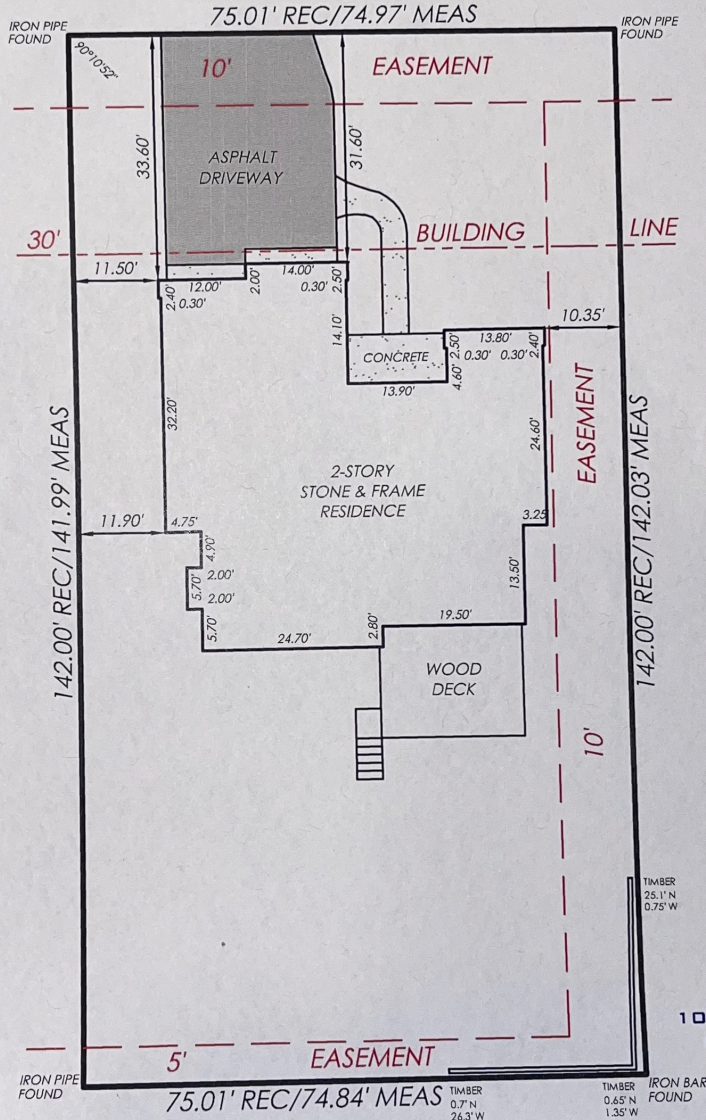


PLAT OF SURVEY

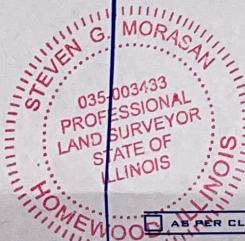
18148 S. MARTIN AVE. HOMEWOOD, IL 60430 708-1-SURVEY (478-7839) 708-478-4076 FAX

LOT 5 IN EDGEWATER GLEN UNIT 3, BEING A RESUBDIVISION OF VARIOUS LOTS IN PERCY E. WILSON'S FOREST VIEW HIGHLANDS, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 AND PARTS OF VACATED AUTUMN ROAD (FORMERLY GLENCOE STREET), DEER AVENUE AND PALOS AVENUE ACCORDING TO PLATS OF VACATION RECORDED ON AUGUST 1, 1991 AS DOCUMENT 91288829 AND SEPTEMBER 15, 2003 AS DOCUMENT 0325810049, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID EDGEWATER GLEN UNIT 3, RECORDED SEPTEMBER 15, 2003 AS DOCUMENT 0325810050, IN COOK COUNTY, ILLINOIS.

AUTUMN ROAD



LOT AREA:
10,651.4 SQ. FT.
0.24 ACRES



AS PER CLIENT/AGENT, MONUMENTS NOT RECOVERED AT THE TIME OF THIS SURVEY WERE NOT RESET.

STATE OF ILLINOIS) STATE OF ILLINOIS REG. # 184-002702
COUNTY OF COOK)

ON BEHALF OF STREAMLINE SURVEY, INC., I HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

STREAMLINE SURVEY, INC.

BY: [Signature] DATED: 03-29, 2018
REGISTERED ILLINOIS LAND SURVEYOR

DATE OF LICENSE EXPIRATION: NOVEMBER 30, 2018 DATE OF FIELD WORK COMPLETION: MARCH 29, 2018

REVIEW YOUR DESCRIPTION AND PHYSICAL EVIDENCE WITH THIS PLAT AND REPORT ANY DIFFERENCES YOU MAY FIND.

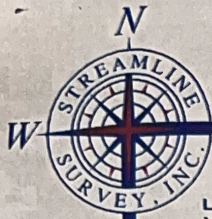
ALL DISTANCES AS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. NO ANGLES OR DISTANCES ARE TO BE DETERMINED BY SCALING.

SCALE: 1"=20'
JOB NO.: 18-0349
ADDRESS: 1401 W. AUTUMN RD.
PALATINE, IL
P.I.N.: 02-09-302-017
TOWNSHIP: PALATINE
ORDERED BY: DOUG FOURNIER



S

Attachment: Plat of Survey (1401 W. Autumn Road - SU - Accessory Unique Use Chickens)

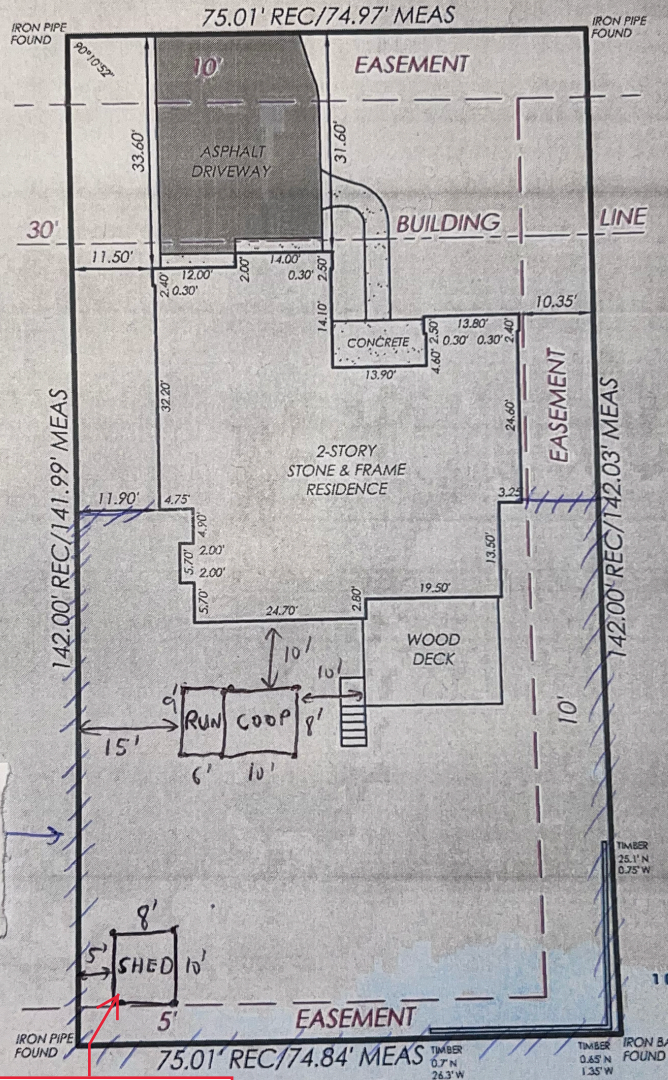


PLAT OF SURVEY

18148 S. MARTIN AVE. HOMEWOOD, IL 60430 708-J-SURVEY (478-7839) 708-478-4076 FAX

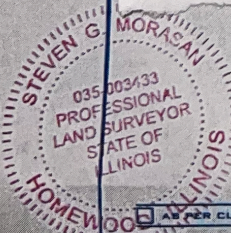
LOT 5 IN EDGEWATER GLEN UNIT 3, BEING A RESUBDIVISION OF VARIOUS LOTS IN PERCY E. WILSON'S FOREST VIEW HIGHLANDS, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 AND PARTS OF VACATED AUTUMN ROAD (FORMERLY GLENCOE STREET), DEER AVENUE AND PALOS AVENUE ACCORDING TO PLATS OF VACATION RECORDED ON AUGUST 1, 1991 AS DOCUMENT 91288829 AND SEPTEMBER 15, 2003 AS DOCUMENT 0325810049, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID EDGEWATER GLEN UNIT 3, RECORDED SEPTEMBER 15, 2003 AS DOCUMENT 0325810050, IN COOK COUNTY, ILLINOIS.

AUTUMN ROAD



6' SOLID FENCE

Existing Shed



ALL PER CLIENT/AGENT, MONUMENTS NOT RECOVERED AT THE TIME OF THIS SURVEY WERE NOT RESET.

STATE OF ILLINOIS) 9-8
COUNTY OF COOK)

ON BEHALF OF STREAMLINE SURVEY, INC., I HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

STREAMLINE SURVEY, INC.

BY: [Signature] REGISTERED ILLINOIS LAND SURVEYOR DATED: 03-29-18

DATE OF LICENSE EXPIRATION: NOVEMBER 30, 2018 DATE OF FIELD WORK COMPLETION: MARCH 29, 2018

REVIEW YOUR DESCRIPTION AND PHYSICAL EVIDENCE WITH THIS PLAT AND REPORT ANY DIFFERENCES YOU MAY FIND.

ALL DISTANCES AS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. NO ANGLES OR DISTANCES ARE TO BE DETERMINED BY SCALING.

SCALE: 1"=20'
JOB NO.: 18-0349
ADDRESS: 1401 W. AUTUMN RD. PALATINE, IL
P.I.N.: 02-09-302-017
TOWNSHIP: PALATINE
ORDERED BY: DOUG FOURNIER



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STREAMLINE SURVEY, INC. 2018

Attachment: Site Plan (1401 W. Autumn Road - SU - Accessory Unique Use Chickens)

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 - Vinyl Storage Sheds
 - Metal Storage Sheds
 - Plastic Storage Sheds
 - Wood Storage Sheds
 - DuraMax Vinyl Sheds
 - Arrow Outdoor Sheds
 - Lifetime Plastic Sheds
 - Suncast Resin Sheds
 - ShelterLogic Fabric Sheds
 - Best Barns Wood Sheds
 - Handy Home Sheds**
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SHIPPING GUARANTEE Theft Protection Purchase Guarantee Lowest Price Guarantee

Handy Home Avondale 10x8 Wood Shed w/ Floor

~~\$2,499.99~~ **\$1,999.95**

[18242-6]

★★★★★ (23) Reviews

BUY NOW

Limited time Exclusive offer, this shed includes window with shutters and a wood floor! Everything is pre-cut and pre-primed!

FREE Shipping!
***2-4 Week Delivery Time**



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Manufacturer

Store Reviews

ROBERT R.
26 Nov 2022

All the information I needed to have to purchase was ...

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ACCREDITED BUSINESS
Rating: A+

FREE FAST SHIPPING **BUY NOW**

Small 1-5 Days | Large 3-10 Days

Handy Home Products Avondale 10'W x 8'D x 8'H Wood Storage Shed Kit w/ Bonus Floor and Window Included! (model 18242-6)

*****New and Improved ALL 2x4 Stud Construction!*****

Our **10x8 Avondale Value wood shed with floor and window** from Handy Home Products is a great low costing solution for your backyard storage needs! **This is an Exclusive Limited Time Offer and you will not find a**

Tell A Friend

Tell someone you know about this product

Add To Cart

Attachment: Chicken Coop Elevation Details (1401 W. Autumn Road - SU - Accessory Unique Use Chickens)

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Handy Home Avondale 10x8 Wood Shed w/ Floor



Handy Home Cumberland 10x12 Wood Storage Shed Kit



Handy Home Phoenix 8x10 Solar Shed Greenhouse Kit



Handy Home Cumberland 10x16 Wood Storage Shed Kit



Handy Home Columbia 12x16 Wood Storage Shed Kit

Customer Service

and ready for assembly! The doors are pre-assembled and pre-hung to save you even more time. The shed doors come with a durable, rust resistant swivel hasp and galvanized steel hinges. Hinges are continuous from top to bottom to prevent sagging. **Smartside siding is treated to prevent fungal decay and insect infestation.** Siding is also **pre-primed** and ready for your finishing coat of paint! Also included is an illustrated owners manual written with the novice in mind to help any average do-it-yourselfer with no carpentry skills assemble the shed with ease! **Wood flooring included! We've also included 1 Window with Shutters!**

Features:

- Solid 2" x 4" stud construction with 2" x 4" rafters - *(only approved for use in Florida with permit and additional hurricane straps not included. Please obtain permit prior to ordering.)*
- Extra wide, pre-hung lockable double doors
- Pre-treated and pre-primed engineered wood siding
- All hardware needed for assembly included
- Wood flooring included!
- *Paint, stain, drip edge and shingles provided by homeowner / not included*
- **10 Year Limited Warranty!**
- **Made in the USA!**
- **FREE Fast Shipping!**

Specifications:

Model: 18242-6
Size: 10W x 8D (120"W x 96"D x 96"H)
Double doors: 54"W
Wall height: 6'H
Peak height: 8'H

Wood Floor Kit Included!

- Treated 2x4 Floor Joists
- Spaced 24" On Center
- Finished with 5/8" OSB Decking



Great for the price. Since it is an 8'x10' collapsed onto a ..



More features and style for your money.

- A** 2 x 4 construction for demanding snow and wind loads.
- B** Pre-assembled, pre-hung doors feature steel stiffener to resist warping.
- C** Treated, factory-primed engineered wood siding.
- D** Premium rust-resistant, keyed locking lever offers security for your building's contents.
- E** One free window included!



Shown: Somerset 8'x12', with optional window, shutters and flowerbox.

Attachment: Chicken Coop Elevation Details (1401 W. Autumn Road - SU - Accessory Unique Use Chickens)



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Questions? CALL US!
 1-877-30-SHEDS
 8am-1am CDT
 7 Days a Week!

SEND EMAIL

FREE FAST SHIPPING
 3-10 DAYS TO YOUR HOME



AWESOME DEALS
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9,000+
 5-STAR RATINGS
 Shopper Approved

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OR



Easy Assembly

STEP 1 – FOUNDATION

Assemble our optional pre-cut floor kit or prepare your own wood or concrete foundation.

STEP 2 – ASSEMBLE WALL SECTIONS

Pre-cut studs, plates and wall panels allow quick assembly of wall sections.

STEP 3 – STAND WALLS

Stand assembled walls and attach to foundation.

STEP 4 – ROOF TRUSSES

Roof truss halves assemble quickly with strong wood gussets and attach to wall top plates.

STEP 5 – ROOF

Attach roof and gable panels to trusses.

STEP 6 – INSTALL DOORS

Pre-assembled, pre-hung doors simplify installation

STEP 7 – TRIM

Attach pre-cut trim.

STEP 8 – HARDWARE

Complete by installing door hardware and weatherstrip.

Your building is now ready to paint and shingle. (sold separately)



The New Avondale Shed is now constructed with All 2x4 studs!



View of our Avondale wood shed assembled



Add Recommended Accessories:

- Windows & Shutters: FREE Window w/ Shutters Included!
- Wood Floor Kit: FREE Floor Kit Included!

Attachment: Chicken Coop Elevation Details (1401 W. Autumn Road - SU - Accessory Unique Use Chickens)

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Rating: A+

out our Pricematch Form and we will beat any valid online competitors price! *We do not pricematch past orders, local stores, prices below our costs, clubs or warehouses and the item must be in stock.



Currently viewing: Handy Home Avondale 10x8 Wood Shed Kit w/ Floor (18242-6)

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Attachment: Chicken Coop Elevation Details (1401 W. Autumn Road - SU - Accessory Unique Use Chickens)



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Homepage (/) / Chicken Coops, Chicken Runs, Chicken Fencing and lots more (/shop/chicken_keeping/) / Omlet Walk In Chicken Runs

Omlet Walk In Chicken Runs

Give your chickens more safe space in the backyard with Omlet's Walk in Chicken Run - the chicken enclosure that can be customised to provide both brilliant exercise opportunities and amazing entertainment!



Watch the video to see how the Walk In Run solves all your chicken keeping problems!



"I am delighted with my walk in run. It is easy to put together and blends beautifully into my backyard. My chickens are very happy! They have much more space and are safe from the pesky raccoons and fox who constantly visits the backyard!" - Rita

Verified Reviews
★★★★★
View All 349 Reviews >

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Walk in Chicken Run - 9ft x 13ft x 6ft

\$1,499.99 Ex Tax

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Choose Your Omlet Walk In Chicken Runs

Attachment: Chicken Run Enclosure (1401 W. Autumn Road - SU - Accessory Unique Use Chickens)

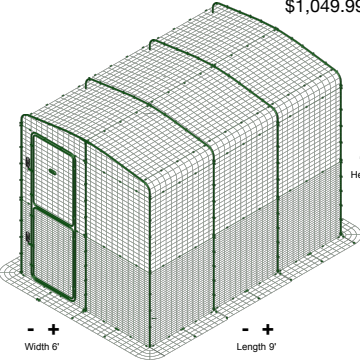
Pre-Configured Options

| | | | | |
|----------|----------|------------|------------|------------|
| \$599.99 | \$849.99 | \$1,049.99 | \$1,299.99 | \$1,499.99 |
|----------|----------|------------|------------|------------|

Pay as low as \$88/mo Klarna. See if you're prequalified

\$1,049.99 Ex. Tax Add to Cart

In Stock



- +
Width 6'

- +
Length 9'

- +
Height 6'8"

+
Add an Eglu
Connector Kit

Dimensions Including Skirt: Width 7'3", Height 6'8", Length 10'3"

5 Things You'll Love About the Walk In Chicken Run

Attachment: Chicken Run Enclosure (1401 W. Autumn Road - SU - Accessory Unique Use Chickens)



Spacious >

Give your hens more space to play and explore in a chicken run



Secure >

Complete peace of mind for you and your hens



Engaging >

Accessorize your chicken run with stimulating hentertainment



Combine >

Works with all Eglus and wooden coops



Expandable >

Choose your size and extend your chicken run at any time

Let Your Chickens Out to Play



The Walk in Chicken Run gives your hens a larger area to explore, in complete safety!

Attachment: Chicken Run Enclosure (1401 W. Autumn Road - SU - Accessory Unique Use Chickens)

Fun loving chickens everywhere swear by Omlet's Walk In Chicken Run, and so do their owners! Designed to work with any kind of [chicken coop \(https://www.omlet.us/shop/chicken_keeping/eglu-cube-large-chicken-coop-with-runs/\)](https://www.omlet.us/shop/chicken_keeping/eglu-cube-large-chicken-coop-with-runs/), it is the perfect way of **providing your flock with more space to explore, play, peck and flap their wings.**

Strong, durable, beautifully subtle and extendable, as well as being available with a range of accessories for weather protection and entertainment, the Omlet Walk In Chicken Run truly checks all boxes!

Frequently asked questions



Trusted by Chicken Keepers in the US



The stable-style door can be locked from both sides to prevent accidental openings.

The Walk In Chicken run has been designed to give you **peace of mind that your flock is having an excellent time in the yard**, even when you're not around.

The super strong heavy duty steel weld mesh is in a completely different league to traditional chicken wire. Additionally, the unique anti-tunnel skirt that runs along the ground prevents predators from digging in.

Omlet's runs have been rigorously tried and tested, and have been keeping thousands of chickens all over the world safe for over 15 years!

Chicken Runs: Endless Hentertainment Opportunities

Attachment: Chicken Run Enclosure (1401 W. Autumn Road - SU - Accessory Unique Use Chickens)




The PoleTree chicken perch utilizes the vertical space in your run in the most fun way possible!

Create an engaging environment for your pets with chicken toys in your outdoor chicken run. Not only does the chicken run keep your hens safe, blend in beautifully with your backyard and improve flock relations, you can also accessorize it with a wide range of egg-citing extras.

- **PoleTree** (https://www.omlet.us/shop/chicken_keeping/customizable-chicken-perch-poletree/) - Chickens have a natural desire to perch at the highest available point. A perching activity center designed for the Walk In Chicken Run gives your chickens the opportunity to do everything they love!
- **Chicken Peck Toys and Treat Holders** (https://www.omlet.us/shop/chicken_keeping/chicken_peck_toy/) - Keep your hens entertained, encouraging problem solving and natural foraging behaviors.
- **Chicken Swing** (https://www.omlet.us/shop/chicken_keeping/the_chicken_swing/) - A swingingly exciting challenge for a perching experience your hens will never get bored of.

6 Reasons To Buy From Omlet

| | | |
|---|---|--|
|  30 Day Money Back Guarantee |  Fast Delivery |  2 Year Warranty |
|  Excellent Customer Service |  Secure Payment |  Over 17,000 5 Star Reviews |

A Complete Hen Habitat - Compatible With All Coops

Attachment: Chicken Run Enclosure (1401 W. Autumn Road - SU - Accessory Unique Use Chickens)



No matter what coop you have, the Walk in Run will be a great addition to your setup.

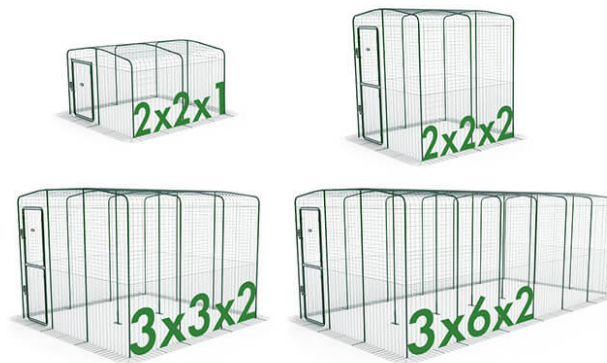
No chicken run is complete without a coop! Eglus, wooden coops and DIY designs are all compatible with Omlet's Walk in Chicken Run. Use the purpose designed connection kits to securely link your [Eglu Chicken Coop](https://www.omlet.us/shop/chicken_keeping/eglu-cube-large-chicken-coop-with-runs/) to the outside of the run. You can also place any chicken house inside the run to give your flock a cozy spot to return to for roosting and all important egg-laying.

Perfect if you want to give your flock a complete hen habitat with plenty of space. The added height also makes it easier for you to spend quality time with your pets and really get to know them!



See more customer images!

Go Bigger, Wider, Longer - At Any Time!



Get a large run straight away, or extend as your flock grows!

One of the great advantages of the modular design is that you can add sections to your chicken run to extend it, whenever you want. Maybe you're looking to extend your flock, or just want to treat your chickens to more safe pecking space?

The run can be extended to 2 panels high, 3 panels wide, and however long you want it. It's never been easier to create an enclosure that truly fits your flock, and the space you've got.

Designed by Chicken Keeping Experts



Omlet designs the products that chickens (and chicken keepers) want.

We have been tirelessly working around the cluck to create and perfect a chicken run solution that eliminates all hen keeping concerns. Here are some more awesome features you'll love about the Omlet Walk in Chicken Run:

- Walk in height makes spending time with your pets easier
- Half height run for a more economical way to expand
- Subtle dark green mesh that blends in beautifully
- Easy access stable style door
- Safety lock to prevent curious chickens sneaking out

"Such a great product. Previously I had a coop and separate run and was picking them up to put them out which would stress them out and me. Now they're happy, and I can sit out watching them with a glass of wine."
— Ellie

Customize Your Chicken Run to Suit Your Flock

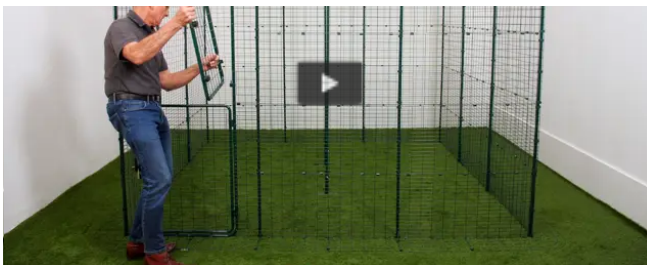


There are lots of ways of making the run perfect for your needs.

There are plenty of ways to make your Walk in Chicken Run into even more of a dream space for your flock.

- Wide range of custom made [weather protection covers](https://www.omlet.us/shop/chicken_keeping/eqlu_weather_protection/) (https://www.omlet.us/shop/chicken_keeping/eqlu_weather_protection/) keeping hens dry in all weathers
- Customizable with a [walk in porch](https://www.omlet.us/shop/chicken_keeping/walk_in_chicken_run_porch/) (https://www.omlet.us/shop/chicken_keeping/walk_in_chicken_run_porch/) and [run partitions](https://www.omlet.us/shop/chicken_keeping/walk_in_chicken_run_partition/) (https://www.omlet.us/shop/chicken_keeping/walk_in_chicken_run_partition/)
- Omlet's [Automatic Chicken Coop Door](https://www.omlet.us/shop/chicken_keeping/automatic_chicken_coop_door_opener/) (https://www.omlet.us/shop/chicken_keeping/automatic_chicken_coop_door_opener/) fits to the mesh to limit night time free ranging

Easy To Assemble With Helpful 'How To Build' Videos



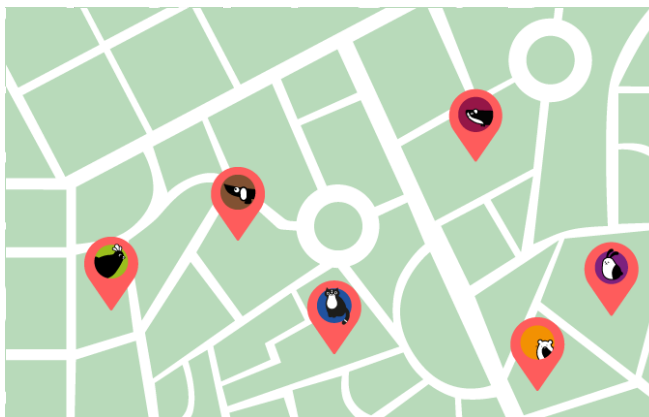
With the 'How to Build' videos, building the run is a breeze.

Your chicken run will arrive flat-packed for easy delivery to your backyard. Then you can just follow the clear step-by-step assembly video filmed in real time, and your chicken runs will be up in no time!

The only tool you will need is a pozi/Philips head (cross type) screwdriver for the door bolt; the rest of the run is assembled using Omlet's patented run clips.

Ready to create your own?

Get started!



Speak to a Walk In Chicken Run Ambassador Near You!

Omlet Ambassadors are **customers turned product eggsperts!** They can answer all your questions about the Walk In Chicken Run, and share their experience using it with their hens.

1. Click on the map image
2. Connect with an ambassador
3. All your questions answered!

Frequently Asked Questions

- Which size chicken run should I get? +
- Is the run predator proof? +
- I have a very uneven lawn, can I still use the Walk In Chicken Run? +
- What are the dimensions of the mesh? +
- Can I attach an Eglu to my Walk In Chicken Run? +
- Can I place the door anywhere on the run? +
- How big is the door? +
- Can the run be moved? +
- Can I fix my run to a building? +
- How can I extend my run? +
- How many covers do I need to cover the roof of my run? +

Attachment: Chicken Run Enclosure (1401 W. Autumn Road - SU - Accessory Unique Use Chickens)

- Can the run be kept outdoors all year around? +
- Can I keep chicks in the Walk In run? +
- Can I use the run for other animals, like ducks or quails? +
- Can I attach the run to a building? +
- Will wild birds be able to access the run? +

Got another question?
 Please contact our friendly [customer services team](https://www.omlet.us/misc/contact_us) (https://www.omlet.us/misc/contact_us) or call us on 6464341104.

Verified Reviews - Omlet Walk In Chicken Runs

| | | |
|--|--|--|
| <p>5 Stars (/reviews/walk-in-chicken-runs/?rating=10)</p> | <p>279 (/reviews/walk-in-chicken-runs/?rating=10)</p> | <p>Average Rating: ★★★★★ Based on 349 Verified Reviews. (/reviews/walk-in-chicken-runs/)</p> |
| <p>4 Stars (/reviews/walk-in-chicken-runs/?rating=8)</p> | <p>55 (/reviews/walk-in-chicken-runs/?rating=8)</p> | <p>Write Review (/reviews/walk-in-chicken-runs/write/)</p> |
| <p>3 Stars (/reviews/walk-in-chicken-runs/?rating=6)</p> | <p>11 (/reviews/walk-in-chicken-runs/?rating=6)</p> | |
| <p>2 Stars:</p> | <p>0</p> | |
| <p>1 Star (/reviews/walk-in-chicken-runs/?rating=2)</p> | <p>4 (/reviews/walk-in-chicken-runs/?rating=2)</p> | |

★★★★★ **Fabulous solution to flockdown!!** - Sally, West Midlands, 21 November 2022

After having to keep our fluffies restricted for months 2021/22 separating them into smaller groups to give them room in pens keeping them safe from avian flu. It was heartbreaking to think of doing it to them again after watching them become a complete flock over the summer months. So when restrictions were reinstated again we were desperate to find a solution. We've had omlet runs for over 10 years so was the obvious place to turn. We ordered 2m x 6m walk in run where we put our omlet coop inside. It's been a great success 8 happy silkies with room to roam safely and access to the warmth and laying facilities they need. We have covered the roof and sides of the run with see through waterproof protection in compliance with avian flu laws.

Review for: Walk in Chicken Run - 6ft x 9ft x 6ft
 The reviewer has 8-10 Silkies pets

★★★★★ **Amazing quality** - Amanda/Jeffrey, Wales Gwynedd, 10 November 2022

We have now extended from a 2x2x3 to a 2x3x4. Also bought the cube and now looking at the gutter coverings. Easy to assemble as long as you follow the guide. This in its self was very easy to follow. Looks like you have lots of screws ect.... but very simple. Yes it might look a bit pricey, but you will have saved loads for the future, have peace of mind and know Mr fox aint getting your birds! You cant put a price on safety and good quality. Now my girls are ready incase we have a flock down, and have a good size enclosure and warm snug house.

Review for: Walk in Chicken Run - 9ft x 13ft x 6ft
 The reviewer has 8-10 Rescue hens pets

☆☆☆☆ **Beware: NOT snake proof!!** - Emma, 6 November 2022

Attachment: Chicken Run Enclosure (1401 W. Autumn Road - SU - Accessory Unique Use Chickens)

We were so excited to get our walk in chicken run and thought our chickens would be safe and secure, so you can imagine our devastation when we found a 2m carpet python strangling our mama hen a couple of weeks ago. I was in disbelief that the run could have failed but we realised quickly enough that the snake could easily fit through the holes in the upper wire panels. We now have chicks to hand-raise, a run that is not predator-proof and we have lost our favourite hen. Very upsetting for the kids! I feel so disappointed because up until now I've been really happy with Omlet products, but I can't get past why the run isn't made from smaller snake-proof mesh.

Review for: Walk in Chicken Run - 9ft x 13ft x 6ft

The reviewer has 6-8 pets

Omlet Says: Dear Emma, Thank you for taking the time to bring your experience to our attention. We are sorry to hear of the loss of your hen and we understand how difficult this must be for your family. As indicated in our FAQ, the lower half mesh is 25 x 75mm, and the upper half mesh and the roof panels are 50 x 75mm. Our engineers designed the panels in this way for safety reasons related to the weight and structure of the run. While the strong materials and thought-out design makes it extremely hard for predators to get to your pets, unfortunately no run is 100% predator proof. For our customers living in regions with specific types of predators able to fit in the dimensions of the mesh, we would recommend adding an extra layer of smaller mesh around the roof and the top panels to prevent these predators from going inside the run. Nevertheless, we understand that every product can be enhanced, which is why your experience has been shared with our Product Design Team, and further investigations will be done in order to try to improve our walk-in runs even more. We extend our deepest sympathies to you and your family, and we remain at your disposal for any query. Yours, The Omlet Customer Services team

★★★★★ Just Perfect - Amanda/Jeffrey, 23 October 2022

We live on the side of our mountain in Wales. We have so much wildlife around at all times, so when we looked into rescuing chickens, we had to be certain we could supply them with safety. Our Omlet pen is the best way to make sure our girls are safe and protected, but most of all happy! Honestly, my partner us like a kid in a sweet shop when he goes on the Omlet site???? You literally get what you pay when buying anything. The walk through pen is easy to assemble, sturdy and can be extended, which I have to do next! Excellent value for money, peace of mind, highly recommended and 'Just perfect x

Review for: Walk in Chicken Run - 6ft x 6ft x 6ft

The reviewer has 8-10 Rescue hens pets

★★★★★ Fantastic new chicken castle! - Caroline, 23 September 2022

Our chickens love their new enclosure as do we. It is a bit of a fiddle to erect with all the clips but once up it is sturdy and so nice to be able to unlock (easily) and either lean in the top section or walk in. No sooner was it up than we ordered an extension!

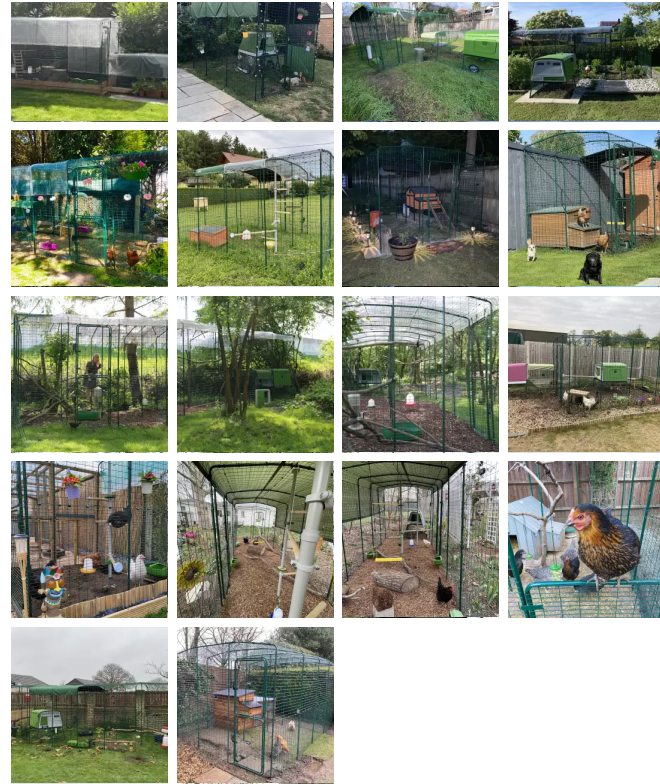
Review for: Walk in Chicken Run - 6ft x 6ft x 6ft

The reviewer has 2-4 Chickens - Dark Spec pets

[Click Here to Read More Reviews \(/reviews/walk-in-chicken-runs/\)](/reviews/walk-in-chicken-runs/)

Customer Images - Omlet Walk In Chicken Runs - 29 of 192





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Clear Tarp with Gutter Edge for Walk in Run - 6ft
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Heavy Duty Tarp with Gutter Edge for Walk in Run - 9ft
 ★★★★★ \$45.95
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Combi Tarp for Walk in Chicken Run - Roof - 6ft
 ★★★★★ \$44.95
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Attachment: Chicken Run Enclosure (1401 W. Autumn Road - SU - Accessory Unique Use Chickens)

Eglu Cube Large Chicken Coop with 9ft Run and Wheels Package...
 ★★★★★ \$1,199.00
 Over 50 in stock
 Add to Cart



Automatic Chicken Coop Door - Green
 ★★★★★ \$209.00
 (/shop/chicken_keeping/automatic_chicken_coop_door_opener)
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Omllet Screw Pegs - 12 Pack
 ★★★★★ \$27.95
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Omllet Walk in Chicken Run Porch
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Connection Kit for Outdoor Pet Run - Eglu Cube MK2 with Run
 ★★★★★ \$27.95
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Connection Kit for Outdoor Pet Run - Eglu Go
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Connection Kit for Outdoor Pet Run - Eglu Go UP with Run
 ★★★★★ \$27.95
 (/shop/chicken_keeping/spares/18053)
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Connection Kit for Outdoor Pet Run - Eglu Cube Mk1 with Run
 ★★★★★ \$7.95
 (/shop/chicken_keeping/spares/18119/connection-kit-for-eglu-cube-mk1-with-run)
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|---|---|--|---|---|---|

Attachment: Chicken Run Enclosure (1401 W. Autumn Road - SU - Accessory Unique Use Chickens)

- [/misc/become-an-affiliate/](#)
- [/parrots/](#)
- [/guide](#)
- [/hamsters/](#)
- [Pigeons and Doves](#)
- [Incubation](#)
- [/breeds](#)
- [/guide](#)
- [/pigeons_and_doves/](#)
- [/incubation/](#)
- [Rabbits](#)
- [/breeds](#)
- [/rabbits/](#)

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[Cookie & Privacy Policy \(/misc/site_policies/privacy/\)](#) VAT
[Sitemap \(/sitemap/\)](#) Number: GB837106436
Company Reg. Number: 05028498
© Omlet 2022

Attachment: Chicken Run Enclosure (1401 W. Autumn Road - SU - Accessory Unique Use Chickens)

Special Use

Ryan & Kerstin Nelson
1401 W Autumn Road
Palatine, IL 60067

December 9, 2022

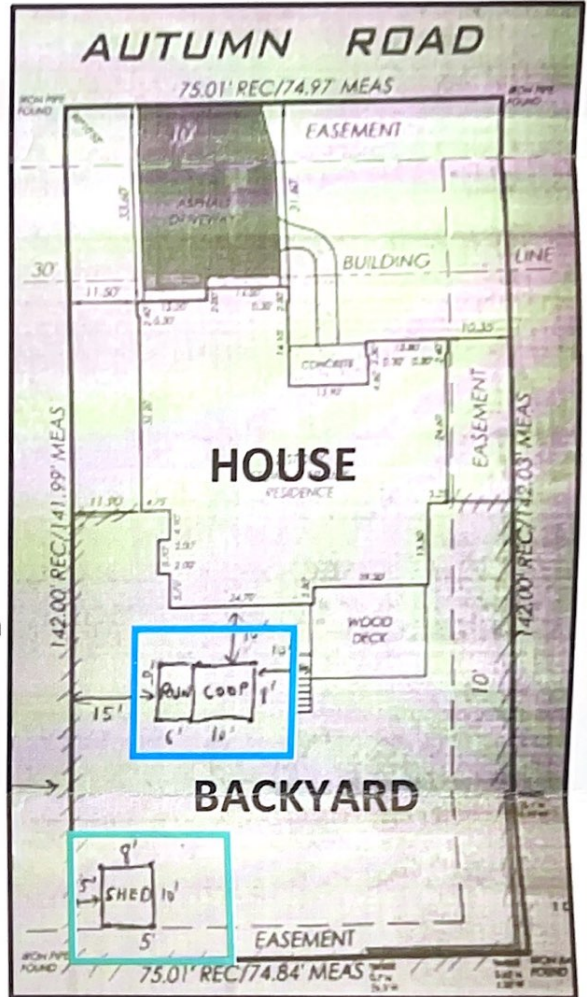
Dear Village of Palatine,

We, the neighbors of the Nelsons, do support their choice to have backyard hens and recommend approval of their Special Use.

[Please Check One Option]

We/I consider that the existing **SHED** is acceptable for the hens & that adding a backyard fence is unnecessary at this time.

We/I prefer that the hens be housed in a **COOP** structure located near the house & prefer a fence to be added to the backyard.



Sincerely, [Please print & sign your name below]

Joe & Emma Ricchio

1467 W Autumn Rd

12/26/22

Neighbor NAME(s),

Street ADDRESS,

DATE

Em Ricchio

Joe Ricchio

Attachment: Letters of support (1401 W. Autumn Road - SU - Accessory Unique Use Chickens)

Special Use

Ryan & Kerstin Nelson
1401 W Autumn Road
Palatine, IL 60067

December 9, 2022

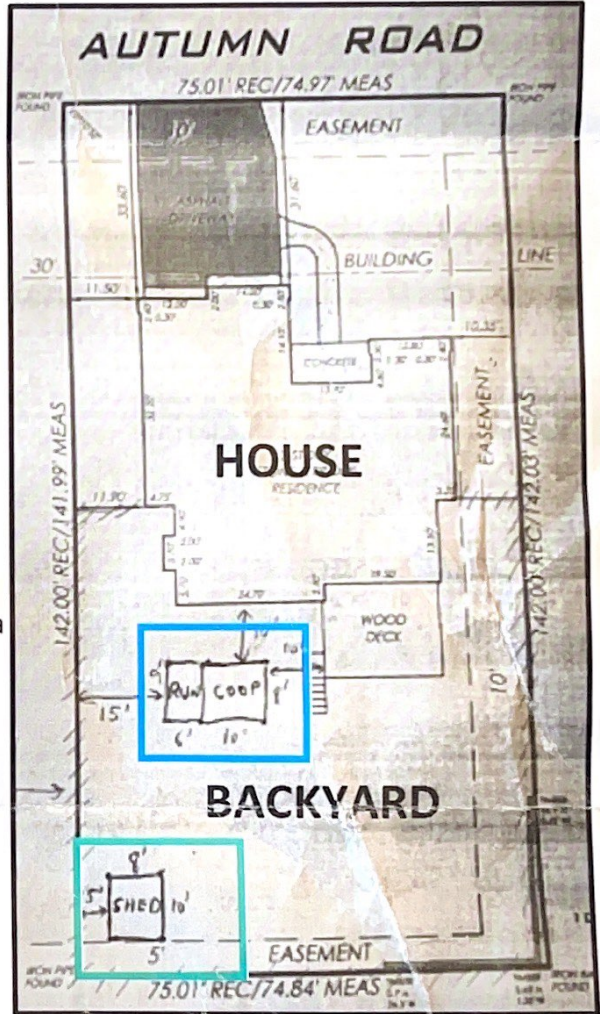
Dear Village of Palatine,

We, the neighbors of the Nelsons, do support their choice to have backyard hens and recommend approval of their Special Use.

[Please Check One Option]

We/I consider that the existing **SHED** is acceptable for the hens & that adding a backyard fence is unnecessary at this time.

We/I prefer that the hens be housed in a **COOP** structure located near the house & prefer a fence to be added to the backyard.



Sincerely, [Please print & sign your name below]

Kim Abdel-Hag
Neighbor NAME(s),

1144 N Deer Ave
Street ADDRESS,

12/18/22
DATE

Attachment: Letters of support (1401 W. Autumn Road - SU - Accessory Unique Use Chickens)

Special Use

Ryan & Kerstin Nelson
1401 W Autumn Road
Palatine, IL 60067

December 9, 2022

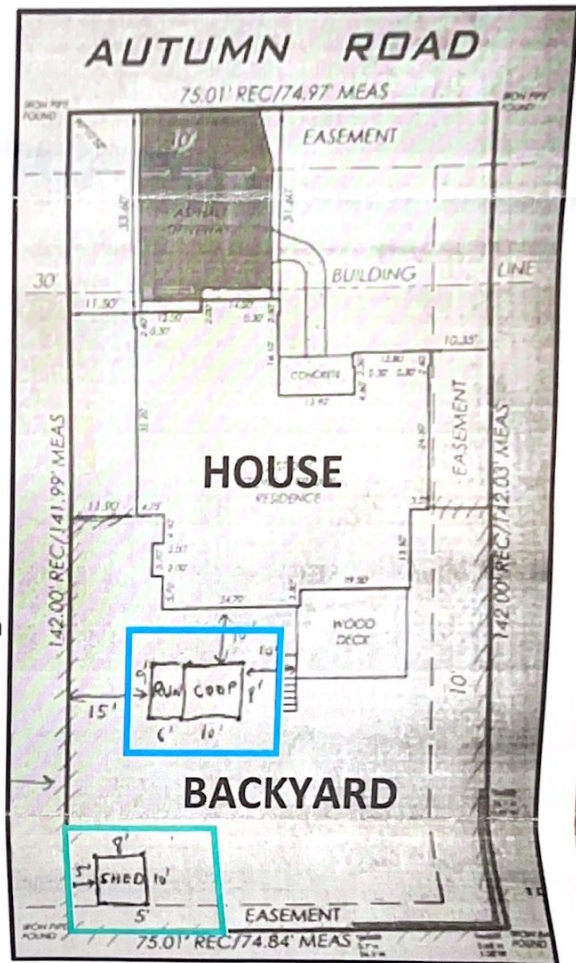
Dear Village of Palatine,

We, the neighbors of the Nelsons, do support their choice to have backyard hens and recommend approval of their Special Use.

[Please Check One Option]

We/I consider that the existing **SHED** is acceptable for the hens & that adding a backyard fence is unnecessary at this time.

We/I prefer that the hens be housed in a **COOP** structure located near the house & prefer a fence to be added to the backyard.



Sincerely, [Please print & sign your name below]

Kate & Tony Potzer 1184 N. Deer Ave. 12/22/22
Neighbor NAME(s), Street ADDRESS, DATE

Attachment: Letters of support (1401 W. Autumn Road - SU - Accessory Unique Use Chickens)

Special Use

Ryan & Kerstin Nelson
1401 W Autumn Road
Palatine, IL 60067

December 9, 2022

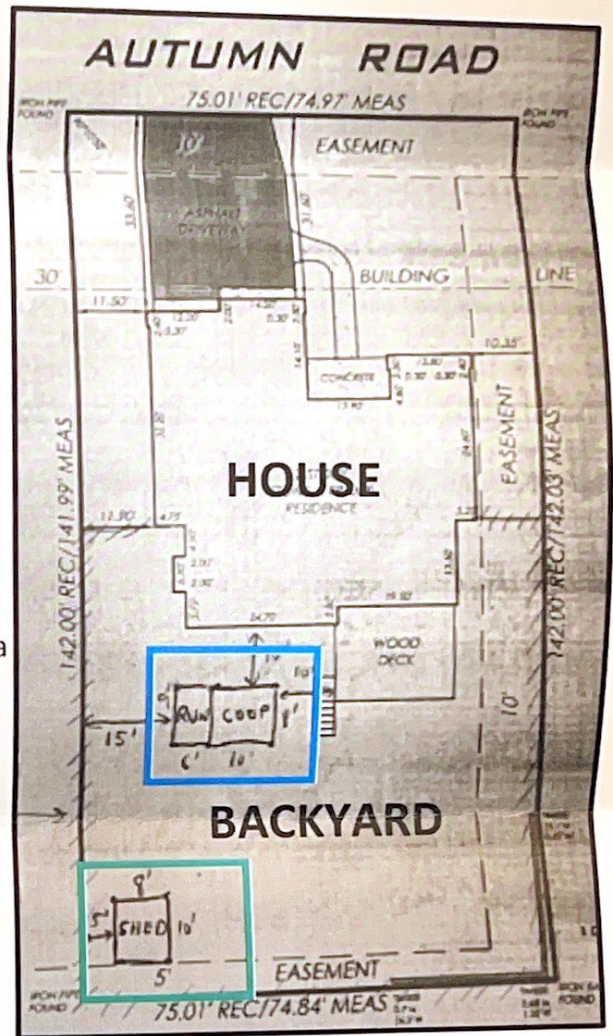
Dear Village of Palatine,

We, the neighbors of the Nelsons, do support their choice to have backyard hens and recommend approval of their Special Use.

[Please Check One Option]

We/I consider that the existing **SHED** is acceptable for the hens & that adding a backyard fence is unnecessary at this time.

We/I prefer that the hens be housed in a **COOP** structure located near the house & prefer a fence to be added to the backyard.



Sincerely, [Please print & sign your name below]

Veronica + Mark Casey 1413 W. Autumn Rd. 12/9/22
 Neighbor NAME(s), Street ADDRESS, DATE

Attachment: Letters of support (1401 W. Autumn Road - SU - Accessory Unique Use Chickens)

Special Use

Ryan & Kerstin Nelson
1401 W Autumn Road
Palatine, IL 60067

December 9, 2022

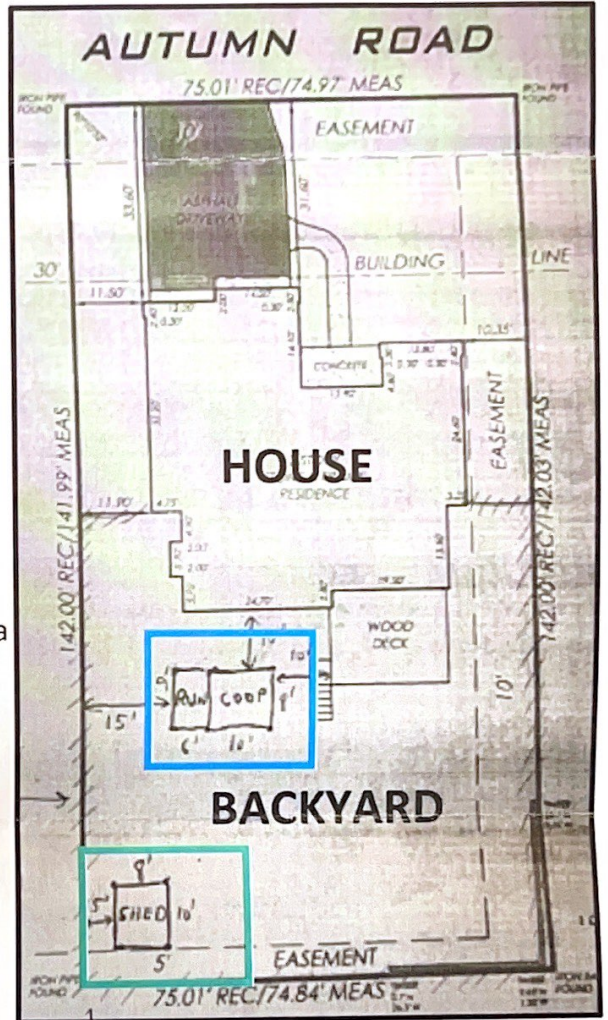
Dear Village of Palatine,

We, the neighbors of the Nelsons, do support their choice to have backyard hens and recommend approval of their Special Use.

[Please Check One Option]

We/I consider that the existing **SHED** is acceptable for the hens & that adding a backyard fence is unnecessary at this time.

We/I prefer that the hens be housed in a **COOP** structure located near the house & prefer a fence to be added to the backyard.



Welcome to the neighborhood!
Sincerely, *[Please print & sign your name below]*

DAVID, Lauren
(Elliot, Aaron)

DAVID WILLMING 1455 W Autumn 12/11/2022
 Neighbor NAME(s), Street ADDRESS, DATE

Attachment: Letters of support (1401 W. Autumn Road - SU - Accessory Unique Use Chickens)

Special Use

Ryan & Kerstin Nelson
1401 W Autumn Road
Palatine, IL 60067

December 9, 2022

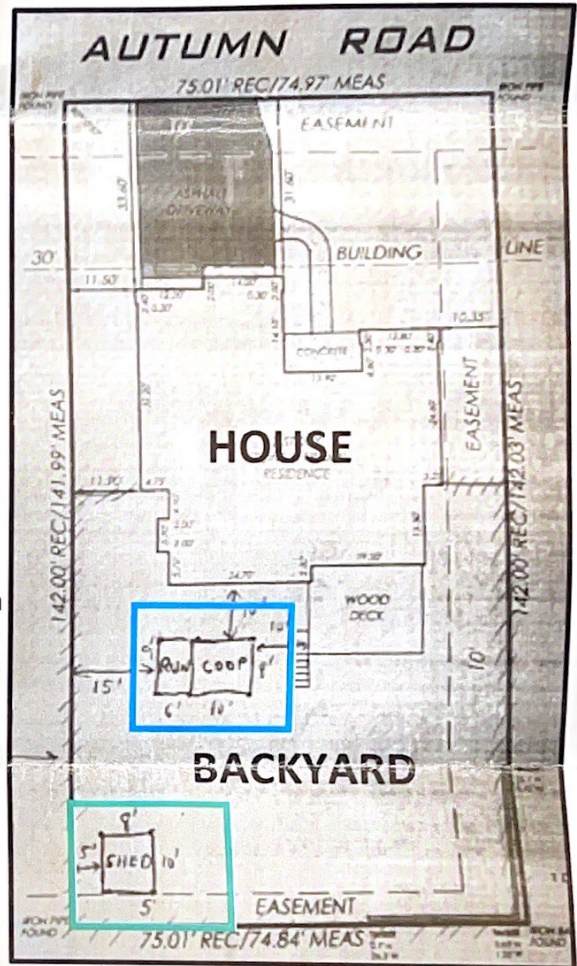
Dear Village of Palatine,

We, the neighbors of the Nelsons, do support their choice to have backyard hens and recommend approval of their Special Use.

[Please Check One Option]

We/I consider that the existing **SHED** is acceptable for the hens & that adding a backyard fence is unnecessary at this time.

We/I prefer that the hens be housed in a **COOP** structure located near the house & prefer a fence to be added to the backyard.



Sincerely, [Please print & sign your name below]

Thomas Hirsh

GOOD LUCK!

Thomas Hirsh 1457 W. EDGEWATER LN. 12/14/22
Neighbor NAME(s), Street ADDRESS, DATE

Attachment: Letters of support (1401 W. Autumn Road - SU - Accessory Unique Use Chickens)

Special Use

Ryan & Kerstin Nelson
1401 W Autumn Road
Palatine, IL 60067

December 9, 2022

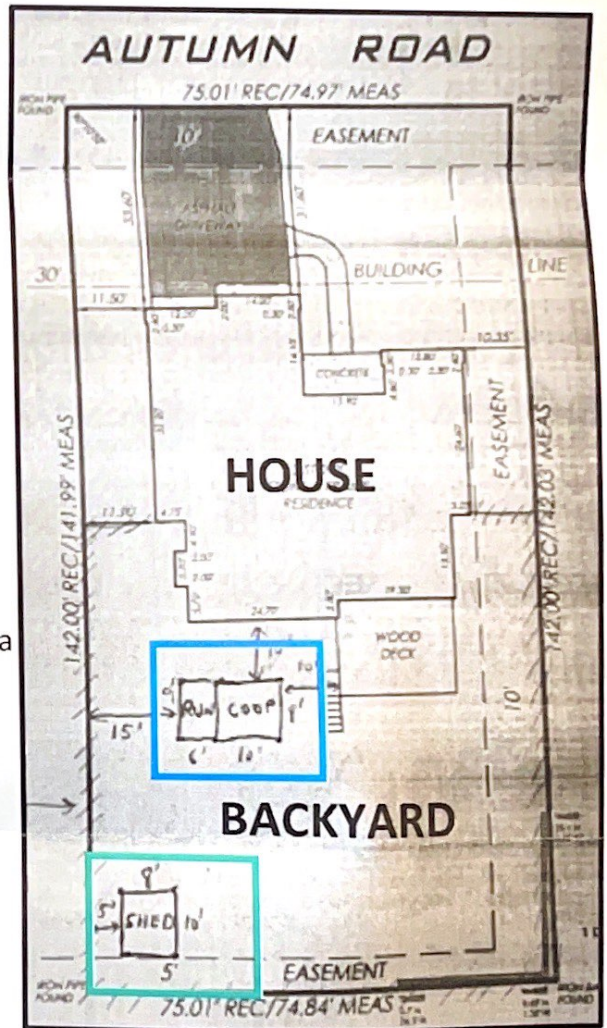
Dear Village of Palatine,

We, the neighbors of the Nelsons, do support their choice to have backyard hens and recommend approval of their Special Use.

[Please Check One Option]

We/I consider that the existing **SHED** is acceptable for the hens & that adding a backyard fence is unnecessary at this time.

We/I prefer that the hens be housed in a **COOP** structure located near the house & prefer a fence to be added to the backyard.



Sincerely, [Please print & sign your name below]

Missy Delp
Neighbor NAME(s),
Missy Delp

192 N. Deer Avenue, Palatine
Street ADDRESS,

12/9/22
DATE

Attachment: Letters of support (1401 W. Autumn Road - SU - Accessory Unique Use Chickens)

Special Use

Ryan & Kerstin Nelson
1401 W Autumn Road
Palatine, IL 60067

December 9, 2022

Dear Village of Palatine,

We, the neighbors of the Nelsons, do support their choice to have backyard hens and recommend approval of their Special Use.

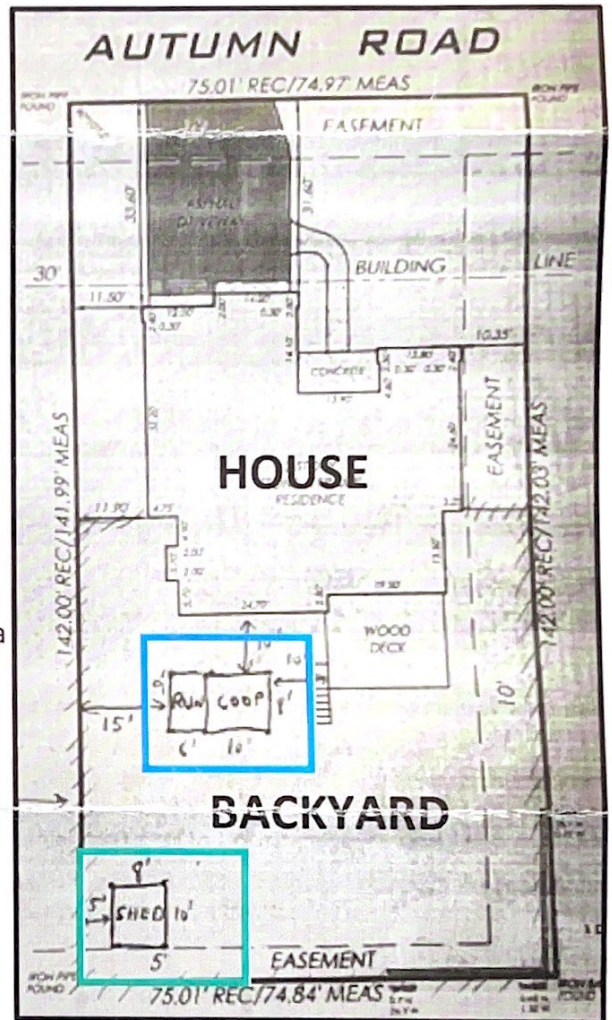
[Please Check One Option]

We/I consider that the existing **SHED** is acceptable for the hens & that adding a backyard fence is unnecessary at this time.

We/i prefer that the hens be housed in a **COOP** structure located near the house & prefer a fence to be added to the backyard.

Sincerely, [Please print & sign your name below]

Lisa & Dave Hagenbuch 1181 N. Palos Ave. Palatine 12-13-22
Neighbor NAME(s), Street ADDRESS, DATE



Attachment: Letters of support (1401 W. Autumn Road - SU - Accessory Unique Use Chickens)

Special Use

Ryan & Kerstin Nelson
1401 W Autumn Road
Palatine, IL 60067

December 9, 2022

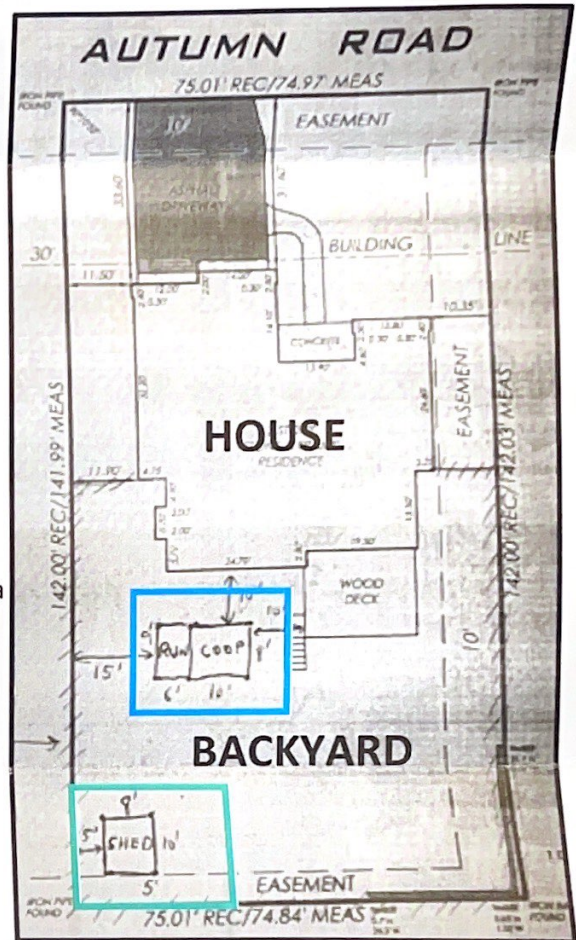
Dear Village of Palatine,

We, the neighbors of the Nelsons, do support their choice to have backyard hens and recommend approval of their Special Use.

[Please Check One Option]

We/I consider that the existing **SHED** is acceptable for the hens & that adding a backyard fence is unnecessary at this time.

We/I prefer that the hens be housed in a **COOP** structure located near the house & prefer a fence to be added to the backyard.



Sincerely, *[Please print & sign your name below]*

J. Rastkovich
Neighbor NAME(s),

1189 N Palos Ave
Street ADDRESS,

12/9/22
DATE

Attachment: Letters of support (1401 W. Autumn Road - SU - Accessory Unique Use Chickens)

Special Use

Ryan & Kerstin Nelson
1401 W Autumn Road
Palatine, IL 60067

December 9, 2022

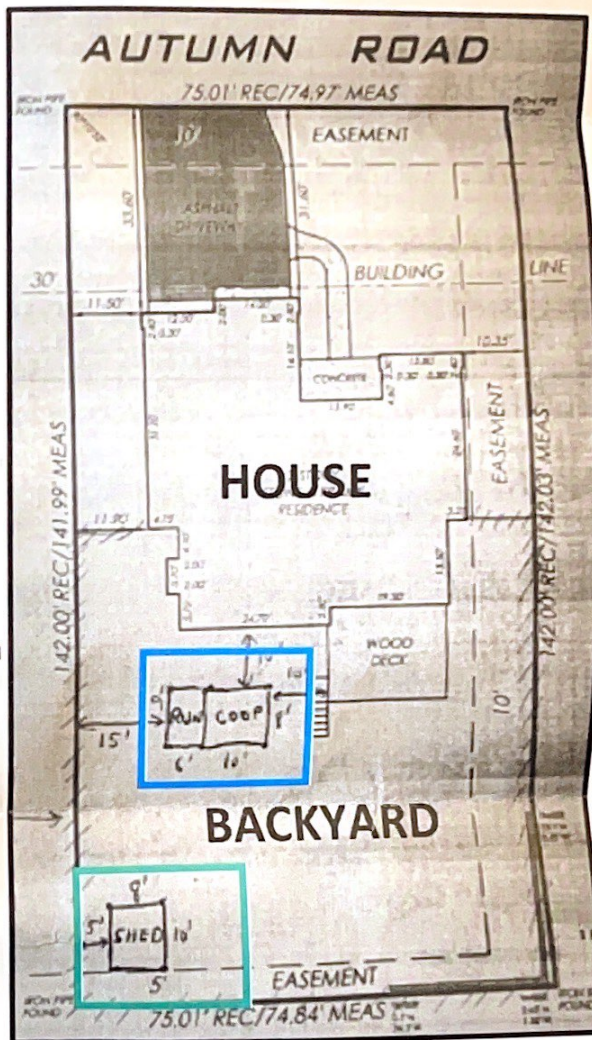
Dear Village of Palatine,

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[Please Check One Option]

We/I consider that the existing **SHED** is acceptable for the hens & that adding a backyard fence is unnecessary at this time.

We/I prefer that the hens be housed in a **COOP** structure located near the house & prefer a fence to be added to the backyard.



Sincerely, [Please print & sign your name below]

JOE & LISA OLEKSAK 1176 N DEER AVE 12/9/22
 Neighbor NAME(s), Street ADDRESS, DATE

Attachment: Letters of support (1401 W. Autumn Road - SU - Accessory Unique Use Chickens)

Special Use

Ryan & Kerstin Nelson
1401 W Autumn Road
Palatine, IL 60067

December 9, 2022

Dear Village of Palatine,

We, the neighbors of the Nelsons, do support their choice to have backyard hens and recommend approval of their Special Use.

[Please Check One Option]

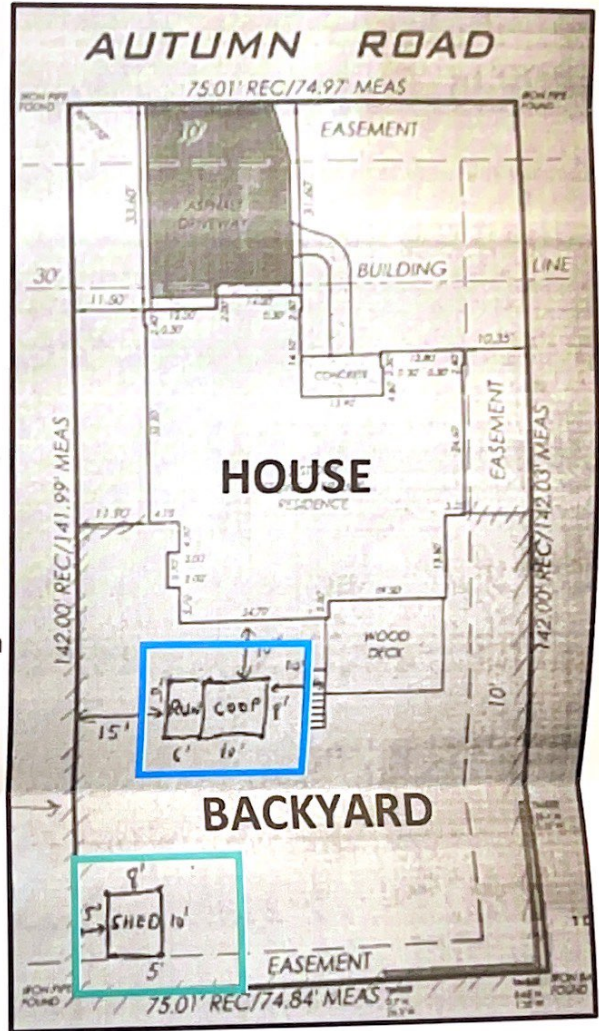
 X We/I consider that the existing **SHED** is acceptable for the hens & that adding a backyard fence is unnecessary at this time.

 We/I prefer that the hens be housed in a **COOP** structure located near the house & prefer a fence to be added to the backyard.

Sincerely, [Please print & sign your name below]

ERIC WIEBE
Neighbor NAME(s),

[Signature]
Street ADDRESS, 1456 W. EDGEWATER LN
DATE 12.9.2022



Attachment: Letters of support (1401 W. Autumn Road - SU - Accessory Unique Use Chickens)

Special Use

Ryan & Kerstin Nelson
1401 W Autumn Road
Palatine, IL 60067

December 9, 2022

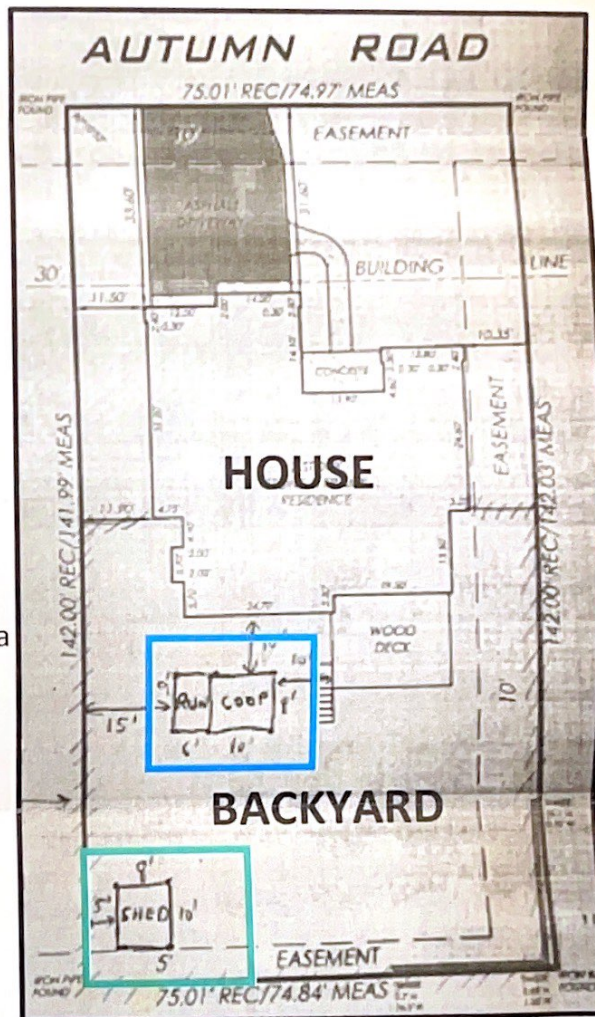
Dear Village of Palatine,

We, the neighbors of the Nelsons, do support their choice to have backyard hens and recommend approval of their Special Use.

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We/I consider that the existing **SHED** is acceptable for the hens & that adding a backyard fence is unnecessary at this time.

We/I prefer that the hens be housed in a **COOP** structure located near the house & prefer a fence to be added to the backyard.



Sincerely, [Please print & sign your name below]

Jimm Waller
Neighbor NAME(s),

1169 Palos
Street ADDRESS,

12-20-2022
DATE

Attachment: Letters of support (1401 W. Autumn Road - SU - Accessory Unique Use Chickens)

Special Use

Ryan & Kerstin Nelson
1401 W Autumn Road
Palatine, IL 60067

December 9, 2022

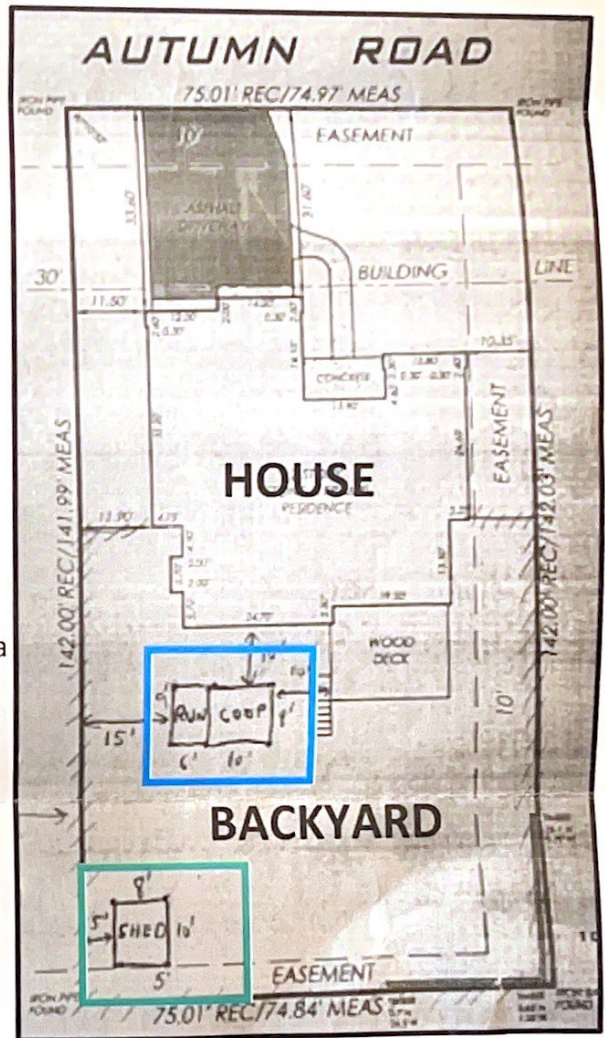
Dear Village of Palatine,

We, the neighbors of the Nelsons, do support their choice to have backyard hens and recommend approval of their Special Use.

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We/I consider that the existing **SHED** is acceptable for the hens & that adding a backyard fence is unnecessary at this time.

We/I prefer that the hens be housed in a **COOP** structure located near the house & prefer a fence to be added to the backyard.



Sincerely, [Please print & sign your name below]

Frank J. Annerino
Neighbor NAME(s),
Frank J. Annerino

1195 N. Palos Ave
Street ADDRESS,

12-11-22
DATE

Attachment: Letters of support (1401 W. Autumn Road - SU - Accessory Unique Use Chickens)

Special Use

Ryan & Kerstin Nelson
1401 W Autumn Road
Palatine, IL 60067

December 9, 2022

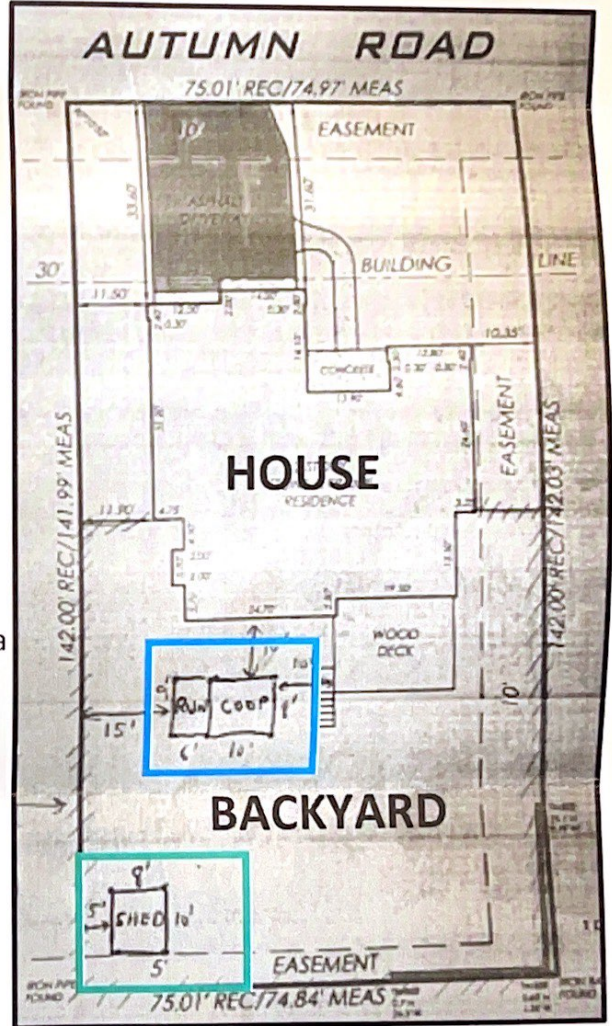
Dear Village of Palatine,

We, the neighbors of the Nelsons, do support their choice to have backyard hens and recommend approval of their Special Use.

[Please Check One Option]

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We/I prefer that the hens be housed in a **COOP** structure located near the house & prefer a fence to be added to the backyard.



Attachment: Letters of support (1401 W. Autumn Road - SU - Accessory Unique Use Chickens)

Sincerely, *[Please print & sign your name below]*

Dan + Jodi Gac 1235 N. Deer 12/15/22
Neighbor NAME(s), Street ADDRESS, DATE
Dan + Jodi Gac

PUBLIC NOTICE
 A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, January 10, 2023 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use for an accessory unique use to permit chickens to be kept in the rear yard.
 The property is commonly known as 1401 W. Autumn Road.
 The Petitioners are proposing to construct a coop and run to keep chickens in the rear yard of the subject property.
 The above petition has been filed by Ryan & Kerstin Nelson and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: SU-000004-2022
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 26th day of December, 2022
 Published in Daily Herald
 December 26, 2022 (4593098)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of: Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates, Inverness, Melrose Park, Morton Grove, Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg, Schiller Park, South Barrington, Streamwood, Wheeling, Wilmette

County(ies) of Cook

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is general circulation throughout said Village(s), County(ies) and State.

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notice as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 12/26/2022 in said Northwest Suburbs DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, the authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY *Danila Baltz*
 Designee of the Publisher and Officer of the Daily Herald

Control # 4593098

Attachment: Public Notice (1401 W. Autumn Road - SU - Accessory Unique Use Chickens)

VILLAGE OF PALATINE
Zoning Board of Appeals

SCHEDULED 01/10/23 07:00 PM

CASE STAFF STATEMENT (ID # 8056)

1713 N. Rand Road #100

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Vladyslav Shataliuk

CASE NUMBER: SU-000006-2022

ADDRESS: 1713 N. Rand Road #100

PROPOSAL:
Special Use to permit a tobacco shop at the subject property.

| | |
|--|--|
| <u>LOCATION:</u> 1713 N. Rand Road #100 District 4 (Solberg) | <u>CURRENT ZONING:</u> B-2 General Business |
|--|--|

SURROUNDING CONDITIONS:

| | |
|----------------------|--|
| <u>North:</u> | R-3 Multi-Family Residential |
| <u>South:</u> | B-2 General Business |
| <u>East:</u> | B-2 General Business |
| <u>West:</u> | R-1 Single-Family (New Light Christian Church) |

BACKGROUND:

The Petitioner is proposing to open a tobacco shop within a multi-tenant building to sell specialty tobacco products and accessories. Therefore, the Petitioner is requesting:

Special Use to permit a tobacco shop at the subject property.

SITE ANALYSIS:

- The Subject Property is zoned B-2 General Business and is within the Capri Gardens subdivision. The lot size is approximately 35,000 square feet. Within the multi-tenant building the proposed business will occupy 902 sq. ft. of retail space. Other tenants within the building include Wolf Cabinetry-Granite, Consumer Final Services, Alexis' Hair Salon, Sunny Spa, and others.
- The Subject Property is along the N. Rand Road commercial corridor. However, the Subject Property is directly adjacent to an R-3 multi-family residential complex off of N. Rose Avenue.

- The Petitioner is seeking a Special Use permit to allow a Tobacco Shop in this space. The store will offer a variety of tobacco and tobacco accessory products including cigars, vape pens, hookah products, tobacco pipes, etc. The Petitioner has reviewed the Villages Drug Paraphernalia code section and is aware that glass paraphernalia is prohibited (no glass products listed in business plan).
- Per the submitted business plan, the shop hours of operation will be Monday-Sunday from 8 AM to 10 PM.
- Per the business plan, the Petitioner also indicated they are planning to have 1 full time and 2 part-time employees on a regular basis.
- Per the business plan, there will be clear “21+” signage posted at the entrance and next to the cash register, where all customers will be asked to present a valid form of identification. Minors may not enter the premises unless accompanied by a parent or legal guardian.
- The parking requirement will remain the same with the proposed use.

DEPARTMENTAL REVIEWS:

| | |
|-----------------------------|-----------------------|
| Community Services | No Issues Identified. |
| Engineering | No Issues Identified. |
| Environmental Health | N/A |
| Fire Prevention | No Issues Identified. |
| Public Works | N/A |
| Police | No Issues Identified. |

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The Petitioner is proposing to open a tobacco shop in a multi-tenant shopping center. The Petitioner is aware that the sale of drug paraphernalia with the intent to use it for a controlled substance is prohibited. Furthermore, the Petitioner is proposing to have “21+” signage posted in prominent locations within the tenant space, and will have all customers present a valid form of identification for all purchases. With that said, the proposed use should not cause any substantial injury to the value of the surrounding properties. Therefore, Staff recommends approval of the requested Special Use with the

following condition:

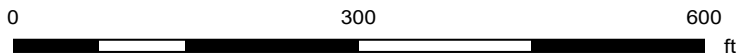
1. The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioner, Vladyslav Shataliuk, except as such plans may be changed to conform to the Village Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Special Use Application
- Plat of Survey
- Site Plan
- Business Plan
- Floor Plan
- Public Notice



Attachment: Aerial Map (1713 N. Rand Road #100 - SU Tobacco Shop)



Print Date: 12/9/2022

Notes
Cook County Aerial 2020

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



SPECIAL USE APPLICATION

Department of Planning & Zoning
200 E. Wood Street · Palatine, IL · 60067-5339
Telephone: (847) 359-9047 · Fax (847) 963-6247

Petitioner Name

Vladyslav Shataliuk

Business Name (if applicable)

Dymok Smoke Shop

Subject Property Address

1713 N. Rand Road #100

Please provide a description of your proposed request:

Premises will be converted to display, sell, distribute, deliver, or market tobacco, tobacco products, or tobacco paraphernalia. But excluding an area for smoking tobacco products. It will be an easily accessible location with a futuristic design. We are going to be offering quality products, brands, and responsive service for a good price. We offer a unique experience to its patrons by stocking the most comprehensive tobacco products available for its discerning consumers and creating an intimate and comforting environment for tobacco customers. And we will maintain the highest standards of service in the tobacco industry, and the city of Palatine.

Petitioner Justification

Special Uses shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That use deemed necessary for the public convenience at that location. Explain:

There are no other shops within a 2-mile radius, so the public could really benefit from this project by driving more people in. The location is easily accessible and visible to the public. And because our products are going to be targeting wealthier people, it will even benefit other businesses.

The use is designed, located, and proposed to be operated that the public health, safety, welfare will be protected. Explain:

We are not located within 300 feet, measured property line to property line, from a school (public or private), family day care home, child care facility, youth center, community center, recreational facility, park, church or religious institution, hospital, or other similar uses where children regularly gather. And located within 500 feet, measured property line to property line, from another smoke shop and tobacco store. We are not going to allow or permit a minor, not accompanied by his or her parent or legal guardian, to enter or remain within our store. We will have clear signage stating that minors may not enter the premises unless accompanied by a parent or legal guardian. No smoking will be permitted on the premises at any time. No distribution of free or low-cost tobacco, tobacco products, or tobacco paraphernalia, as well as coupons for said items, will be permitted.

The use will not cause substantial injury to nearby property values. Explain:

It will not cause substantial injury to nearby property values because we are not doing any work outside of the building. We are trying to simply provide our customers with products which they are already buying from other places. To bring more convenience into their life, and bring more business to the city.
So in my opinion, doing that might even help other businesses and properties.

In order to supplement the above standards, the Zoning Board of may also consider the following:

With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

- a. Will meet the following aesthetic criteria:
 - i. Will not destroy existing vistas in the area;
 - ii. Will enhance the appearance of the homes and the streets in the area; and
 - iii. Will not detract from the overall appearance of the community; or
- b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

N/A

PLAT of SURVEY

THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL
 AND HAS NOT BEEN REVISED TO REFLECT ANY CHANGES

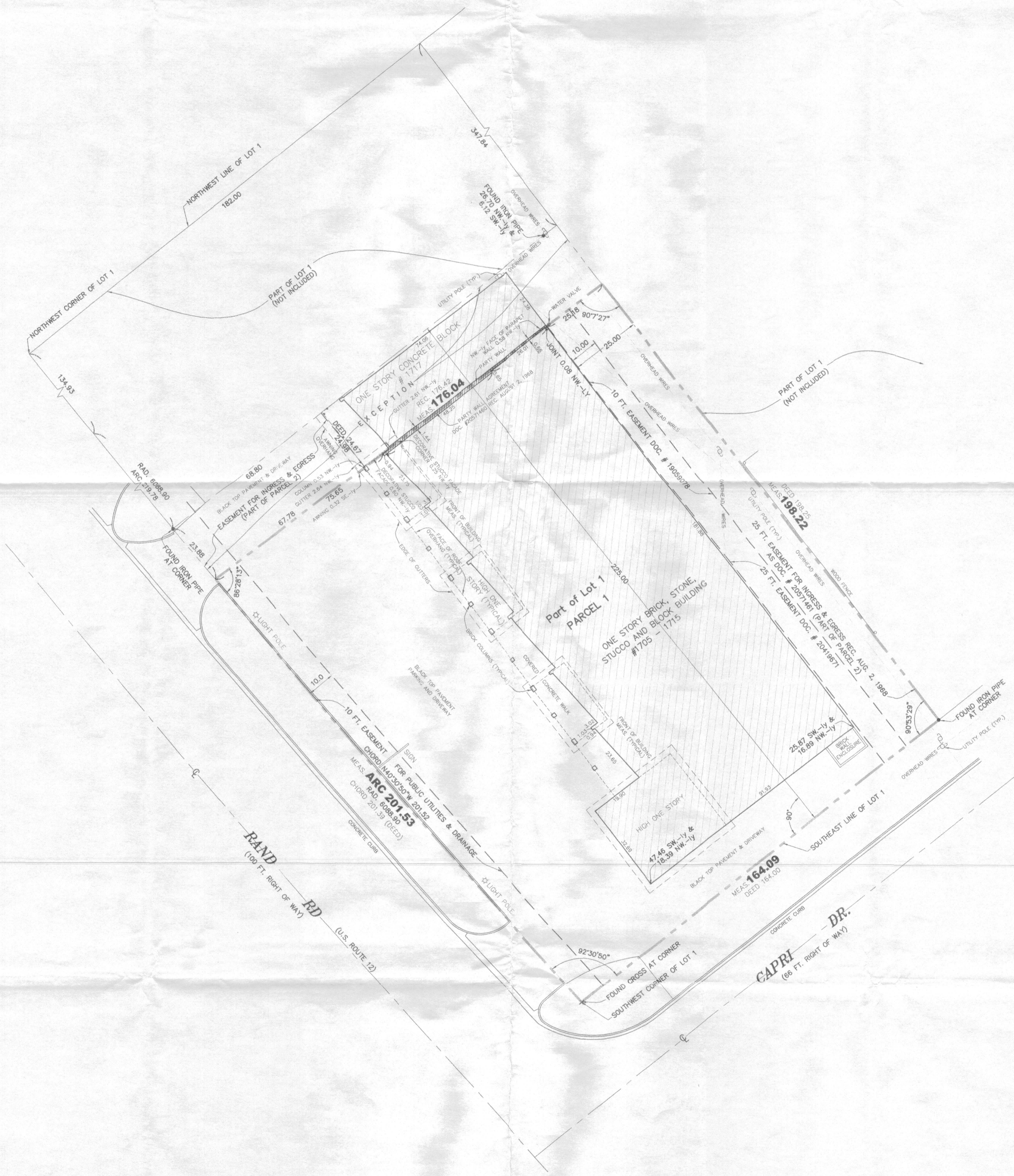
PARCEL 1:

THE SOUTHEAST 225.0 FEET AS MEASURED AT RIGHT ANGLES TO THE SOUTHEAST LINE THEREOF OF THAT PART OF LOT 1 LYING SOUTHWEST OF A LINE DRAWN FROM A POINT ON THE SOUTHEAST THEREOF 164.0 FEET NORTHEAST OF THE SOUTHWEST CORNER THEREOF TO A POINT ON THE NORTHWEST LINE THEREOF, 182.0 FEET NORTHEAST OF THE NORTHWEST CORNER THEREOF IN CAPRI GARDENS BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 1 AND PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPTING FROM THE ABOVE DESCRIBED PARCEL THAT PART LYING NORTHWEST OF A LINE DRAWN FROM A POINT ON THE NORTHWEST LINE THEREOF 198.25 FEET NORTHWEST OF THE SOUTHWEST CORNER THEREOF TO A POINT ON THE SOUTHWEST LINE THEREOF 201.39 FEET NORTHWEST OF THE SOUTHWEST CORNER THEREOF).

PARCEL 2:

EASEMENT AS CREATED AND RESERVED IN DEED FROM JOSEPH BOBRYTZKE TO RICHARD D. JOHNSTON AND LORAIN K. JOHNSTON, HIS WIFE DATED JULY 2, 1968 AND RECORDED AUGUST 2, 1968, AS DOCUMENT 20571461 FOR INGRESS AND EGRESS OVER, UNDER, UPON AND THROUGH THE NORTHEAST 25.0 FEET OF PROPERTY DESCRIBED AS FOLLOWS: THE SOUTHEAST 225.0 FEET AS MEASURED AT RIGHT ANGLES TO THE SOUTHEAST LINE THEREOF OF THAT PART OF LOT 1 LYING SOUTHWEST OF A LINE DRAWN FROM A POINT ON THE SOUTHEAST LINE THEREOF 164.0 FEET NORTHEAST OF THE SOUTHWEST CORNER THEREOF TO A POINT ON THE NORTHWEST LINE THEREOF 182.0 FEET NORTHEAST OF THE NORTHWEST CORNER THEREOF OF CAPRI GARDENS BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 1 AND PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM THE ABOVE DESCRIBED PARCEL THAT PART LYING SOUTHWEST OF A LINE DRAWN FROM A POINT ON THE NORTHEASTERLY LINE THEREOF 198.25 FEET NORTHWEST OF THE SOUTHWEST CORNER THEREOF TO A POINT ON THE SOUTHWEST LINE THEREOF 201.39 FEET NORTHWEST OF THE SOUTHWEST CORNER THEREOF) AND FOR INGRESS AND EGRESS OVER, UNDER, UPON AND THROUGH THAT PART OF THE SOUTHEAST 225.0 FEET AS MEASURED AT RIGHT ANGLES TO THE SOUTHEAST LINE THEREOF OF THAT PART OF LOT 1 LYING SOUTHWEST OF A LINE DRAWN FROM A POINT ON THE SOUTHEAST LINE THEREOF 164.0 FEET NORTHEAST OF THE SOUTHWEST CORNER THEREOF TO A POINT ON THE NORTHWEST LINE THEREOF 182.0 FEET NORTHEAST OF THE NORTHWEST CORNER THEREOF IN CAPRI GARDENS BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 1 AND PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM THE ABOVE DESCRIBED PARCEL THAT PART LYING SOUTHWEST OF A LINE DRAWN FROM A POINT ON THE NORTHEASTERLY LINE THEREOF 198.25 FEET NORTHWEST OF THE SOUTHWEST CORNER THEREOF TO A POINT ON THE SOUTHWEST LINE THEREOF 201.39 FEET NORTHWEST OF THE SOUTHWEST CORNER THEREOF) DESCRIBED AS FOLLOWS: COMMENCING AT A POINT AT THE NORTHWEST CORNER THEREOF THENCE NORTHEAST ALONG THE NORTHWEST LINE THEREOF 68.80 FEET THENCE AT APPROXIMATELY RIGHT ANGLES IN THE SOUTHEAST DIRECTION 24.67 FEET TO A POINT ON THE SOUTHEASTERLY LINE WHICH IS 67.78 FEET FROM THE SOUTHWEST CORNER THEREOF THENCE SOUTHWEST ALONG THE SAID SOUTHEAST LINE 67.78 FEET TO THE SOUTHWEST CORNER THEREOF THENCE NORTHWEST ALONG THE SOUTHWEST LINE THEREOF 23.28 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1705-15 NORTH RAND ROAD, PALATINE, ILLINOIS.
 P.L.N. 02-01-307-015
 LAND AREA: 34,078 sq. ft.



Legend
 WD = WOOD FENCE C.L. = CHAIN LINK
 N.F. = NORTH FACE S.F. = SOUTH FACE
 I.P. = IRON PIPE I.R. = IRON ROD

SURVEYED by: AFS DRAWN by: JPK CHECKED by: AFS
 ORDER No: 10-253 AS-BUILT SCALE: 1" = 20'
 DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF
 ORDERED by: STANLEY KALINOWSKI

McTIGUE & SPIEWAK, INC.
 PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION
 5805 W. HIGGINS AVE. CHICAGO, ILLINOIS 60630, (773) 736-1344, FAX (773) 736-4616, WWW.SURVEYORSLAND.COM

THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL



STATE OF ILLINOIS S.S.
 COUNTY OF COOK
 McTIGUE & SPIEWAK, INC. A PROFESSIONAL DESIGN FIRM,
 LAND SURVEYING CORPORATION, LICENSE No. 184-002770
 HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE
 DIRECTION AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND
 SURVEYOR OF THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT
 HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
 CHICAGO, ILLINOIS, DATED THIS 1ST DAY OF JUNE, A.D. 2011.
 BY: *Andrew F. Spiewak*
 ILLINOIS PROFESSIONAL LAND SURVEYOR
 LICENSE EXPIRES 11/30/2012.



NEW FLOOR PLAN
 1705 Rand Road
 Palatine, IL
 847-719-1519
 sgkalinovskid@yahoo.com

Attachment: Site Plan (1713 N. Rand Road #100 - SU Tobacco

DYMOK

SMOKE SHOP

1.0 Executive Summary

Introduction

The Company

Dymok LLC is a Limited Liability Company registered in the state of Illinois. Dymok is exclusively owned by Vladyslav Shataliuk. The company does not anticipate bringing on new owners in the foreseeable future.

Products

Dymok Smoke Shops offers the widest variety of specialty and named brand tobacco products in the Illinois area. These include Vapes, Hookah tobacco, roll-your-own products for those clients wishing to make their own cigarettes, pipe tobacco from around the world, hookahs of national and foreign brands, plus accessories such as ashtrays, cigarette and cigar cases, humidors etc.

The Market

The United States is the world's leading tobacco exporter and importer and the second largest tobacco producer, behind only China. Most U.S. tobacco is used for cigarettes. However, both cigarette consumption and cigarette exports have fallen 16 percent since 1991, and the consumption of other tobacco products has suffered a similar loss. All of this makes for a current market situation that is unfavorable to Dymok Smoke Shops. Since the Master Settlement Agreement (MSA) was signed in November 1998, cigarette companies have been forced to boost prices because of payments required by the settlement. Higher prices have curtailed consumption. The long-term decline in cigarette consumption due to non-economic factors continues as well, as private tobacco opposition and health care organizations continue to push for the elimination of all smoking throughout the nation

Dymok possesses a number of competitive advantages, however. These includes established supply channels and its various cost advantages that are difficult to replicate, multiple suppliers in the Illinois area. This facility will act as a pilot project to determine the long-term profitability of this concept. If it proves popular, we plan to expand all our facilities to include this unique customer experience.

Dymok is not very limited in the types of marketing it can do. We plan to by targeting several local magazines. We are also in the process of creating partnerships with other internet firms to create Internet links to our existing informational website. When we launch our online ordering features, we will intensify these efforts.

Financial Considerations

Dymok is a limited debt company and intends to stay that way. We expect to see increased profits from our revitalization efforts by the end of Year 1. Over the next three years we expect that much of our profits will be invested into our new website and online store. We do not anticipate any serious cash problems.

1.1 Objectives

The overall decline of the tobacco and vape industry has led to lower profit margins and increased risks and costs. Therefore, in order to remain a viable firm, we have created a revitalization plan that includes the following goals.

- **Reduce costs** by 15% over the next three years and ultimately by 20%, specifically concentrating on inventory overhead.
- **Expand our customer base** through the launching of our new website and our online store. Increase market awareness of our products through selected national advertising.
- **Differentiate our patron's purchasing experience** through the creation of online store.

1.2 Mission

The Dymok Smoke Shops strives to offer quality products, brands, and responsive service for a good price. Dymok seeks to offer a unique experience to its patrons by stocking the most comprehensive tobacco products available for its discerning consumers and creating an intimate and comforting environment for the tobacco customers. Dymok will continue to maintain the highest standards of service in the tobacco industry.

1.3 Keys to Success

With the industry being increasingly pinched by declining numbers of customers and more and more hostile judicial and federal regulations, we must insure the following priorities:

- Expand our customer base to retain a sufficient level of profitability.
- Increase customer retention through high quality of service.
- Decrease costs and improve accounting practices to decrease collection days (improve short-term profits) and improve cost assessment.

2.0 Products

Product List

- Vapes
- Hookahs
- T-shirts
- Snacks
- Drinks
- Vape Juices

- Lighters
- Burners
- Hookah tobacco
- Hookah Coals
- Hookah Accessories

Dymok Smoke Shops offers the widest variety of specialty and named brand tobaccos, vapes, hookahs and roll-your-own accessories in Palatine area. A listing of all our products would take up too much space, but a partial list is provided to give the reader an idea of the quality and scope of our products.

Vape Brands

Dymok carries many of the finest brands of cigars currently being produced throughout the world, such as:

- SMOK
- Vapresso
- Ooze
- YoCan
- Geek Vape
- Scorch Torch
- RAW
- Special Blue
- Free Max

Accessories

Dymok carries a wide range of unique smoke shop gifts. These include:

- Ashtrays
- Tobacco Pipes
- Cigarette and cigar cases
- Humidors
- Tobacco jars
- Lighters
- Flasks

- Cleaners

Roll-your-own Cigarettes

For clients who prefer to roll their own cigarettes, Dymok carries a number of fine tobaccos and other accessories for doing just that. Listed below are some of the cigarette tobaccos that we currently have available.

Hookah Tobacco Brands

- Al Fakher
- Eternal Smoke
- Fumari
- Mazaya
- Fantasia
- Alchemist
- Starbuzz
- Tangiers

Pipe Tobacco (canned and in various sized pouches)

Dymok currently offers over 58 blends, all mixed by hand. These excellent pipe tobaccos have been perfected through over 40 years of retail exposure. Some of the more popular are:

- American Ribbon
- Ambrosia
- Britannica Blend
- Captain English
- McClelland
- Dunhill
- Mac Baren
- Flying Dutchman
- Kentucky Club

Hookah Brands

- Dymok
- Sky
- Embery

- Regal
- Starbuzz
- Khmara
- Khalil Mamoon
- AMY
- MIG
- MattPear

Many of these brands have various mixtures and blends, all which Dymok stocks.

3.0 Market Analysis Summary

We anticipate that 75% of all our patrons will be men. We have divided up our clients into the following market segments based on their dedication. These segments are the specialty smoker, the recreational smoker, average smokers, and occasional smokers.

Since the specialty and recreational smokers will be the most frequent patrons of Dymok and have the highest average profit margin, we will be focusing on marketing and servicing these patrons the most.

Currently we have two competitors within the city limits of Palatine. Most of these competitors are single store firms, and many of them have more limited stock. In addition, over the past ten years the number of local participants in the tobacco industry has seriously declined. As more participants leave the market, much of the client base, declining though it may be, will be left for the survivors and this means a real chance to consolidate and gain market share. Now, management is exploring the possibility of being a leader in market consolidation. This would create a buffer to declining profits by increasing the market share and volume.

3.1 Market Segmentation

Now our potential list of patrons includes all the smoking population in Illinois, with an adult population of 9.5 million people (over the age of 21) we estimate this to be 450,000 people. However, only a small fraction of these potential patrons are specialty smokers and most of the rest are consumers accustomed to purchasing nationwide brand cigarettes and smokes from non-specialty stores such as grocery markets and convenience stores. Therefore, we have divided our clients into the following market segments based on their dedication:

- **Specialty Smokers:** These are your hard-core smokers who actively patronize smoke shops and are looking to find the hardest to find brands that give a unique smoking experience.
- **Recreational Smokers:** These are habitual smokers of everyday brands, but who occasionally are looking for something else.
- **Average Smokers:** These clients are dedicated to everyday brands but shop at smoke stores rather than markets or convenience stores.

- **Occasional Smokers:** These are people who only occasionally smoke a cigar or cigarette, but will sometimes be drawn to shop at a smoke shop due to special occasions (bachelor parties, birthdays, etc.)

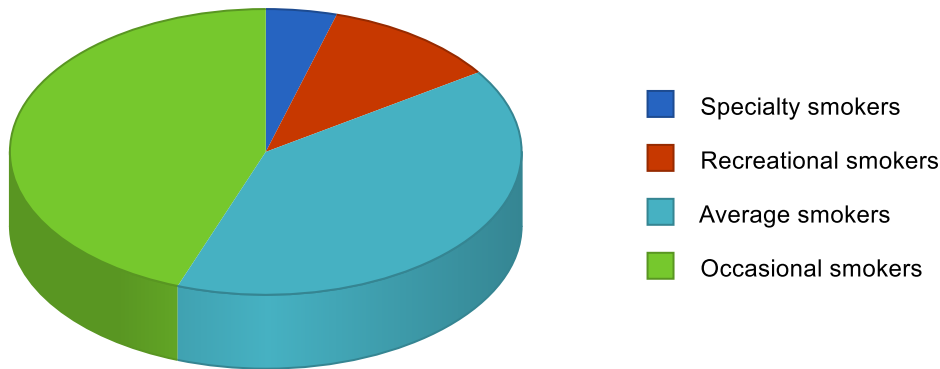
While we acknowledge that there will be some female customers, we anticipate that 75% of all our patrons will be men. When we launch our Internet site with online ordering in 2023, we will be able to sell to all the potential clients in the U.S. Therefore, we see the number of potential patrons sharply increase in that year. Once we become established as an online retailer of specialty and nationwide brand smokes, we expect to have an estimated potential customer base of ~150 million patrons.

Table: Market Analysis

| <i>Market Analysis</i> | | | | | | | |
|------------------------|----------------|----------------|--------------------|--------------------|--------------------|--------------------|----------------|
| | | 2022 | 2023 | 2024 | 2025 | 2026 | |
| Potential Customers | Growth | | | | | | CAGR |
| Specialty smokers | -2% | 20,000 | 12,800,000 | 12,544,000 | 12,293,120 | 12,047,258 | 395.41% |
| Recreational smokers | -2% | 50,000 | 20,154,000 | 19,750,920 | 19,355,902 | 18,968,784 | 341.33% |
| Average smokers | -1% | 180,000 | 36,864,000 | 36,495,360 | 36,130,406 | 35,769,102 | 275.46% |
| Occasional smokers | -3% | 200,000 | 77,612,000 | 75,283,640 | 73,025,131 | 70,834,377 | 333.81% |
| Total | 318.18% | 450,000 | 147,430,000 | 144,073,920 | 140,804,559 | 137,619,521 | 318.18% |

Chart: Market Analysis (Pie)

Market Analysis (Pie)



3.2 Target Market Segment Strategy

Since the Specialty and Recreational Smokers will be the most frequent patrons of Dymok and the highest average profit margin, we will be focusing on marketing and servicing these patrons the most. Usually these are clients who possess an upper level of income as well,

which improves volume. Other segments will be drawn into the Dymok shops through trickle down advertising and interest. We are seeking to create a larger dedicated client than what we possess through the creation of our website, to be launched in the second month of 2023.

4.0 Strategy and Implementation Summary

Dymok possesses a number of competitive advantages to its immediate rivals. These include established supply channels and its various cost advantages that are difficult to replicate, multiple locations in the Illinois state area that will create more volume and greater client loyalty. This facility will act as a pilot project to determine the long-term profitability of this concept. If it proves popular, we plan to expand all our facilities to include this unique customer experience.

4.1 Marketing Strategy

One of the most critical legislations passed recently has been the various restrictions on advertising for tobacco products. But even because of this, Dymok is not very limited in the types of marketing it can do. We plan to by targeting several local magazines. We are also in the process of creating partnerships with other internet firms to create Internet links to our existing informational website. When we launch our online ordering features, we will intensify these efforts.

5.0 Sales Strategy

As every patron is critical in a market, Dymok seeks to create long-term salesperson to customer relationships. This we see as the necessary step in repeat sales that will sustain and grow our business. Promotions, specialty items and other such standard sales strategies will be used when possible.

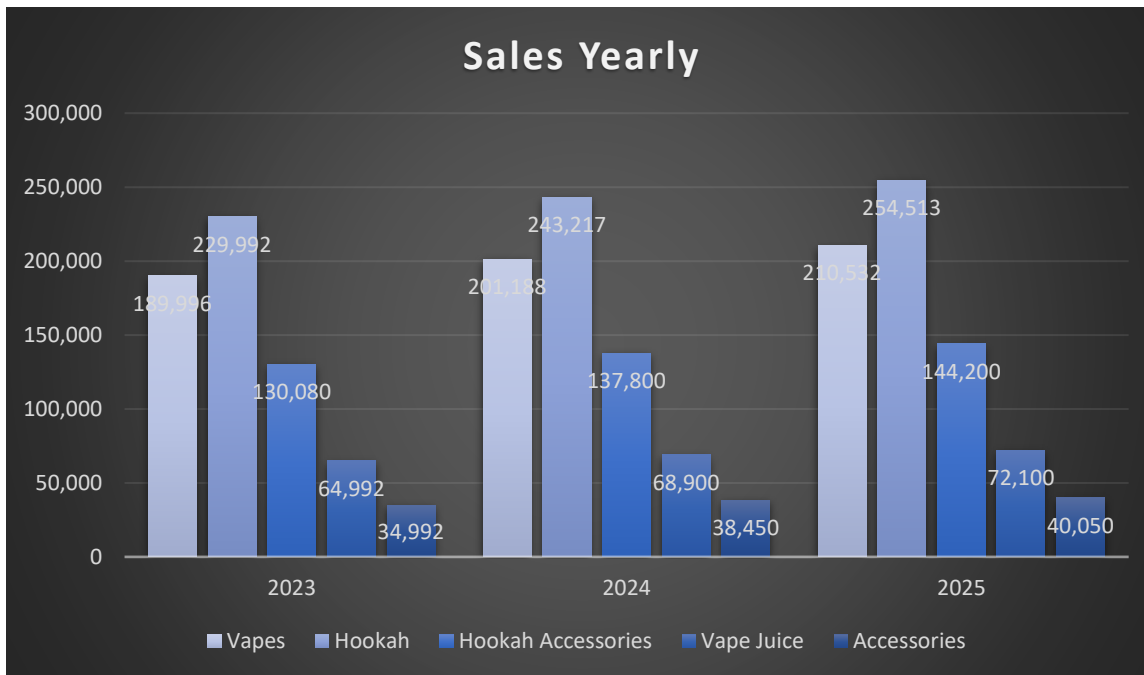
5.1 Sales Forecast

Sales forecasts are based on conservative estimates. The tobacco products industry is fortunate in that sales are not seasonal and remain steady throughout the year. We estimate that sales will go up in 2023 due to our Internet distribution outlet and this will continue to moderately grow for the foreseeable future.

Table: Sales Forecast

| <i>Sales Forecast</i> | | | | |
|-----------------------|-----------|-----------|-----------|--|
| | FY 2023 | FY 2024 | FY 2025 | |
| Sales | | | | |
| Vapes | \$189,996 | \$201,188 | \$210,532 | |
| Hookah | \$229,992 | \$243,217 | \$254,513 | |
| Hookah Accessories | \$130,080 | \$137,800 | \$144,200 | |
| Vape Juice products | \$64,992 | \$68,900 | \$72,100 | |
| Accessories | \$34,992 | \$38,450 | \$40,050 | |
| Total Sales | \$650,052 | \$689,555 | \$721,395 | |

Chart: Sales Yearly Forecast



6.0 Web Plan Summary

The Dymok Quality Smokes website will be our newest distribution channel that will carry us forward and increase our client base in a market. Many people search the Internet for hard-to-find items and Dymok plans to capitalize on this trend.

The Dymok website needs to be a simple yet classy and well-designed website that, at the same time, is in keeping with the latest trends and products in the tobacco industry. A site that is too flashy or tries to use too much of the latest Shockwave or Flash technology can be overdone and cause potential clients to look elsewhere for online distributors.

The key to the website strategy will be combining a very well-designed front end, with a back end capable of responding quickly and efficiently to our online customer's orders.

6.1 Website Marketing Strategy

Marketing in an Internet retail business depends on recognition for expertise. Once customers have arrived at our website, we will have a classy website that will leverage the company's long career as a specialty smoke shop to inspire confidence in our products and services.

Initial marketing starts with our existing store front customer base, informing them of our Internet presence and encouraging their word-of-mouth recommendations to others. In addition, we will create a database of website customers so that we can regularly contact them concerning promotions and other sales events.

Once we have informed our client about our online presence, we will use an aggressive search engine positioning program. We use the database to make regular contact with email newsletters and notices about new products we carry, special offers, or activities we're sponsoring.

6.2 Development Requirements

The Dymok Quality Smokes website will be initially developed with few technical resources. A simple hosting provider: Hostinger , will host the site and provide the technical back end.

Dymok will work with a contracted user interface designer to develop the simple, classy, yet Internet focused site. The user interface designer will work with a graphic artist to come up with the website logo, and the website graphics.

The maintenance of the site will be done by our contracted designer, as Dymok does not possess the capability to do so in-house. Our online ordering system will use industry standard software for tracking and shipping. We anticipate that any new distribution channel will increase overall inventory and handling costs. To reduce this impact on Dymok's business we have secured contracts with our major suppliers to provide us with just-in-time delivery services.

7.0 Management Summary

Management of Dymok is accomplished by Vladyslav Shataliuk and our one full-time store manager. During an average day of operation, each store requires only one individual per store. Accounting, billing, inventory, and all other bookkeeping will be done by the Vladyslav. And when the shop is fully operational and set up, Dymok will start to outsource much of these tasks to a professional bookkeeping firm.

7.1 Personnel Plan

The personnel plan is included in the following table. It shows the owners salary followed by the additional store manager salary. In addition, we have two part-time employees who shift their schedules between various stores. It should be further noted that there is a profit-sharing program between all the full-time employees so that effort is rewarded.

Once our website becomes fully operational, we expect to have one of our part-time employees shift to full-time.

Table: Personnel

| <i>Personnel Plan</i> | FY 2004 | FY 2005 | FY 2006 |
|--------------------------|-----------------|-----------------|-----------------|
| Vladyslav Shataliuk | \$30,000 | \$30,000 | \$30,000 |
| Store manager 1 | \$28,000 | \$28,000 | \$28,000 |
| Part-time store employee | \$7,200 | \$14,400 | \$14,400 |
| Part-time store employee | \$7,200 | \$7,200 | \$7,200 |
| Total People | 5 | 5 | 5 |
| Total Payroll | \$72,400 | \$79,600 | \$79,600 |

8.4 Projected Profit and Loss

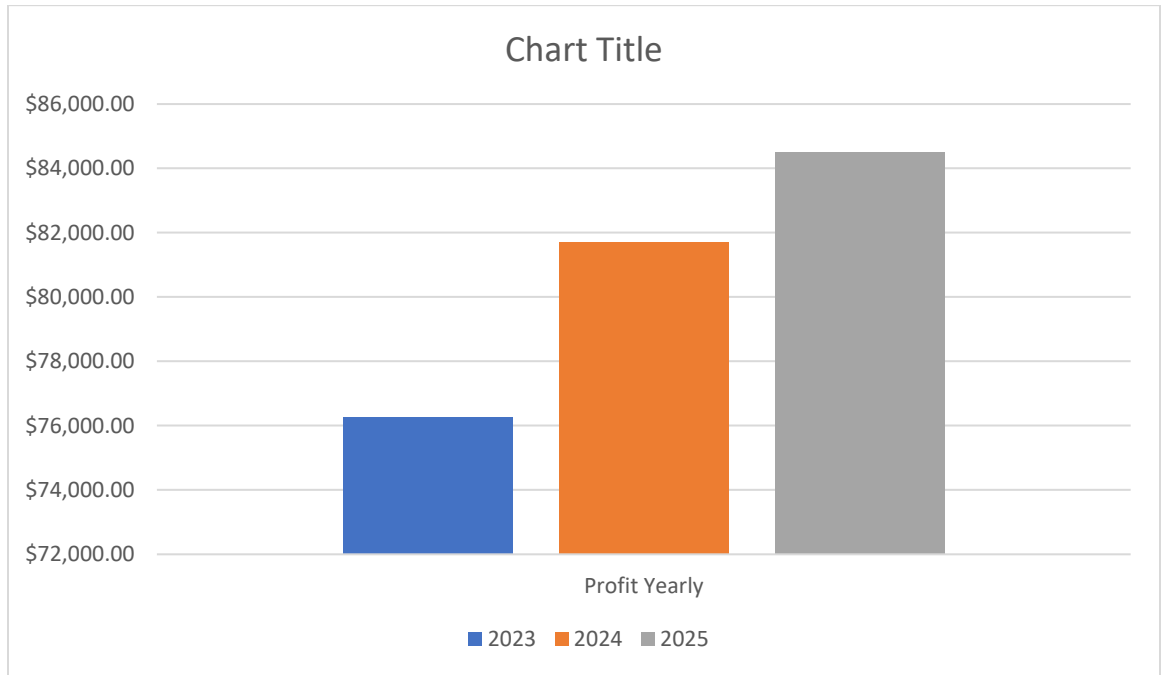
The following is our best estimates of future revenues and costs, based on current market trends, past performance, and perceived revenue of our new cafe and website ventures.

Table: Profit and Loss

| <i>Pro Forma Profit and Loss</i> | FY 2023 | FY 2024 | FY 2025 |
|----------------------------------|-----------|-----------|-----------|
| Sales | \$650,052 | \$689,555 | \$721,395 |
| Direct Cost of Sales | \$451,461 | \$462,140 | \$483,479 |
| Other Costs of Goods | \$0 | \$2,000 | \$2,000 |
| Total Cost of Sales | \$451,461 | \$464,140 | \$485,479 |

| | | | |
|--|--------------|---------------|--------------|
| Gross Margin | \$198,591 | \$225,415 | \$235,916 |
| Gross Margin % | 30.55% | 32.69% | 32.70% |
| Expenses | | | |
| Payroll | \$72,400 | \$79,600 | \$79,600 |
| Sales and Marketing and Other Expenses | \$6,000 | \$12,000 | \$14,000 |
| Depreciation | \$0 | \$2,000 | \$4,000 |
| Rent | \$18,000 | \$18,000 | \$18,000 |
| Utilities | \$1,320 | \$1,320 | \$1,600 |
| Insurance | \$3,600 | \$3,800 | \$4,200 |
| Payroll Taxes | \$15,000 | \$16,000 | \$16,000 |
| Other | \$6,000 | \$11,000 | \$14,000 |
| Total Operating Expenses | \$122,320 | \$143,720 | \$151,400 |
| Net Profit | \$76,271 | \$81,695 | \$84,516 |
| Net Profit/Sales | 38.4% | 36.24% | 35.8% |

Chart: Profit Yearly



9.0 Summary

9.1 Hours of operation:

- Sunday 8am-10pm
- Monday 8am-10pm
- Tuesday 8am-10pm
- Wednesday 8am-10pm
- Thursday 8am-10pm
- Friday 8am-10pm
- Saturday 8am-10pm

9.2 Estimated number of employees

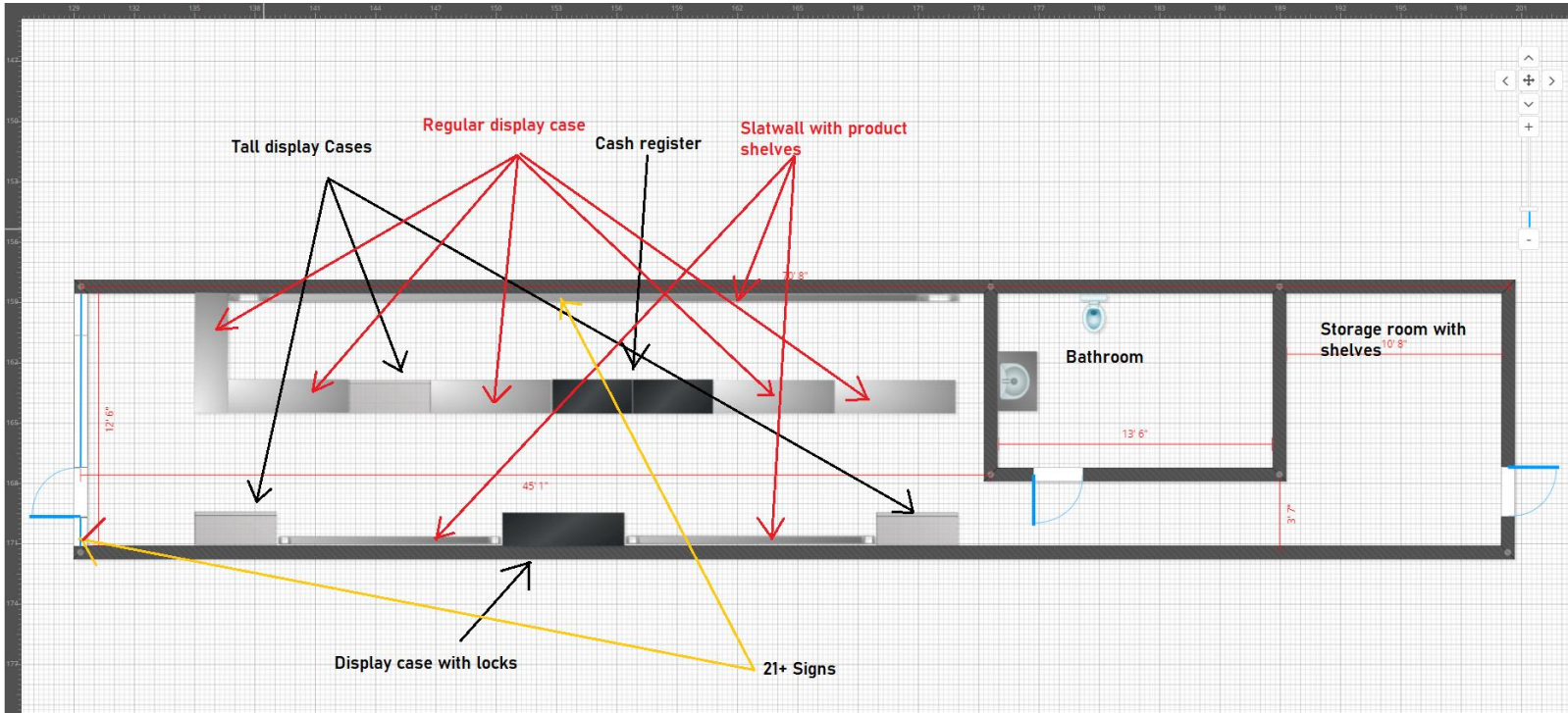
Estimated number of employees is 2 part time or 1 full time employee in the beginning.

And then we are planning to have 1 Full time and 2 part time employees on regular basis.

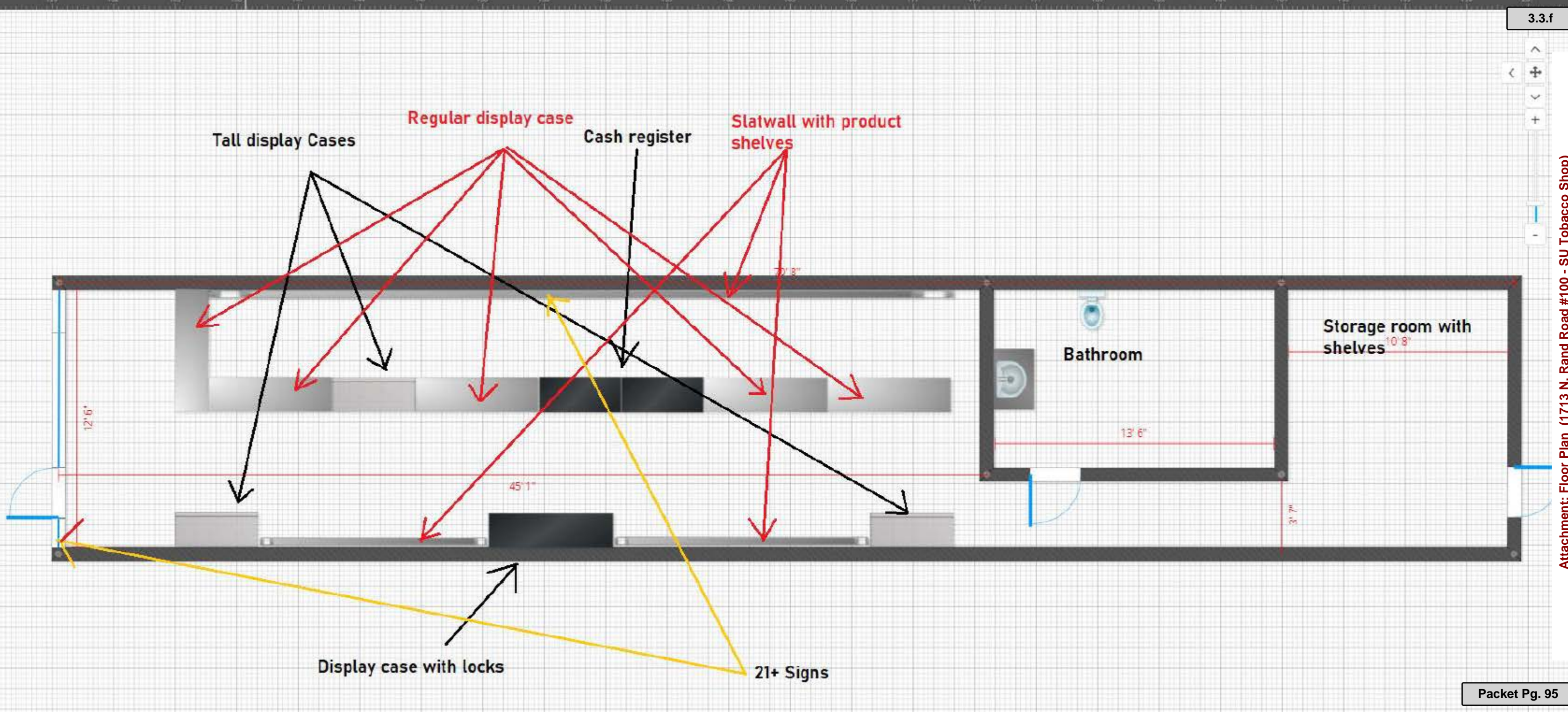
9.3 Signage

We will have clear signage stating that minors may not enter the premises unless accompanied by a parent or legal guardian. Signage 21+ will be displayed next to the entrance and next to the register(it will be shown on the floor plan).

9.4 Floor plan



Attachment: Business Plan (1713 N. Rand Road #100 - SU Tobacco Shop)



Attachment: Floor Plan (1713 N. Rand Road #100 - SU Tobacco Shop)

PUBLIC NOTICE
 A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, January 10, 2023 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit a tobacco shop at the subject property.
 The property is commonly known as 1713 N. Rand Road #100.
 The Petitioner is proposing to open a tobacco shop to sell speciality tobacco products and accessories.
 The above petition has been filed by Vladyslav Shataluk and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: SU-000006-2022
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 26th day of December, 2022
 Published in Daily Herald
 December 26, 2022 (4593099)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of: Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates, Inverness, Melrose Park, Morton Grove, Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg, Schiller Park, South Barrington, Streamwood, Wheeling, Wilmette

County(ies) of Cook

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is general circulation throughout said Village(s), County(ies) and State.

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notice as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a copy, was published 12/26/2022 in said Northwest Suburbs DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, the authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Danula Baltz*
Designee of the Publisher and Officer of the Daily Herald

Control # 4593099

Attachment: Public Notice (1713 N. Rand Road #100 - SU Tobacco Shop)