



PLANNING AND ZONING COMMISSION

AUGUST 12, 2025 AT 7:00 PM

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

AGENDA

REGULAR MEETING

7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Draft Planning & Zoning Commission meeting minutes: 7-22-2025

IV. PUBLIC HEARING

- A. 934 W. Oxford Court

- 1. Special use to permit a fence in a rear yard abutting a street and side lot line of an adjacent front yard.

- B. 617 N. Maple Avenue

- 1. Special Use to permit a fence in a front yard and side yard abutting a street.

- C. 823 N. Glenn Drive

- 1. Variation to permit a 23 foot-wide stoop in the front yard, instead of the maximum width of 9 feet.

- D. 1480 W. Poplar Street

- 1. Special Use to permit a fence in a front yard

- E. 541 -569 E Dundee Road

- 1. Special Use to permit a kennel (Dog Daycare and Boarding)

V. PUBLIC COMMENT

VI. ADJOURNMENT



PLANNING AND ZONING COMMISSION

JULY 22, 2025 AT 7:00 PM

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

MINUTES

REGULAR MEETING

7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Draft Planning and Zoning Commission Meeting Minutes 7-8-2025

IV. PUBLIC HEARING

- A. 656 S Wilke Road

- 1. Plat of Consolidation to permit 3 existing platted parcels to be consolidated into 1 lot.

PFSUB-000012-2025 – 656 S Wilke Rd.

Notice was published in the Journal & Topics on July 3rd, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

- 1. **Application**
- 2. **Proof of Ownership**
- 3. **Plats of Survey**
- 4. **Plat of Consolidation**
- 5. **Public Notice**

Background:

The Subject Properties were annexed between 1955-1960, are approximately 57,715 square feet (1.28 acres), and contain 3 parcels (lot 103 and the southern ½ of Lot 102 highlighted below). The parcels are zoned R-1C - Single Family Residential District.

The Petitioner is proposing to consolidate the 3 parcels into one and is therefore requesting: 1. Preliminary and Final Plat of Subdivision to consolidate 2 Single-family Residential Lots into 1 Single-family Residential Lot.

Sworn in petitioner: Matthew Zitkus – Owner – 656 S Wilke Rd

Mr. Zitkus explains he is planning on consolidating the three parcels into one single family residential lot for an addition. He has a plat of resubdivision and covers requirements and ordinances.

Commissioner Cavanaugh asks who owns the driveway at the northern part of the lots.

Staff – Ms. Bremanis states that the driveway is fully on the owners lot.

Commissioner Friedman asks if he has any interest in the next parcel over.

Mr. Zitkus states he does not, it is owned by someone else.

Ms. Bremanis states parcels were divided and have different parcel numbers while the subdivision was not divided and considered one lots but each individual has it's own pin number.

Chairman Wood asks if he bought all 3 parcels at the same time.

Mr. Zitkus states he bought the house in 2017 and the 2 parcels about a year later.

Chairman Wood asks if the addition will be close to the lot line.

Mr. Zitkus states it goes over the lot line.

Ms Bremanis talks about the existing sanitary line and states it will be removed, and an easement is being added at another location as part of the consolidation. With the consolidation the three existing PINs will become one.

Chairman Wood asks what the size of the home be with the addition and will it be relevant to the other homes in the neighborhood.

Ms Bremanis states it is zoned R1C and the zoning remains the same and Planning & Zoning would look at it as one lot. The size of the lot is more than sufficient, and it will function the same as any other parcel and will meet all setbacks and lot coverage.

Commissioner Fedota states the consolidation is a legal issue.

Ms Bremanis states it will be legally recorded into one lot, but it will function the same as the individual parcels.

Commissioner Kolososki asks if flooding has been an issue in the area.

Ms. Bremanis states that engineering has reviewed and did not note any flooding issues.

Commissioner Friedman asks if the sanitary line is serving other properties in the area.

Ms. Bremanis states it's been abandoned.

Sworn In: Resident – Mr. Yang - 1551 E Olive St

Mr. Yangs questions if there will be any landscape changes or any of the larger trees being removed.

Mr. Zitkus states there are no trees in the footprint in the expansion area, and he will

not be removing any trees. He recently removed a couple of dead trees but has no plans to remove anymore.

Chairman Wood asks what is the square foot of the addition.

Mr. Zitkus states it is about 5000

Chairman Wood asks if it is in character with the neighborhood.

Ms. Bremanis states the request is for a plat of consolidation and the design is not part of the hearing. He could build the house without consolidation.

Commissioner Kolososki asks if it is a Ranch house.

Mr. Zitkus states he will be adding a 2nd story addition and it is not out of character of the neighborhood.

STAFF RECOMMENDATION:

The Petitioner is requesting to consolidate 2 lots which are tax divided into a single lot while retaining the R-1C zoning designation. The proposed lot and addition plans are consistent with the Comprehensive Plan recommendations and comply with the underlying R-1C zoning requirements. Additionally, the consolidation will unify the lots for the existing single-family home. Therefore, staff recommends approval of the Plat of Consolidation, subject to the following conditions:

1. The plat of consolidation shall substantially conform to the engineering plans prepared by V3 Companies, dated 11/04/2025 and attached hereto as Exhibit 'A', except where revisions are necessary to comply with Village Codes and Ordinances.
2. The Plat of Subdivision shall be submitted on Mylar with the required signatures.

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

Commissioner Cavanaugh Made a motion to approve subject staff's conditions; seconded by Commissioner Kolososki.

DISCUSSION:

Commissioner Cavanaugh states that he is aware of the area and taking a ranch to a 2-story ranch does not seem out of character. Meets standards.

Commissioner Ruth-Wurster states it meets standards.

Commissioner Fedota states past practice that individual tax id numbers are inconsistent with lot ownership and this is in line for the needs of the owner of the property.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on August 4th, 2025.

RESULT:	APPROVED
MOVER:	Kevin Cavanaugh
SECONDER:	Robert Kolososki
AYES:	Jan Wood, Cindy Roth Wurster, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

- B. 746 S. Vermont Street (currently occupied by Clearbrook), 136 E. Illinois Avenue (American Ukrainian Youth Association Center) and 223 E. Illinois Avenue.
1. Preliminary Planned Development to permit an expansion of the American Ukrainian Youth Association Center and Credit Union (Selfreliance Federal Credit Union) and a parking lot expansion, with additional parking being added between the sites, including 223 E. Illinois Avenue.

PPD-000013-2025 – 746 S Vermont St.

Notice was published in the Journal & Topics on July 3rd, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Plats of Survey**
4. **Site Plan**
5. **Floor Plan**
6. **Elevations**
7. **Business Plan**
8. **Church Letters**
9. **Rolling Meadows Letters**
10. **Objection Letters (6)**
11. **Public Notice**

Staff - Mr. Vyverberg provides Background Information for this request:

The Petitioners are requesting a Preliminary Planned Development for the property located at 746 S. Vermont Street (formerly Clearbrook). The proposal includes converting the existing building as follows: approximately 25,000 square feet of the warehouse space would be occupied by the American Ukrainian Youth Association (AUYA), and approximately 10,000 square feet of the existing office space would be occupied by the Selfreliance Federal Credit Union.

As part of the project, site improvements would include a new drive aisle connection and a cross-access/parking agreement involving all properties on the north side of Illinois Avenue, including the Immaculate Conception Ukrainian Catholic Church. The Petitioners are therefore seeking approval of the following:

- A Preliminary Planned Development to allow expansion of the AUYA Center and Selfreliance Federal Credit Union
- A parking lot expansion with additional parking to be shared between the sites
- Potential future parking improvements at 223 E. Illinois Avenue

The subject properties are currently zoned as follows:

- Manufacturing (Clearbrook site)
- Planned Development (AUYA & Selfreliance Federal Credit Union)
- R-1 Single-Family Residential (223 E. Illinois Avenue)

Mr. Vyverberg clarified that the Preliminary Planned Development petition on tonight's agenda does *not* include the property at 223 E. Illinois Avenue. The petition only identifies it as a potential location for future overflow parking. He noted that the property is currently zoned R-1 Single-Family Residential and will remain zoned as such.

Petitioners Sworn In:

Vitaliy Kutnyy, President – Selfreliance Federal Credit Union, 2332 W. Chicago Ave., Chicago

Myron Wasiunec, 1135 N. Peppertree Dr., Palatine – on behalf of the American Ukrainian Youth Association (AUYA)

Mr. Wasiunec states that the Credit Union previously purchased the property at 223 E. Illinois Avenue with the intent of establishing a branch office, but the request was denied due to the R-1 residential zoning. Shortly after, they became aware that the Clearbrook property would be going up for sale.

Due to the war in Ukraine, there has been an influx of Ukrainian refugees into the area who require the services of both the Youth Association and the Credit Union. The Youth Association is adjacent to the Immaculate Conception Ukrainian Catholic Church at 116 E. Illinois Avenue, with whom they share a strong working relationship.

The original plan was to purchase the Clearbrook property, connect it to the existing AUYA site, and expand to accommodate the needs of both the Youth Association and the Credit Union. They recognize that church activities have impacted parking and traffic in the neighborhood, and the proposal aims to consolidate all entities into one larger campus to address these concerns. A shared agreement between the Church, the AUYA, and the Credit Union would create approximately 200 additional parking spaces.

Mr. Wasiunec adds that the Village suggested including the 223 E. Illinois property in the plan as a potential fallback in case the proposed improvements do not resolve the parking issues. While there is no current requirement to develop this property for parking, it may be evaluated in the future if necessary. It is not their preference to develop the 223 property due to the cost, but they would consider doing so if the Village determined it was needed.

Chairman Wood asks about the relationship between the Credit Union and the Youth Association.

Mr. Wasiunec responds that they are two separate organizations, but both are rooted in the Ukrainian community. The Youth Center provides a variety of programs including school, sports, Saturday language classes, and other activities, currently serving over 300 families. He notes that this growth is likely temporary and tied to the war in Ukraine, but they will continue to provide services as long as there is a need.

Chairman Wood inquires whether there is a business relationship between the two organizations.

Mr. Wasiunec states that there is not; the Credit Union is currently a tenant of the Youth Association and is seeking a permanent location of its own.

Chairman Wood asks whether the Vermont property will accommodate future growth.

Mr. Wasiunec replies that they are currently “bursting at the seams,” and that the additional 25,000 square feet at the new site will more than meet their needs.

Commissioner Fedota asks about the Credit Union’s current and future staffing and membership.

Mr. Kutnyy states that their current location operates with 4 employees, and the new location would begin with 10, plus back-office staff. They anticipate a 30–40% increase in membership.

Chairman Wood asks how many total employees the Credit Union expects to have.

Mr. Kutnyy states there would be no more than 65 employees.

Chairman Wood expresses concern and asks how the operation would grow from 5 to 65 employees.

Mr. Kutnyy states that there would be 10 customer-facing employees, with the remaining staff working in back-office operations.

Chairman Wood asks if the back-office operations are currently located elsewhere.

Mr. Kutnyy responds that employees at other locations would relocate to this site, and the facility would support future expansion as more staff are hired.

Chairman Wood asks whether the projected number of employees includes a potential Phase 2 buildout of the second floor.

Mr. Kutnyy confirms that the projection includes the second floor.

Commissioner Cavanaugh asks if normal operating hours would be 9:00 a.m. to 5:00 p.m., and whether the facility would be unstaffed outside of those hours.

Mr. Kutnyy states that the Credit Union currently operates seven days a week, including Saturdays and Sundays from 9:00 a.m. to 1:00 p.m., and remains open until 7:00 p.m. on two weekdays. The same schedule would apply at the new location, with about 10 employees present during operating hours.

Mr. Wasiunec adds that the church's primary day of activity is Sunday, while the Youth Center operates mostly in the evenings and on Saturday mornings. The Credit Union would operate during the day and not in the evenings when Youth Center activities are held. With the expanded parking lot, the impact on street parking—especially on Sundays—should be reduced. The proposed improvements would add approximately 100 parking spaces. For larger holiday events, they would seek off-street parking options.

Commissioner Fedota notes that many Credit Union customers may already be on-site for church or youth center activities.

Mr. Kutnyy confirms this is accurate.

Chairman Wood asks about the current extent of the parking shortage.

Mr. Wasiunec states that he cannot give a precise number but explains they are exploring solutions, including spacing out Mass times by two hours to reduce overlap and allow parking turnover between services.

Chairman Wood asks if the new schedule has been adopted.

Sworn In: Father Yanroslav Mendyuk, 129 Robertson Rd., Lake Zurich – Pastor of the Ukrainian Church

Father Mendyuk states that the church held a meeting with neighbors and Village staff to discuss the issue. He notes that the church has been in Palatine for 60 years and opened a new building in 2020. Due to the recent influx of Ukrainian refugees, parking has become a challenge. Starting August 1, 2025, he will announce that as of September 1, 2025, Mass times will be adjusted. He explains that connecting the three parking lots will improve circulation, eliminate extra entrances/exits, improve security, and add more parking.

He adds that they have coordinated with a nearby facility—Northwest Islamic Community Center—which has agreed to allow overflow parking of up to 100 spaces on Sundays, as they do not hold services on weekends.

Commissioner Friedman asks what will happen with the existing building and how its parking lot will be utilized during activities.

Mr. Wasiunec states that the existing parking lot will continue to be used, and they are working on spreading out the schedule of activities.

Commissioner Friedman asks for clarification on whether usage typically occurs only on Sundays.

Mr. Wasiunec responds that the Youth Group allows the facility to be used for church functions as needed.

Further discussion occurs regarding Youth Group activities such as soccer.

Commissioner Bettenhausen asks whether the proposed parking lot represents the maximum allowable number of spaces under Village code.

Staff responds by explaining the site plan and the efforts to utilize the space efficiently for parking while still preserving green space.

Mr. Vyverberg states that the plan includes as many parking spaces as reasonably possible while maintaining some open space.

There is discussion of lot lines and alternative layout options for maximizing parking.

Mr. Vyverberg adds that the Village has worked with the Police Department, Public Works, residents, and all involved parties to address the issue collaboratively.

Ms. Bremanis provides clarification on Phases 1 and 2 of the project and refers to the site plan. Phase 1 includes exterior work north of Illinois Street, including pavement and curb cut removal to reduce traffic entering and exiting Illinois Avenue. Phase 1 interior work involves construction related to the Credit Union and Youth Center, as outlined in the floor plan. Phase 2 will include additional interior improvements. She also reviews the parking plan, including the availability of overflow parking at the Islamic Community Center. Hours of operation for each of the three entities—church, youth center, and credit union—are discussed in relation to their parking needs.

Mr. Vyverberg confirms that the Village will reassess parking needs after completion of the phases. If necessary, the 223 E. Illinois Avenue property may be considered for additional parking.

Further discussion occurs regarding the Vermont Street building's floor plan and whether there will be a separation wall between the Credit Union and the Youth Center. It is confirmed that a wall will separate the two spaces.

The floor is opened for public comments.

Public Comment:

Sworn In: Mr. Harstad – 735 S. Oak St.

Mr. Harstad states he is in favor of the proposed project at the Clearbrook building and supports the new traffic pattern improvements.

Sworn In: Mr. Salvatore Licata – 830 S. California Ave.

Mr. Licata states he is opposed to the request due to safety and traffic concerns in the area.

Mr. Kolososki asks whether there is parking allowed on Mr. Licata's street.

Mr. Licata confirms that there is, and reiterates his concerns about traffic and safety in the residential neighborhood and supports the neighbors objection letters.

Commissioner Cavanaugh asks whether parking restriction signage could be installed.

A police department representative responds and explains how the department regularly monitors and addresses such concerns.

Sworn In: Victoria Kruk – 1447 Vermont St., Rolling Meadows

Ms. Kruk shares concerns about the busy traffic patterns in the area and notes that accidents are common and is against the conversion of 223 to a parking lot.

Sworn In: Brian Casey – 699 S. Oak St.

Mr. Casey expresses concerns about traffic and parking, with safety being his primary issue. He questions the proposed parking plan and asks if parking in the neighborhood can be eliminated to prevent further encroachment. Asked if Clearbrook is currently being used.

Ms. Bremanis clarifies that the Clearbrook building is still currently occupied, but if the petition is approved, the current owners will vacate and no longer use the building or its parking.

Chairman Wood asks how many parking spaces currently exist on the Clearbrook property.

Ms. Bremanis responds that there are potentially 80 spaces.

Further discussion follows regarding the availability of parking on the Clearbrook site.

Mr. Casey asks about the current zoning of the Clearbrook property, which is zoned Manufacturing, and whether it would need to be rezoned to allow the Youth Center and Credit Union use.

Ms. Bremanis explains that a Planned Development approval would allow the proposed uses and floor plan. If the building or lot is used differently in the future, a Planned Development Amendment would be required. Ms. Bremanis also revised the number of existing spaces at Clearbrook at 60 spaces.

Sworn In: Mary Casey – 699 S. Oak St.

Ms. Casey shares concerns about traffic and mentions that new parking signage was recently installed. She questions whether the signage would be updated to reflect the revised Mass schedule.

Father Mendyuk provides the updated Mass times.

A police department representative states they would coordinate with Public Works to update signage accordingly.

Sworn In: Sandjay Patel – 813 S. California Ave.

Mr. Patel expresses concern about the inclusion of the 223 E. Illinois property in the petition. He believes it should not be part of the request and cites safety concerns for the surrounding residential area. In addition, has concerns of the expansion of the Youth Center and Credit Union to a 35,000 square foot additional space that is inclusive of a commercial kitchen and stage.

Sworn In: Kay & Eric Doms – 1431 Jill Ct., Rolling Meadows

Ms. Doms states that their property backs up to the 223 E. Illinois property and that they strongly oppose any future plans to develop it into a parking lot. She expresses concern about the negative impact it would have on her family, property value, and overall safety.

Mr. Vyverberg provides clarification. He states that the 223 E. Illinois property is zoned R-1 Single-Family Residential, and permitted uses include single-family homes, parks, and churches. The Planning & Zoning Commission is *not* being asked to make a recommendation on developing the 223 property as a parking lot at this time. If the Village Council approves the current plan, all Phase 1 improvements must be completed and fully occupied before any assessment is made regarding additional parking needs.

He further explains that the property is owned by the Credit Union, but any development of 223 as a parking lot would require church ownership interest and a formal staff review. Staff would then make a recommendation to the Village Council based solely on documented parking needs. If parking were to be added, it would require proper screening and fencing. He emphasizes that staff is *not* advocating for the development of the site as a parking lot, but rather recognizing it as a potential future parking resource, subject to assessment.

Commissioner Friedman notes that the staff report and petition referenced the 223 E. Illinois address as a potential parking site. He acknowledges that staff has stated its development would be contingent on future assessment, but expresses concern that approval of this petition could set a precedent that allows for that possibility.

Mr. Vyverberg clarifies that he does not believe the current petition sets a precedent for development of the 223 E. Illinois Avenue property. He explains that any use of the R-1 zoned property would have to go through a formal zoning process and that the church would need to have some level of ownership. While staff included 223 in the overall evaluation, it is not being actively considered for development at this time. He reiterates that the Planned Development being proposed for approval at Village Council applies only to the properties on the north side of Illinois Street. He notes that while there have been discussions about expanding services at the 746 S. Vermont Street building, any expansion must be consistent with the approved business plan. If the uses go beyond what is outlined in the Preliminary Planned Development (PPD), the Village would require those operations to stop until proper amendments are made.

Mr. Doms states that this explanation does not give him confidence.

Mr. Vyverberg responds that while parking associated with religious institutions is a permitted use within an R-1 Residential District, it would still need to meet all applicable zoning standards. He emphasizes again that neither the petitioner nor the Village is suggesting this will happen now—it is only being reserved as a potential future solution if needed, and such a need is not currently foreseen.

Mr. Doms states that if street parking negatively affects the neighborhood, then constructing a parking lot would also have a negative impact.

Commissioner Cavanaugh asks whether the solution proposed at 746 S. Vermont would alleviate the issue.

Mr. Doms responds that if everything remains on the north side of Illinois Avenue, it

would be acceptable.

Sworn In: Cathy and Tom Callard – 1421 Jill Ct.

Ms. Callard expresses her opposition to the request. She refers to the existing green space at the Clearbrook site and asks why that area could not be preserved as open space rather than being used for overflow parking. She asks whether the 223 property is being “held” for future use, and whether the Village will make that determination.

Mr. Vyverberg confirms that is accurate—staff will make a determination only *after* all other options have been exhausted. He reiterates that use of the 223 property for parking is not currently anticipated.

Ms. Callard also comments on the number of Credit Union employees and how that may impact parking needs. She raises questions about reliance on parking being provided by the Islamic mosque.

Mr. Callard states that the 223 property should be removed entirely from the petition and only the properties north of Illinois Avenue should be considered.

Mr. Vyverberg explains that the petition currently before the Planning & Zoning Commission is limited to the north side of Illinois Avenue, and the final Planned Development will *not* include the 223 property. Its inclusion at this stage is only for consideration, not for action.

Sworn In: Jim Luandowski – 1430 California Ave., Rolling Meadows

Also representing: Frank Anzalone – 829 S. California Ave., Palatine

Mr. Luandowski speaks on behalf of Mr. Anzalone, referencing a letter Mr. Anzalone prepared. He states that the examples of other religious properties included in the staff report are not valid comparisons, as none are zoned R-1 and none include commercial operations. Mr. Luandowski argues that the examples are not “apples to apples.”

Mr. Vyverberg responds that staff attempted to find comparable examples of religious institutions developed within residential zoning districts and acknowledges the differences.

Mr. Luandowski states there is currently a single-family home on the 223 property that would need to be demolished to create a parking lot and reiterates his concern about using non-R-1 examples in staff’s evaluation.

He then reads a question submitted by Mr. Anzalone, asking whether the Planning & Zoning Commission will recommend that the Village Council maintain or reinstate parking on the surrounding streets *before* considering any conversion of the 223 E. Illinois Avenue property into a parking lot.

Mr. Vyverberg confirms that this issue falls within the overall project parameters and is addressed in the staff conditions. He again emphasizes that the church would be required to have ownership interest in the 223 property for any future development to be considered, and that all conditions related to this have been clearly outlined in the staff report.

Mr. Luandowski repeats his question.

Chairman Wood states that this topic could be addressed during deliberation.

There is further discussion regarding the zoning of the 223 E. Illinois Avenue property.

Mr. Cavanaugh asked if the church considered hiring a police presence to assist in the parking issues.

Officer Sterns comments that they are consistency working with the church for options.

Mr. Luandowski comments on the property and the Village's perspective, stating he believes the parking issue can be resolved using only the north side of Illinois Avenue. He believes there are sufficient resources available to resolve the issue without including the 223 residential property.

Mr. Kutnny clarifies that the Clearbrook property has over 100 parking spaces and provides sufficient parking for employees and members. He notes that the credit union's hours do not overlap with the youth center or the church, and therefore should not cause any negative impact.

Commissioner Friedman notes that the credit union is open until 7:00 p.m. on some days and asks whether there is potential for overlap in use.

Mr. Kutnny responds that only a few employees are present during evening hours. Most employees work from 9:00 a.m. to 5:00 p.m., with only about 5 to 10 staff members present on weekends or during late hours.

Mr. Wasiunec discusses adjustments to the timing of church services, which are designed to allow one group of worshipers to leave before the next arrives, thereby reducing the need for street parking. He mentions that the Islamic mosque has offered additional parking, though that arrangement is not yet finalized. He clarifies that parking concerns are primarily related to Sunday services and are unrelated to the youth center or credit union. He states that they are exploring overall solutions to reduce inconvenience and would prefer not to incur the expense of building a new parking lot.

Chairman Wood asks whether additional parking spaces could be added at the Vermont location.

Mr. Wasiunec responds that doing so could cause issues with neighbors on the opposite side of the property and could also negatively affect traffic flow. He expresses disappointment that there is a perception they are trying to be deceptive. He emphasizes that they could not have foreseen the war or the number of refugees seeking services, and that they are working to accommodate everyone.

Commissioner Cavanaugh asks whether there has been any progress in formalizing the potential parking agreements.

Mr. Wasiunec and Father Mendyuk confirm that they are still actively working on those agreements.

Mr. Luandowski returns to speak about the area being used for recreational activities.

He notes that most participants are mobile and there are plenty of parks available in the area. He observes that the street is already very busy and believes the Vermont property would offer a better solution for parking.

Mr. Patel returns and reiterates that the 223 E. Illinois property should not be part of the current request.

Mr. Vyverberg again explains that the 223 property was included in the petition only to identify potential future parking resources.

Ms. Kruk returns and reiterates concerns regarding safety issues.

STAFF RECOMMENDATION:

The American Ukrainian Youth Association and Selfreliance Credit Union are requesting approval of a Preliminary Planned Development to allow for the expansion of existing uses onto the neighboring property located at 746 S. Vermont Street. The proposal also includes the expansion and interconnection of existing parking facilities to better serve multiple adjacent uses, including the Immaculate Conception Ukrainian Catholic Church. Key elements of the proposal include:

Expansion of parking lots between the three sites (American Ukrainian Youth Association, Selfreliance Credit Union, and Immaculate Conception Ukrainian Catholic Church) to allow shared access and circulation, which will help reduce traffic impacts on Illinois Avenue. The proposed expansion will result in the addition of 100 new parking spaces, bringing the total combined parking capacity to 202 spaces, across the three sites. Page 33 of 74 Due to staggered peak hours among the three organizations, the shared parking arrangement is expected to alleviate current parking shortages and increase overall efficiency. The applicant also owns 223 E. Illinois Avenue, which is identified as a potential site for future parking expansion, if deemed necessary by Staff and required by the Village Council, in conjunction with their completion of the Phase 2 building improvements. The proposal will enhance site functionality, improve traffic flow, and address parking deficiencies through coordinated, shared use of the expanded facilities.

Therefore, Staff recommends approval, subject to the following conditions:

1. The Planned Development shall substantially conform to the site plan and business plan submitted by the Petitioners, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The consideration of constructing additional parking at 223 E. Illinois Avenue will be conducted following completion of the initial site improvements and prior to the commencement of any Phase II interior improvements to the 746 S. Vermont Street building. As part of this process, the Village will complete a parking and traffic analysis of the implemented changes and present its findings to the Village Council for further review and assessment. The Village reserves the right to propose additional conditions to the planned development as part of this process.
3. The final landscaping/screening plan shall be submitted in a manner acceptable to

the Director of Planning and Zoning and shall identify both additional plantings north of the parking lot expansion on the west side of the 746 S. Vermont Street property, as well as trees to be preserved within the overall site.

4. A license agreement shall be reviewed in conjunction with the Final Planned Development to further review any contemplated right-of-way improvements or encroachments.

5. The final business/operations' plan shall be revised in a manner acceptable to the Village.

6. A revised parking agreement between the American Ukrainian Youth Center, Immaculate Conception Church, and Selfreliance Credit Union shall be submitted in a manner acceptable to the Village Attorney.

7. If required by the Village Engineer, a public improvement security deposit shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning.

8. A construction management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application submission.

Commissioner Friedman asks staff about the submittal, application, and presentation. He notes that the only site plan outlining the Planned Unit Development (PUD) appears to be a version modified by staff from the petitioner's original plan. He states that there is nothing in the petitioner's submission explicitly indicating that only the property north of Illinois Avenue is being considered for the PUD. On the contrary, there is a conceptual site plan being voted on this evening that includes parking south of Illinois Avenue, along with a stall count and parking data table for future implementation. He questions whether the Commission is acting only on the area outlined in red on the screen or on the full application that was made public and reviewed during the meeting.

Mr. Vyverberg responds that the primary focus of the review and recommendation is the property north of Illinois Avenue. Both staff and the petitioner are requesting consideration only for the parcels north of Illinois. The 223 E. Illinois Avenue address was included merely to reflect the potential for future parking.

Commissioner Friedman notes that the 223 address is part of the application—it appears on the site plan and in the parking data table. He states that it is not the petitioner's original site plan and expresses confusion, pointing out that the staff-conditioned site plan differs from the one currently displayed on the screen. He requests clarification before proceeding with the vote.

Mr. Vyverberg clarifies that the vote before the Commission concerns only the properties at 136 and 746 Vermont Street. The 223 property is included solely to illustrate potential future parking. The petitioner is not requesting that the 223 property be part of the Preliminary Planned Development review. From staff's perspective, if the Preliminary Plan is approved, the 223 property would not be

included in the Final Plan Development, as it is zoned R-1 and there is no proposal to rezone it. The application pertains to the properties north of Illinois Avenue, with 223 E. Illinois referenced only for potential future review.

Commissioner Friedman further clarifies that the site plan dated 6/12/25 is not the same site plan referenced in staff's conditions.

Mr. Vyverberg confirms that the site plan on the screen reflects the properties at 136 and 746 Vermont Street as proposed.

Sworn In: Jeff Ufenloch - 1430 Jill Ct. Rolling Meadows

Mr. Ufenloch states that he submitted a letter of objection to the inclusion of the 223 E. Illinois property in the presentation. He reiterates that this property should not be part of today's discussion and should be removed from consideration.

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

Commissioner Friedman makes a motion to approve the Preliminary Planned Development (PPD) application specific to 136 E. Illinois Avenue and 746 S. Vermont Street; seconded by Commissioner Cavanaugh, subject to staff's conditions.

Commissioner Cavanaugh states that the Village Council will review what is approved. He questions whether Staff Condition #2 can be removed. If Condition #2 remains in the vote, he would like to add that the petitioner should make every effort to facilitate overflow parking at the commercial area on South Vermont and at the Islamic Society before any development at the 223 property is commenced. He notes this may be redundant, but it is a recommendation from staff.

Commissioner Friedman suggests that the first sentence of Condition #2 be struck.

Chairman Wood clarifies that the motion is to approve the PPD for 136 E. Illinois Avenue and 746 S. Vermont Street with the first sentence of Condition #2 removed. Commissioner Friedman makes a motion to approve, noting that the first sentence of Condition #2 in staff's recommendation is removed. The motion is seconded by Commissioner Cavanaugh.

Discussion:

Commissioner Friedman states that there was good input from everyone and good discussion. He understands the objectives and concerns, and feels the abbreviated motion is a positive step. This will separate the other parcel, and any future considerations for properties south of Illinois or elsewhere will require a new process and will not be automatically included.

Commissioner Kolososki adds that not having to worry about the residential lot is a plus. He welcomes new ideas to address the parking issues and agrees that using the R-1 property would be inappropriate.

Commissioner Cavanaugh states that parking has been largely addressed and believes the 223 property does not need to be a parking lot. Incorporating the additional spots should meet the parking demand. He notes that finding overflow parking with businesses on South Vermont would be ideal and is in favor of the proposal.

Chairman Wood states that it was a good conversation and hopes that it remains respectful. She acknowledges that the petitioner has worked hard to identify ways to address parking and alleviate the problem. She notes that the police are involved in addressing it as well. Acquiring the Clearbrook property and keeping everything on the north side is a positive step. She recognizes the cooperation between concerned residents and business partners in working together to resolve the problems.

Commissioner Fedota notes that Illinois Street has become much more traveled. He recalls that the church came to the Village 25 years ago for a variance and that the church is a welcome element to the Village. He states that the planning does not seek a reduction in required parking spaces and that it provides space for the church and related programs. He acknowledges that much of this may be short-term due to refugees and believes this is an excellent solution that should move forward.

Commissioner Roth-Wurster states that good discussions lead to good decisions. She supports the solutions presented by staff, police, and the petitioner. She notes that the clarifications made during the meeting are positive and that churches and places of worship have long been part of the Village's residential communities. She hopes for a good solution and does not believe anything is being hidden from anyone.

Chairman Wood summarized that this request has met the standards and was unanimously approved noting the removal of the 1st sentence in Condition #2 of Staff's Recommendation by a vote of 7-0. This item will tentatively go to Village Council on August 11th, 2025.

RESULT:	APPROVE PPD FOR 136 E. ILLINOIS AVENUE AND 746 S. VERMONT STREET WITH THE FIRST SENTENCE OF CONDITION #2 REMOVED.
MOVER:	Eric Friedman
SECONDER:	Kevin Cavanaugh
AYES:	Jan Wood, Cindy Roth Wurster, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

V. PUBLIC COMMENT

VI. ADJOURNMENT



**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

934 W. Oxford Court – Special Use

August 12, 2025

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ryan Auer

PETITIONER: Anthony Quesada (Owner)

PLAN NUMBER: SU-000176-2025

ADDRESS: 934 W. Oxford Court

BACKGROUND:

The Petitioner is seeking Special Use approval to permit a 4-foot-tall open-style fence in the rear yard (functional side yard), which simultaneously abuts a street (W. Oxford Court), and the side lot line of an adjacent front yard (north). Therefore, the Petitioner is requesting:

- 1. Special Use to permit a fence in a rear yard abutting a street and side lot line of an adjacent front yard.**

Surrounding Zoning/Uses:

North	"R-1(B)", Single Family Residential District (Hunting Ridge Subdivision)
South:	"R-2", Single Family Residential District (William Fremd High School)
East:	"R-1(B)", Single Family Residential District (Hunting Ridge Subdivision)
West:	"R-1(B)", Single Family Residential District (Hunting Ridge Subdivision)

KEY ISSUES:

- The Subject Property is zoned "R-1B", Single-family residential and is approximately 12,000 square feet in area. The property is containing a single-family home and related improvements.
- The Petitioner is seeking Special Use approval to permit a 4-foot-tall open-style fence in the rear yard (functional side yard), which simultaneously abuts a street (W. Oxford Court), and the side lot line of an adjacent front yard (north).
- In response to some of the questions and concerns raised by the surrounding

property owners, the petitioner revised their initial application to reduce the fence height to 4 feet (from 6 feet tall) and change the fence style to open-style (from solid). Planning and Zoning staff informed the objectors of the plan revisions. Two of three objectors have rescinded their comments. One objector has not responded to staff.

- Fences in a rear yard, where the rear lot line of said rear yard abuts the side lot line of a front yard of an adjacent lot are permitted following Special use application approval, pursuant to 6.03(b)(6)b of the Village of Palatine zoning ordinance.
- The subject property is positioned in an unconventional manner, with the functional rear yard areas and rear face of home being parallel with the neighbor (928 W. Oxford Court) front yard. Per the application materials, the lot's configuration, the rear yard (subject yard) is highly visible to all residences in the cul-de-sac.
- The proposed fence will be set back five feet from the neighbor's (928 W. Oxford Court) yard at the nearest point (northwest of the subject property) and widens to provide a setback of 11 feet 4 inches at the widest point along this property line.
- As the fence continues east towards the cul-de-sac, the distance between the fence and neighbor front yard increases to 11 feet. The proposed fence terminates when aligning with the rear face of the subject residence – 20 feet from the nearest point of the cul-de-sac road.
- The rear yard is improved with a deck and existing solid vinyl fencing.
- The proposed fence, as well as the existing property, do not conflict with any other area and bulk regulations set forth by the Zoning Ordinance for residential structures.

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), (3), and (5) 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.

Standards for fencing as special use: 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.

STAFF RECOMMENDATION:

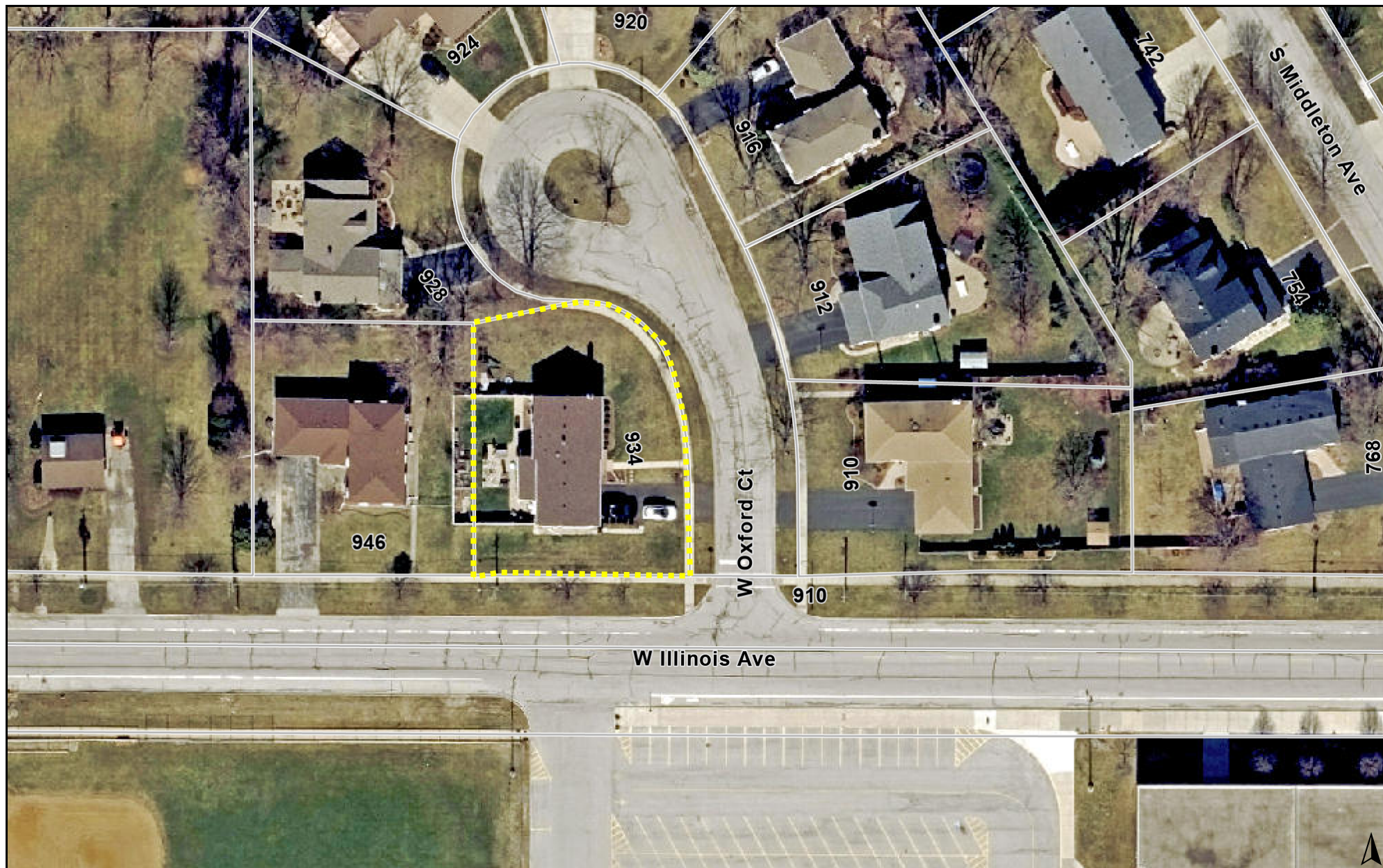
The proposed fence maintains a 5-foot minimum distance from the property to the north and terminates at the rear face of the subject home. The fence is also set back at a minimum 20-foot distance from the cul-de-sac street. Due to the unique curvature of Oxford Court, the subject rear yard is visible to surrounding neighbors in the cul-de-sac.

Staff believes that the proposed 4-foot open-style fence will bring forth fewer impacts on neighboring properties - when compared to the previous special use application.

While Staff reviewed other similarly situated and configured lots in this area of the Village, Staff was not able to determine a similar fencing relief circumstance. Nevertheless, the existing lot configuration along Oxford Court require zoning relief to install a fence in this location.

Therefore, Staff recommends action at the discretion of the proposed Special Use. If the Planning and Zoning Commission recommends approval, staff recommends the following conditions:

1. The Special Use and shall substantially conform to the plans prepared by the Petitioner, dated 07/08/2025, except as such plans may be changed to conform to Village Codes and Ordinances.



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ft

Print Date: 6/27/2025

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.



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

Anthony Quesada

Business Name (if applicable)

Subject Property Address

934 W OXFORD CT Palatine, IL 60067

Please provide a description of your proposed request:

Extension to an existing fence, adding 4-foot tall open-style fence projection.

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:

The fence extension is intended to enhance the safety, privacy, and usability of the property, which contributes to the overall organization and appearance of the neighborhood. By creating a more secure and enclosed space, it reduces potential hazards, keeps the area better maintained, and aligns with common residential improvements.

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

The proposed fence extension is designed and positioned to comply with all applicable zoning and safety regulations, ensuring clear visibility at corners, appropriate setbacks from property lines, and the use of safe, durable materials. Its installation will create a more secure environment for the residents by deterring trespassing and providing a safe, enclosed space for children or pets.

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

The proposed fence extension is a common and well-accepted residential improvement that is designed to enhance privacy, safety, and aesthetic appeal. It will be constructed using quality materials consistent with neighborhood standards, which can help maintain or even increase surrounding property values. Because the fence will not obstruct views, encroach on neighboring properties, or create visual blight, it is not expected to cause any substantial injury to nearby property values.

In order to supplement the above standards, the Planning and Zoning Commission 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:

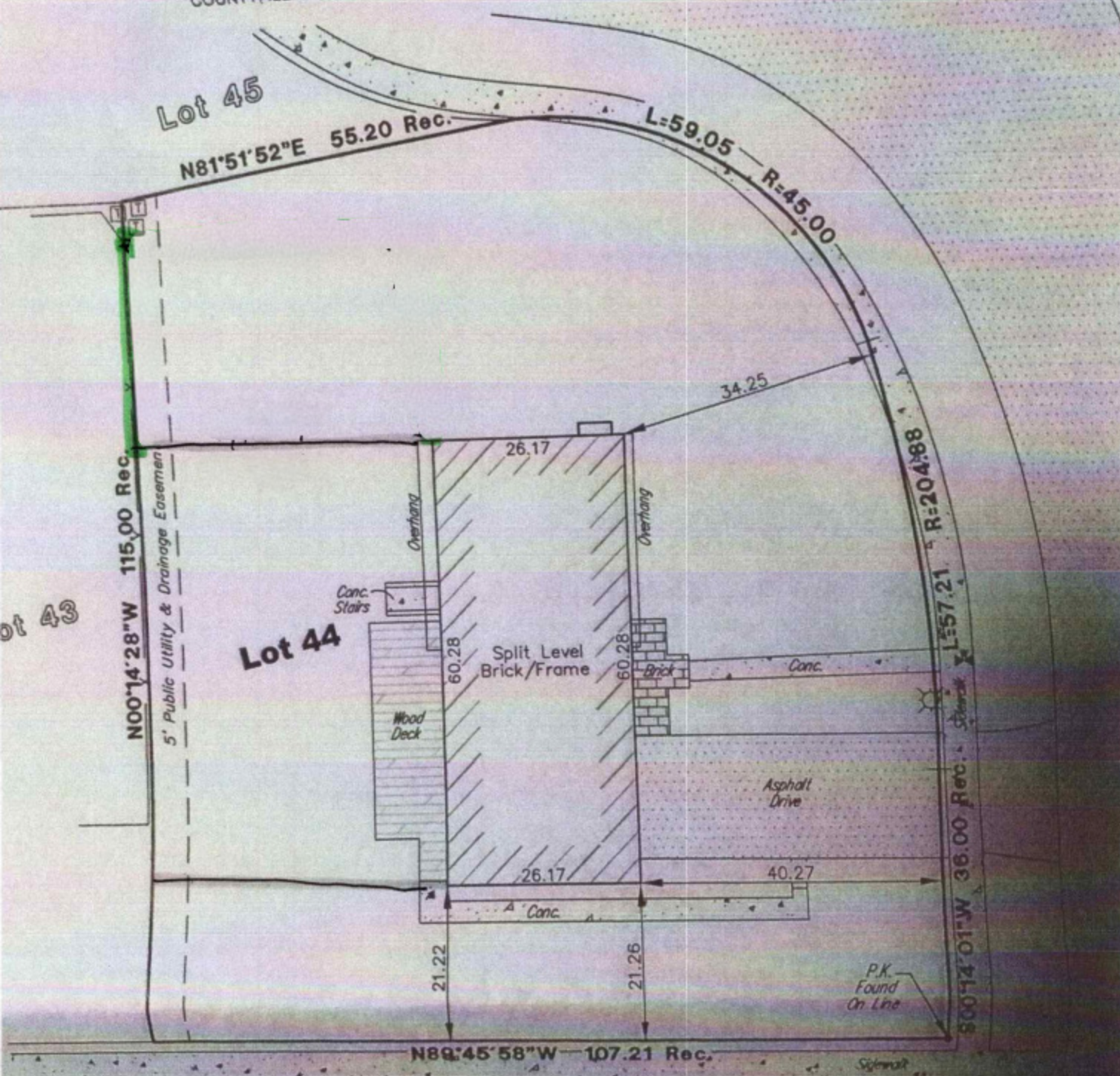
- i. Will not destroy existing vistas in the area;
- ii. Will enhance the appearance of the homes and the streets in the area; and
- iii. Will not detract from the overall appearance of the community; or

b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

The proposed fence extension in the rear and side yard areas abutting the street is designed to align with the aesthetic character of the neighborhood. It will not obstruct or destroy any existing vistas and will be constructed with materials and a design that complement the surrounding homes. The fence will contribute positively to the overall streetscape by creating a well-maintained, cohesive appearance and will not detract from the community's visual appeal. Additionally, the fencing is necessary to protect the private property and ensure the safety of the residents by providing a secure, enclosed area that prevents unauthorized access and creates a safe space for outdoor use.

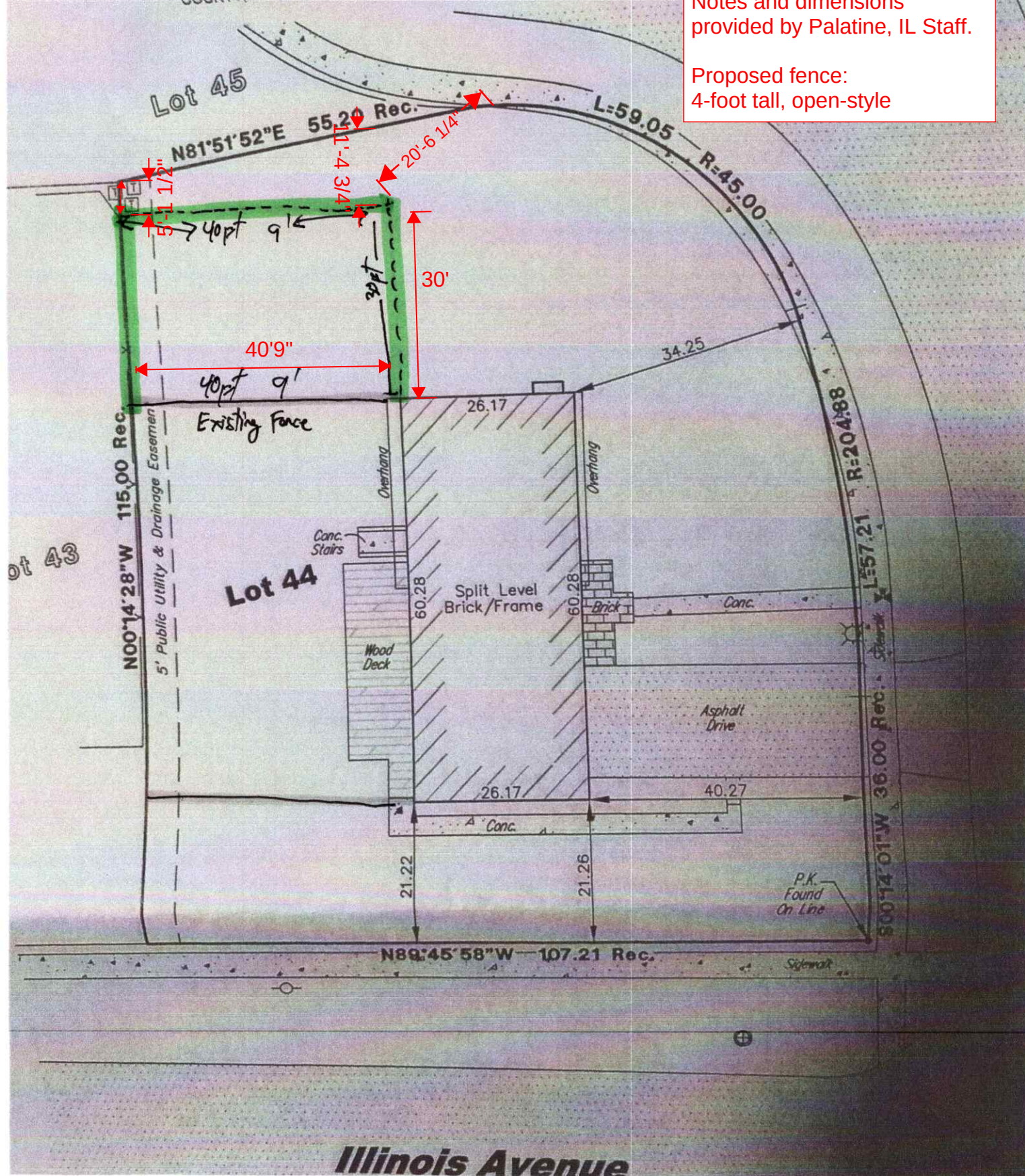
PLAT OF SURVEY

LOT 44 IN BLOCK 2 IN HUNTING RIDGE UNIT 1, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, ON JANUARY 12, 1968 AS DOCUMENT NO. 203777120, IN COOK COUNTY, ILLINOIS.



LOT 44 IN BLOCK 2 IN HUNTING RIDGE UNIT 1, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, ON JANUARY 12, 1968 AS DOCUMENT NO. 203777120, IN COOK COUNTY, ILLINOIS.

Proposed fence:
4-foot tall, open-style





PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday July 8, 2025 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special use to permit a fence in a rear yard abutting a street, which abuts the side lot line of an adjacent front yard.

The property is commonly known as 934 W. Oxford Court.

The Petitioner is requesting to expand an existing 6-foot tall fence into the rear yard (functional side yard). The fence will be setback five feet from the adjacent front yard at the nearest point, and be setback at a distance of eleven feet at the furthest point.

The above petition has been filed by Anthony Quesada, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: SU-000176-2025 VILLAGE OF PALATINE

Jan Wood, Chair

Palatine Planning and Zoning Commission

DATED: This 16th day of June 2025

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a 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:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 934 W. OXFORD CT.



County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 19TH day of JUNE, A.D. 2025, and the last publication thereof was made on the 19TH day of JUNE, A.D. 2025.

Your Legal appeared in
the following Journal & Topics
Newspapers
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 19TH day of JUNE, A.D., 2025.

By Todd Wassell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 19TH day of JUNE, A.D., 2025.

My commission expires the 15TH day of JULY, A.D., 2025.



**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

617 N. MAPLE AVENUE – Special Use

August 12, 2025

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ryan Auer

PETITIONER: Kalin Atanasov (Owner)

PLAN NUMBER: SU-000191-2025

ADDRESS: 617 N. Maple Avenue

BACKGROUND:

The Petitioner is seeking Special Use approval to increase the height of an existing fence in the front and side yard. The request is to increase the height of the fence to six feet on all sides. Therefore, the petitioner is requesting:

1. Special Use to permit a fence in a front yard and side yard abutting a street.

Surrounding Zoning/Uses:

North	"R-2", Single Family Residential District (Frank E. Merrill & Co.'s Greater Palatine)
South:	"P", Planned Development District (Cornell Lake Apartments) / Union Pacific Northwest Rail Right-of-Way
East:	"R-2", Single Family Residential District (Frank E. Merrill & Co.'s Greater Palatine)
West:	"R-2", Single Family Residential District (Frank E. Merrill & Co.'s Greater Palatine)

KEY ISSUES:

- The Subject Property is zoned "R-2", Single-family residential and is approximately 7,600 square feet in area. The property contains a single-family home, including a 100 square-foot shed, and related improvements. The west and south sides of the lot are bordered by a parkway. The parkway depths along Maple Avenue and W. Colfax Street– 33 and 40 feet – reduce the fence's visual impact upon each abutting street.

- The Petitioner is seeking Special Use approval to expand an existing fence in the front yard and in a side yard which abuts a street (N. Maple Avenue).
- The existing fence in the front yard was approved via ordinance #0-97-97. The Administrative Special Use permits fencing to be set seven feet from the side lot line abutting N. Maple Avenue and zero feet from the lot line abutting Colfax Street. The Petitioner will maintain the same fencing location and setbacks, as the currently existing fence.
- The existing semi-open fence panels in each side yard are four feet in height. The height of the existing fence panel abutting Colfax Street is six feet. The petitioner is requesting to replace all existing wooden fence panels with 6-foot-tall open-style fence panels.
- Set forth by 6.03(b)(6)(a)a of the Palatine, IL zoning ordinance - Fences in the front yard, excluding fences described by 6.03(b)(6)(a)i-iii, are permitted following Special Use approval by the Village Council.
- Set forth by 6.03(b)(4)(d)ii.a of the Palatine, IL zoning ordinance - Landscape material shall be installed within the area between a fence and any lot line abutting a public street. The applicant has acknowledged and agrees to meet the requirements for landscape plantings.
- The proposed fence, as well as the existing property, do not conflict with any other area and bulk regulations set forth by the Zoning Ordinance for residential structures.

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), (3), and (5) 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.

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

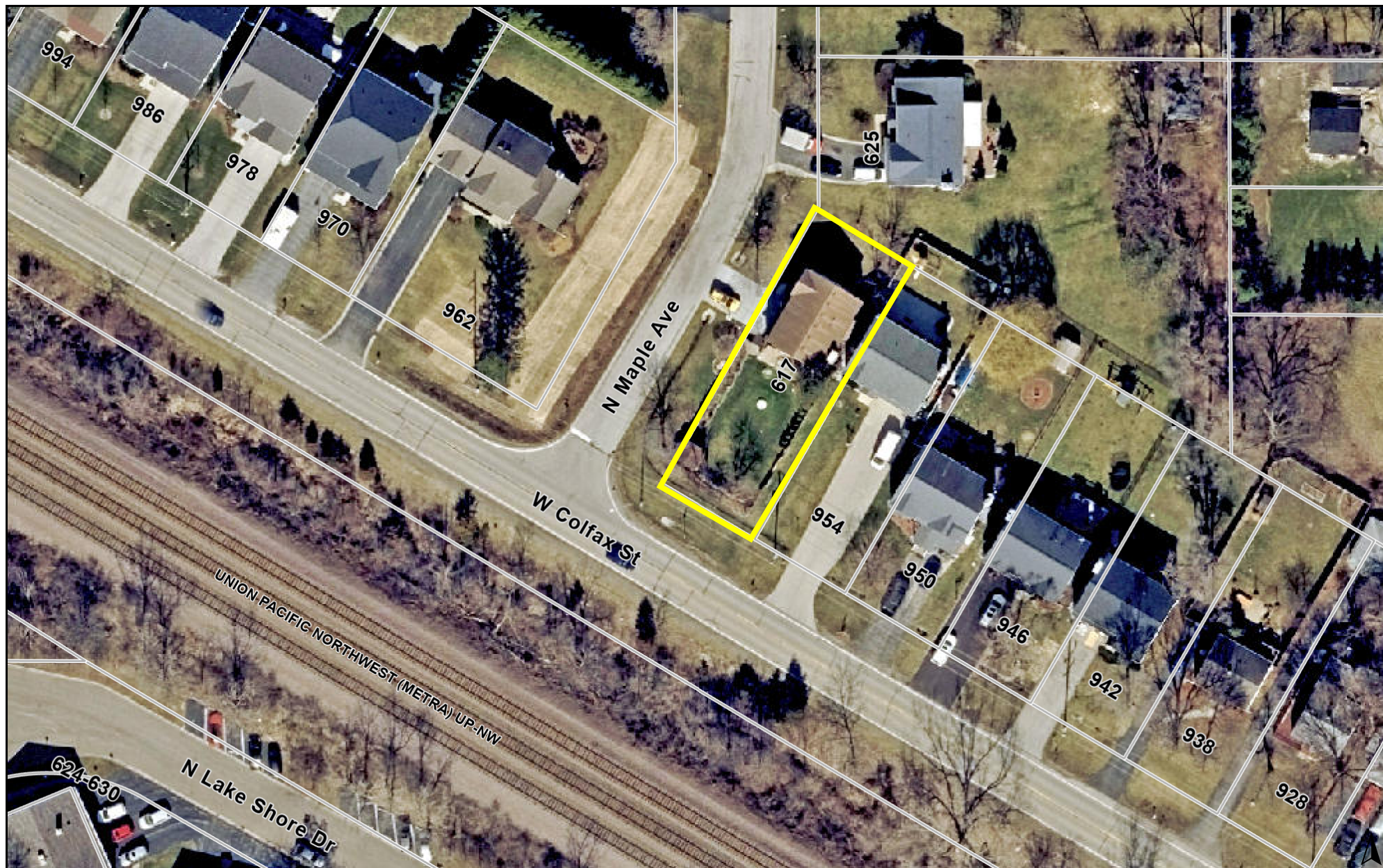
- a. Will meet the following aesthetic criteria:
 - i. Will not destroy existing vistas in the area;
 - ii. Will enhance the appearance of the homes and the streets in the area; and,
 - iii. Will not detract from the overall appearance of the community; or
- b. The fencing is found to be necessary to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

STAFF RECOMMENDATION:

Staff does not anticipate the increased fence height to develop a negative visual impact on neighbors or drivers. The proposed fence is more transparent than the existing fence and will remain in the same locations. Finally, the petitioner will install landscape buffering between the fence and lot line abutting N. Maple Avenue and the existing landscaping along Colfax Street will be maintained, which should decrease any visual impact on the surrounding neighbors.

Therefore, Staff recommends approval of the proposed Special Use. If the Planning and Zoning Commission recommends approval, staff recommends the following conditions:

1. The Special Use and shall substantially conform to the plans prepared by the Petitioner, dated 06/15/2025, except as such plans may be changed to conform to Village Codes and Ordinances.
2. Landscaping will be installed within the area between the fence and lot line along N. Maple Avenue, subject to the standards of 6.03(b)(4)d.ii.a of the Palatine, IL zoning ordinance.



0 100 200
ft

Print Date: 7/21/2025

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.



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

Kalin Atanassov

Business Name (if applicable)

Subject Property Address

617 N MAPLE AVE Palatine, IL 60067

Please provide a description of your proposed request:

Proposed fence location will be unchanged from the current wood fences we already have. Even though, part of our fences which is the east and west side are around 5 feet, and south side is 6 feet, we would like to make it even and upgrade it to 6 feet all around instead. Thank you for your consideration.

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:

As we already mentioned above, proposed fence location will be unchanged from the current wood fences we already have. Even though, part of our fences which is the east and west side are around 5 feet, and south side is 6 feet, we would like to make it even and upgrade it to 6 feet all around instead. Thank you for your consideration.

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

I strongly agree, it is safe for home owners, others and also environment.

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

No risk of injury to home owners or others.

In order to supplement the above standards, the Planning and Zoning Commission 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.

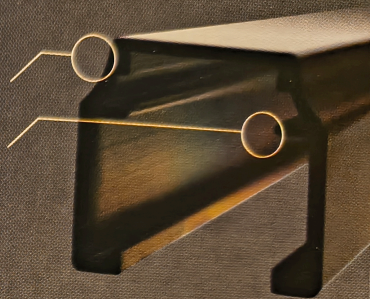
All listed above standards are met.



FEATURES

Beveled rail design sheds water away from the sidewalls and adds strength.

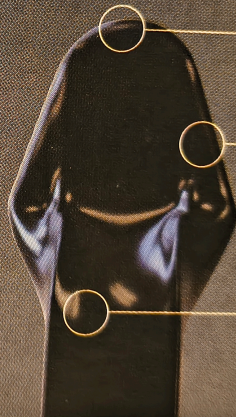
Extruded ribbing on the inside adds reinforcement while keeping a sleek look on the outside.



Rounded picket points provide safety for children and pets.

Crimped edges are smoothed over and sealed to prevent water from entering and separating over time.

Powder coated finish adds beauty and endurance.



Bronze Residential Kinglet w/Tri-Finials and Ball Caps

POWDER COATING COLORS



ORDINANCE NO. 0-97-97

**AN ORDINANCE GRANTING AN ADMINISTRATIVE SPECIAL USE
FOR A SETBACK REDUCTION FOR A FENCE
617 N. MAPLE**

**Published in pamphlet form by authority of the
Mayor and Council of the Village of Palatine
on June 9, 1997**

ORDINANCE NO. 0-97-97

**AN ORDINANCE
GRANTING AN ADMINISTRATIVE SPECIAL USE
FOR A SETBACK REDUCTION
FOR A FENCE.
617 N. MAPLE**

WHEREAS, pursuant to a petition for an Administrative Special Use, before the President and Board of Trustees of the Village of Palatine on June 9, 1997, in accordance with Sec. 14.05 (B) 2 of the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such meeting regarding a request for an administrative special use for a corner side yard setback reduction of thirteen feet to permit a wooden fence to be setback seven feet from the corner side lot line abutting Maple Avenue and a front yard setback reduction of thirty feet to permit a fence to be setback zero (0) feet from the front lot line, pursuant to Sec. 6.03 (b) (5) of the Palatine Zoning Ordinance, on the following legally described property:

Lot 18 in Block 8 in Frank E. Merrill and Company's Greater Palatine being a subdivision of that part of the Northeast quarter of Section 16 lying northeasterly of the Northwest Highway in Township 42 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded on September 10, 1926 as Document No. 318962 in the Office of the Recorder of Deeds in Cook County, Illinois

commonly known as 617 N. Maple

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule power:

SECTION 1: That an administrative special use for a corner side yard setback reduction of thirteen feet to permit a wooden fence to be set back seven feet from the corner side lot line abutting Maple Avenue and a front yard setback reduction of thirty feet to permit a fence to be set back zero (0) feet from the front lot line, pursuant to Sec. 6.03 (b) (5) of the Palatine Zoning Ordinance, is hereby granted, subject to the following conditions:

1. The fence shall be constructed to substantially conform to the Site Plan, attached hereto as Exhibit "A", except as such plan may be modified to conform with Village Codes and Ordinances and the conditions below.
2. The fence shall be constructed as a four (4) foot high fence on the west side and a six (6) foot high fence on the south side of the lot.

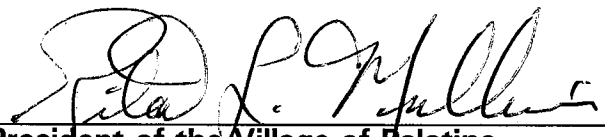
SECTION 2: That the petition for administrative special use be attached hereto and form a part of this ordinance.

SECTION 3: That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: This 9 day of June, 1997

AYES: 4 **NAYS:** 0 **ABSENT:** 3 **PASS:** 0

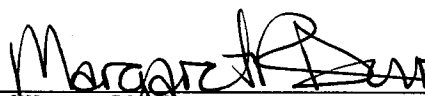
APPROVED by me this 9 day of June, 1997



President of the Village of Palatine

ATTESTED and **FILED** in the office of the Village Clerk this

9 day of June, 1997



Village Clerk

PLAT OF SURVEY

Lot 18 in Block 8 in Frank E. Merrill and Company's Greater Palatine being a Subdivision of that part of the Northeast Quarter of Section 16 lying northeasterly of the Northwest Highway in Township 42 North, Range 10 East of the Third Principal Meridian according to the Plat thereof recorded on September 10, 1926 as Document No. 318962 in the Office of the Recorder of Deeds in Cook County, Illinois.



SCALE 1" = 20'

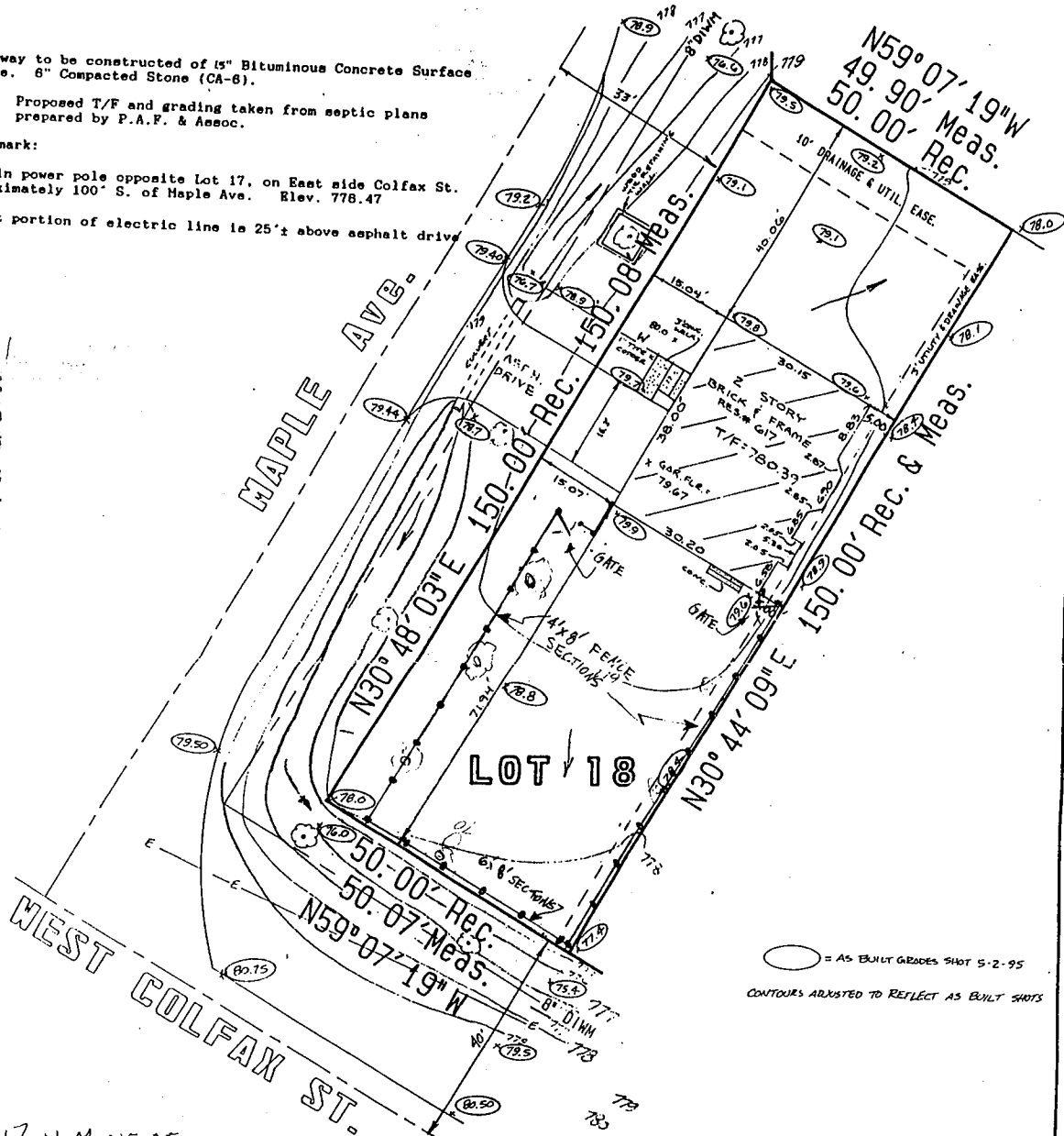
Driveway to be constructed of 15" Bituminous Concrete Surface Course. 8" Compacted Stone (CA-6).

Note: Proposed T/F and grading taken from septic plans prepared by P.A.F. & Assoc.

Benchmark:

Nail in power pole opposite Lot 17, on East side Colfax St. approximately 100' S. of Maple Ave. Elev. 778.47

Lowest portion of electric line is 25'± above asphalt drive



○ = AS BUILT GRADES SHOT 5-2-95
 CONTOURS ADJUSTED TO REFLECT AS BUILT SHOTS

617 N. MAPLE AVE.

1. COMPARE ALL SURVEY POINTS WITH ONE ANOTHER BEFORE BUILDING BY SAME, AND REPORT ANY DISCREPANCIES IMMEDIATELY.
 2. CHECK LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCIES IMMEDIATELY.
 3. BUILDING LINES, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION PLAT.
 4. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
 5. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
- ADDITIONAL SURVEY WORK INDICATES IMPROVEMENTS AS SHOWN HEREON

STATE OF ILLINOIS)
 COUNTY OF COOK)

SPIES AND ASSOCIATES, INC. HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY.

ARLINGTON HEIGHTS, ILLINOIS 30 SEPT A.D. 19 94

[Signature]
 ILLINOIS REGISTERED LAND SURVEYOR NO. 2533
 FOUNDATION LOCATED AS SHOWN HEREON

Spies & Associates, Inc.
 Civil Engineers • Land Surveyors

(708)577-8808

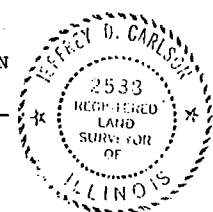


EXHIBIT "A"



VILLAGE OF PALATINE

200 East Wood Street • Palatine, Illinois 60067-5332 • 847-358-7500
FAX 359-9040

Member:
Northwest Municipal Conference
Illinois Municipal League
National League of Cities

VILLAGE OF PALATINE DEPARTMENT OF COMMUNITY DEVELOPMENT

ADMINISTRATIVE SPECIAL USE AND VARIATION REQUEST

Please complete this form in its entirety. If you need help, call the Department of Community Development at (847) 359-9047. Please print or type all information.

1. Name of Petitioner(s): Jeffrey A. & Laura J. Dykstra
Address: 617 N. Maple Ave.
Home Telephone: (847) 359-3288
Business Telephone: (847) 538-2268
2. Describe the proposed Special Use or Variation: to erect a fence
closer than 20' from Maple Avenue's
"right of way" (our property line.)
3. The petitioner's signature below indicates that s/he owns the property and that the information contained in this application and on any accompanying documents is true to the best of her/his knowledge.

Signature(s) of Petitioner(s):

Laura J. Dykstra
Jeffrey A. Dykstra

Date: May 22, 1997



Incorporated in 1866
Council - Manager Government Since 1956



David Fieldman
Planning and Zoning Administrator
Department of Community Development
200 E. Wood Street
Palatine, IL 60067

Dated 4-22-97

A LETTER OF CONSENT

Dear Mr. Fieldman:

I am signing this letter on behalf of Jeffrey Dykstra, petitioner for
an Administrative Special Use or Variation located at 617 N. Maple Ave
in Palatine, Illinois.

I have reviewed the proposed plans attached, and consent to its construction per said plans.

C.T. Williams
Print Name(s)
663 W. COLEMAN
Address
[Signature]
Signature(s) on listed

Harjinder Singh
Print Name(s)
Harjinder Singh
Address
(Harjinder Singh)
Signature(s) 934 1418

Vince Deligio
Print Name(s)
954 West Cobble
Address
[Signature]
Signature(s) 382 1906

Print Name(s)

Address

Signature(s)

Print Name(s)

Address

Signature(s)

Print Name(s)

Address

Signature(s)

Print Name(s)

Address

Signature(s)

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Address

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Print Name(s)

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Print Name(s)

Address

Signature(s)

TO: Administration FROM: Community Development *OK* DATE: June 9, 1997

<u>X</u> ORDINANCE	DESCRIPTION: <u>Consider an Administrative Special Use to permit a</u>
<u> </u> RESOLUTION	<u>fence to be set back 7 feet from the corner side lot line and zero (0)</u>
<u> </u> MOTION	<u>feet from the front lot line for the property at 617 N. Maple.</u>
<u> </u> PUBLIC HEARING	
<u> </u> DISCUSSION ONLY	<u>(Dykstra) (DISTRICT: 3)</u>

COMMITTEE ACTION:

DATE:

BACKGROUND: The subject property is located at 617 N. Maple at the northeast corner of Maple and Colfax. The petitioners, property owners, wish to construct a four (4) foot tall fence along the west side lot line abutting Maple Avenue and the south lot abutting Colfax Street. The proposed fence would begin at the southwest corner of the house and extend southwest approximately 72 feet to the end of the lot line and then connect back at the southeast corner of the house. Therefore, the petitioners are requesting:

An Administrative Special Use to permit a corner side yard setback reduction of 13 feet to permit a fence to be set back seven (7) feet from the corner side lot line abutting Maple Avenue and a front yard setback reduction of 30 feet to permit a fence to be set back zero (0) feet from the front lot line, pursuant to Section 6.03 (b) 5 and Section 14.05 (b) 2 of the Zoning Ordinance.

DISCUSSION: The proposed fence would be a solid wood fence four (4) feet in height on the west side and six (6) feet in height on the south side of the lot. No vision problems would be created by the fence.

ALTERNATIVES:

1. Recommend approval of the Administrative Special Uses.
2. Do not recommend approval the Administrative Special Uses.

RECOMMENDATION: The petitioner has submitted the required letter from the adjacent property owners indicating their support for the proposed fence. Staff recommends that the Administrative Special Uses be approved.

ACTION REQUIRED: Motion to recommend approval of an Ordinance granting Administrative Special Uses for the property at 617 N. Maple Avenue.

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday August 12, 2025 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit a fence in a front yard.

Variation to not include landscaping between a fence in a side yard abutting a street, and the abutting street.

The property is commonly known as 617 N. Maple Avenue.

The Petitioner is requesting to replace an existing semi-open style fence with a 6-foot tall open-style fence in the front yard. The existing fence stands 4-foot tall on two-sides, however, the fence along W. Colfax Street stands 6 feet tall.

The above petition has been filed by Kalin Atanasov, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: SU-000191-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 24th day of July 2025 RA

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a 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:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 617 N. MAPLE AVE.



County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 24TH day of JULY, A.D. 2025, and the last publication thereof was made on the 24TH day of JULY, A.D. 2025.

Your Legal appeared in
the following Journal & Topics
Newspapers
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☒ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal

IN WITNESS WHEREOF, THE **DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 24TH day of JULY, A.D., 2025.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 24TH day of JULY, A.D., 2025.

My commission expires the 15TH day of JULY, A.D., 2025.



**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

823 N. Glenn Dr. – Variation
August 12, 2025

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ryan Auer

PETITIONER: Robert Simons (Owner)

PLAN NUMBER: VAR-000192-2025

ADDRESS: 823 N. Glenn Dr.

BACKGROUND:

The petitioner is requesting a variation to expand an existing 7-foot-wide stoop in the front yard to a width of 23 feet. Therefore, the Petitioner is requesting:

- 1. Variation to permit a 23 foot-wide stoop in the front yard, instead of the maximum width of 9 feet.**

Surrounding Zoning/Uses:

North	"R-2", Single Family Residential District (Winston Park Residences)
South:	"R-2", Single Family Residential District (Comed Utility/ Palatine Bike Trail)
East:	"R-2", Single Family Residential District (William Fremd High School)
West:	"R-2", Single Family Residential District (William Fremd High School)

KEY ISSUES:

- The Subject Property is zoned "R-2", Single-family District and is approximately 9,600 sq. feet in size. The property is located in the Winston Park Northwest Unit Four subdivision and is currently used for single-family residential uses.
- The petitioner is requesting to expand the existing 7-foot-wide stoop to a width of 23 feet wide. The existing stoop is both covered by a roof and projects 4.5 feet into the required front yard. The applicant's motive is to activate an unused landscaped area next to the stoop. The proposed expansion will connect the existing stoop pavement to the existing concrete driveway.

- The request does not increase the depth of the existing 4.5-foot stoop into the front yard. The current depth of the stoop conforms to the requirements for stoops as a permitted obstruction in the front-yard.
- Set forth in 10.01(d)(1)(l) of the Palatine, IL zoning ordinance, stoops are permitted in residential front yards as a permitted obstruction up to a maximum width of 9 feet and 5 feet in depth.
- Two nearby properties (828 & 832 N. Glenn Drive) each have an enlarged stoop at the entry of the home. A plat of survey (created in 2020) for 832 N. Glenn Drive displays a 22-foot wide front yard stoop that projects four feet into the required front yard. Neither property received Variation or Special Use approval for these improvements.

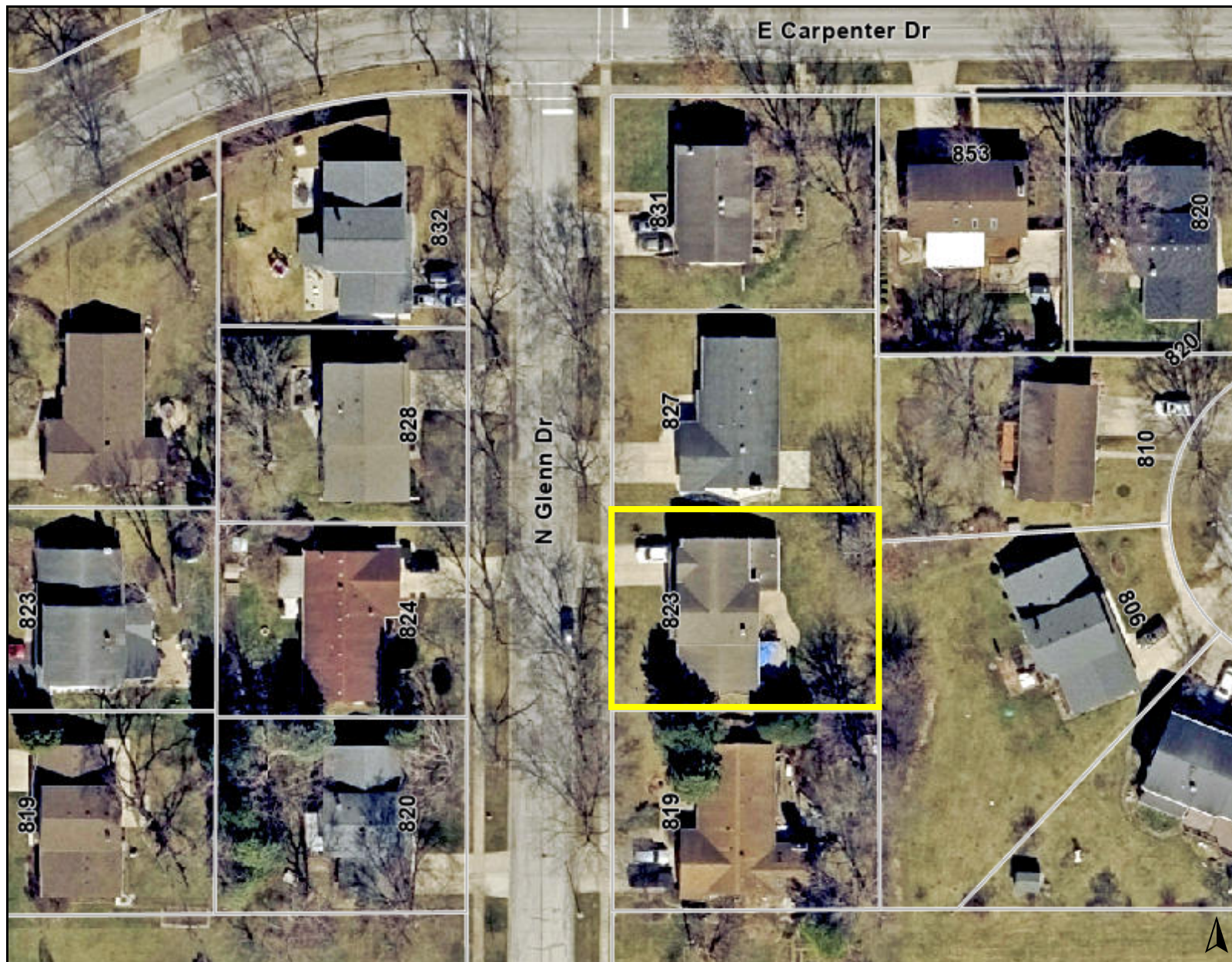
STANDARDS FOR A VARIATION: Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing 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:

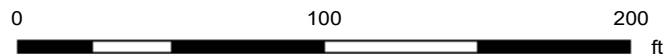
Staff does not anticipate the request to cause any adverse impact upon the subject or surrounding properties. The expansion of the stoop is consistent with stoop widths along the subject block of N. Glenn Drive and the home was initially constructed with an overhang to accommodate a widened stoop. The proposal does not conflict with any additional zoning standards set forth by the Palatine, IL zoning ordinance.

Therefore, Staff recommends approval of the proposed Variation subject to the following conditions:

1. The Variation shall substantially conform to the plans prepared by the Petitioner, dated 06/15/2025, except as such plans may be changed to conform to Village Codes and Ordinances.



Legend



Print Date: 7/21/2025

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.



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

Robert Simons

Business Name (if applicable)

Subject Property Address

823 N GLENN DR Palatine, IL 60074

Please provide a description of your proposed request:

My current stoop is settling and pulling away from the house. It is currently 7 feet in width. I would like to extend it another 16 feet to the driveway to make the stoop 22.5 feet in length. The space currently between the existing stoop and the driveway is covered in mulch and not useable. the stoop is also covered by the existing roof line.

Petitioner Justification

Variations 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 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:

?

That the plight of the owner is due to unique circumstances:

NA

That the Variation, if granted, will not alter the essential character of the locality:

the variation will enhance the locality

In order to supplement the above standards, the Zoning Board of 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

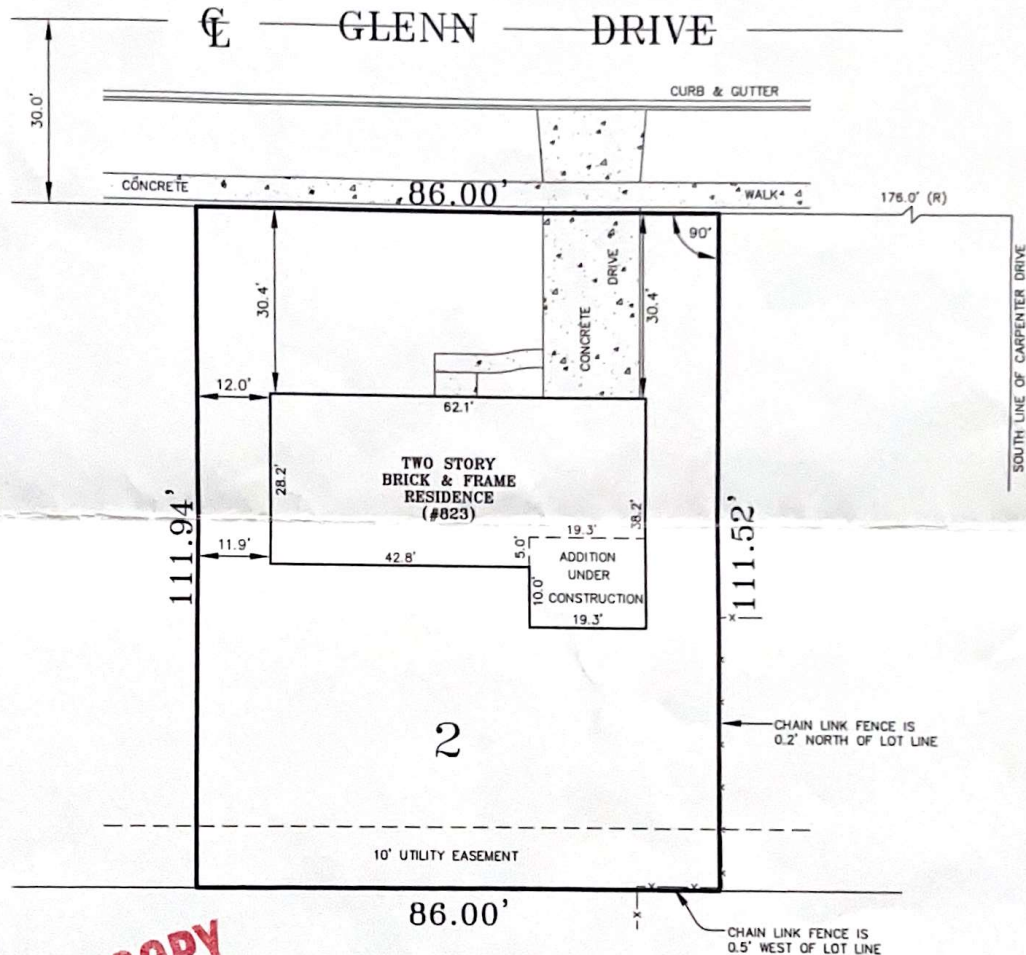
- d. The petitioner has not created the alleged hardship for the property
- e. The request will not be detrimental the public welfare or other properties in the neighborhood
- f. The request will not impair supply of light and air to adjacent properties, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values

No response

PLAT OF SURVEY

OF

LOT 2 IN BLOCK 60 IN WINSTON PARK NORTHWEST UNIT NO. 4, BEING A SUBDIVISION OF SECTION 12 AND 13, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE JANUARY 13, 1964 AS DOCUMENT NO. 19020710 IN COOK COUNTY, ILLINOIS.



JOB COPY
SPOT SURVEY
APPROVED *06/20/03* BY *[Signature]*

PREPARED FOR: CYPRESS BUILDERS, INC.
JOB ADDRESS: 823 N. GLENN DR., PALANTINE, IL
SELLER/BUYER: SIMON
JOB NO.: 03-06-0104

NEKOLA
SIGNATURE SURVEY
A DIVISION OF MORRIS ENGINEERING
400 N. SCHMIDT RD., SUITE 209
BOLINGBROOK, IL. 60440
(630)759-0155 phone (630)759-0297 fax

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.



(STATE OF ILLINOIS)
(COUNTY OF WILL) SS



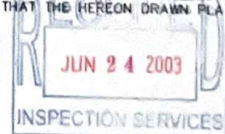
SCALE: 20'

NEKOLA SIGNATURE SURVEY DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

DATED THIS 20TH DAY OF JUNE 2003.

[Signature]
IPLS No. 2923
EXPIRATION DATE: 30 NOVEMBER 2004.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

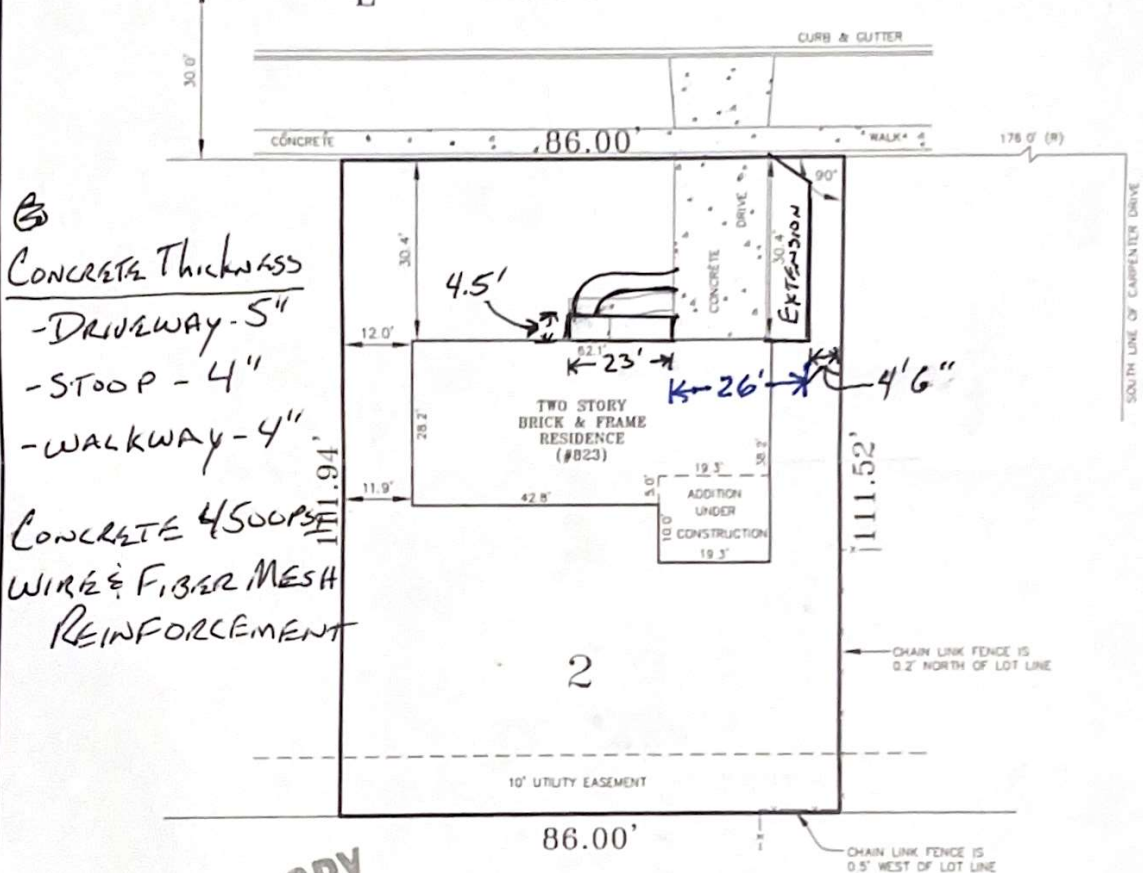


PLAT OF SURVEY

OF

LOT 2 IN BLOCK 60 IN WINSTON PARK NORTHWEST UNIT NO. 4, BEING A SUBDIVISION OF SECTION 12 AND 13, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE JANUARY 13, 1964 AS DOCUMENT NO. 19020710 IN COOK COUNTY, ILLINOIS.

- REPLACE EXISTING DRIVEWAY 30.4' x 17.5'
- DRIVEWAY EXTENSION 30.4' x 8.5'
- REPLACE & EXTEND STOOP 4.5' x 23'
- REPLACE FRONT WALKWAY 26' x 3'6"
- EDGE OF NEW DRIVEWAY TO PROPERTY LINE - 4'6"
- TOTAL WIDTH OF DRIVEWAY - 26'



Concrete Thickness

- DRIVEWAY - 5"
- STOOP - 4"
- WALKWAY - 4"

Concrete 4500 PSI
WITH FIBER MESH REINFORCEMENT

JOB COPY
SPOT SURVEY
APPROVED *[Signature]*

PREPARED FOR: CYPRESS BUILDERS, INC.
JOB ADDRESS: 823 N. GLENN DR., PALANTINE, IL
SELLER/BUYER: SIMON

JOB NO: 03-06-0104
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(STATE OF ILLINOIS)
(COUNTY OF WILL) 55

NEKOLA SIGNATURE SURVEY DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

DATED THIS 20TH DAY OF JUNE, 2003
[Signature]
IPLS No. 2923
EXPIRATION DATE: 30 NOVEMBER 2004

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

JUN 24 2003
INSPECTION SERVICES

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday August 12, 2025 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Variation to permit a 23-foot-wide stoop, instead of the maximum width of 9 feet for permitted obstructions.

The property is commonly known as 823 N. Glenn Drive.

The Petitioner is requesting to widen an existing 7-foot-wide stoop located in the required front yard to a width of 23 feet. Stoops are permitted by-right as a permitted obstruction in the required front yard up to a maximum width of 9 feet and maximum depth of 5 feet.

The above petition has been filed by Robert Simons, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: VAR-000192-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 24th day of July 2025

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a 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:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 823 N. GLENN DR.
☒ ☐ ☐ ☐
County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 24TH day of JULY, A.D. 2025, and the last publication thereof was made on the 24TH day of JULY, A.D. 2025.

Your Legal appeared in
the following Journal & Topics
Newspapers
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☒ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 24TH day of JULY, A.D., 2025.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 24TH day of JULY, A.D., 2025.

My commission expires the 15TH day of JULY, A.D., 2025.



**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

1480 W. Poplar Street – Special Use

August 12, 2025

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ben Vyverberg

PETITIONER: Victor Baranovici (owner)

PLAN NUMBER: SU-000125-2024

ADDRESS: 1480 W. Poplar Street

BACKGROUND:

The Petitioner is seeking Special Use approval for a 5-foot tall open-style aluminum fence along the east side of the property. Therefore, the petitioner is requesting:

Special Use to permit a fence in a front yard.

Surrounding Zoning/Uses:

North	"R-2", Single Family Residential District (Frank E. Merrill & Co.'s Greater Palatine)
South:	"P", Planned Development District (Cornell Lake Apartments) / Union Pacific Northwest Rail Right-of-Way
East:	"R-2", Single Family Residential District (Frank E. Merrill & Co.'s Greater Palatine)
West:	"R-2", Single Family Residential District (Frank E. Merrill & Co.'s Greater Palatine)

KEY ISSUES:

- The Subject Property is zoned Planned Development and developed as single-family residential home in Clearwater Subdivision. The Subject Lots are approximately 30,900 square feet (23,600 square feet without the portion of the lot within Clearwater Lake) and located on the east side of Clearwater Lake. The Petitioner owns both Lots 1 and 2 in the Clearwater Subdivision. The Subject Property contains one single-family residence.
- The Petitioner is proposing a 5-foot tall open-style aluminum fence around the front and side yards of the property. The Clearwater Planned Development does not permit fences to be installed in the rear yards (west side of the property along the lake) of Lots 1 through 4.

- In May of 2023, the Petitioner pursued zoning relief to allow for the installation of a 6-foot tall solid fence and gate at their driveway along the east side of their property. Staff recommended denial of the request, but clarified that Staff would support the request if the fence were an open/wrought iron-style fence. The PZC recommended approval (5-2), conditioned upon an that the fence be changed to an open/wrought iron style. The Petitioner never moved forward to the Village Council. The Petitioner revised the plans and returned to the Planning and Zoning Commission in October 2024, where the fencing plan was recommended for approval with an 8-1 vote. The Petitioner has since re-applied and again proposed an open metal 5-foot tall open-style fence is 5-foot tall, open-style, and does includes a gate across the private drive and within the subject property.
- The Petitioner's proposal to install a 5-foot tall open-style metal fence, along the front property line of the subject property, requires the following:

Special Use to permit a fence in the front yard of the subject property.

- The proposed fence would abut the rear yards of the properties along N. Palos Avenue. The previous site plan fence contemplated the fence on the shared property line and ended north of the private drive, accessing the subject property. The current plans move the fence by approximately 2 feet toward the subject home and away from the Palos Avenue homes.
- At the October 22, 2024 PZC meeting, there were various questions and concerns raised regarding fill in the floodplain and zoning compliance questions for the parking of certain vehicles at the property. Subsequent to the October 2024 Public Hearing, Planning and Zoning and the Village Engineer inspected the property and met with the Petitioner, onsite, on several occasions. In addition to reviewing the various Code-related questions, with the Petitioner, the Village Engineer review the concerns raised and the initial engineering plans and determined there were not any violations of the engineering requirements for the Subdivision or impact to the floodplain.
- In response to questions raised at the previous PZC meeting, the Petitioner has revised the fencing site plan to move the fence approximately 2 feet to the west to further avoid any existing tree or utility conflicts. Additionally, the revised fence also includes a gate connecting the 2 sections of the fencing, within the boundaries of the private property and across the driveway.
- The proposed fence plan abuts the rear yards of the properties along N. Palos Avenue. Said fence will be located on the shared property line and will end just north of the private drive that accesses the subject property.

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), (3), and (5) 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.

Standards for fencing as special use: 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.

STAFF RECOMMENDATION:

The Petitioner has amended the most recent request and proposed to move the fence approximately 2 feet from the lot line. This dimension would avoid the potential for utility conflicts and also should not interfere with any existing landscaping along the shared lot line. The final proposed gate location will have to be submitted in a manner acceptable to the Fire Marshal. Therefore, Staff recommends approval of the proposed Special Use for a fence in the front yard, subject to the following conditions:

1. The Special Use shall substantially conform to the Site Plan and Fence Elevation submitted by the Petitioner, Victor Baranovici, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The final fencing site plan and fencing location shall be revised in a manner acceptable to the Director of Planning and Zoning and in compliance with the Planned Development Ordinance (#O-46-02) requirements, including tree preservation and landscaping for Clearwater subdivision.
3. The final gate and its manual open operations' plan shall be submitted in a manner acceptable to the Fire Marshall. The manual open gate shall not be locked to allow for emergency service access.
4. The proposed fencing shall not be located in the rear yard, nor extend beyond the existing rear building line for the residence, of the subject property.
5. A Hold Harmless shall be submitted in a manner acceptable to the Village Engineer, and shall be recorded with the property. The Village shall have no responsibility to replace the fence.



0 150 300
ft

Print Date: 9/20/2024

Notes

Cook County Aerial 2023

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.

Proposed 5-foot tall open-style fence
fence not to be installed in the rear yard,
past the rear building line of the existing
residence.

**** Revised fence**
Location approximately
21 inches west (toward
house) of property line
from the initially
proposed location.

Initially proposed fence location.

310 feet of 5-foot tall open-
style metal/aluminum fence.
Fence would be installed on
property line.



5-foot tall open-style
metal/aluminum fence

Automated gate

Proposed fence to end west of existing fire
hydrant, to not block Fire Department Access.





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

Victor Baranovici

Business Name (if applicable)

Subject Property Address

1480 W Poplar St, Palatine IL 60067

Please provide a description of your proposed request:

The attached site plan is what I am proposing, and acknowledge that the proposed fence will not extend beyond the rear building line of the house.
I confirm dimensions for fencing lines that run east-west along the south property line of Lot 1 & the north property line of Lot 2.
The Dimensions: 5 Feet high Metal Blade Fence

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:

This fence must be installed for my family safety

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

Yes, the designed, located, and proposed to be operated that the public health, safety, welfare will be protected

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

It will not cause substantial injury to nearby property values. Based on the properties locations, the fence will only increase the value of every property.

In order to supplement the above standards, the Planning and Zoning Commission 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

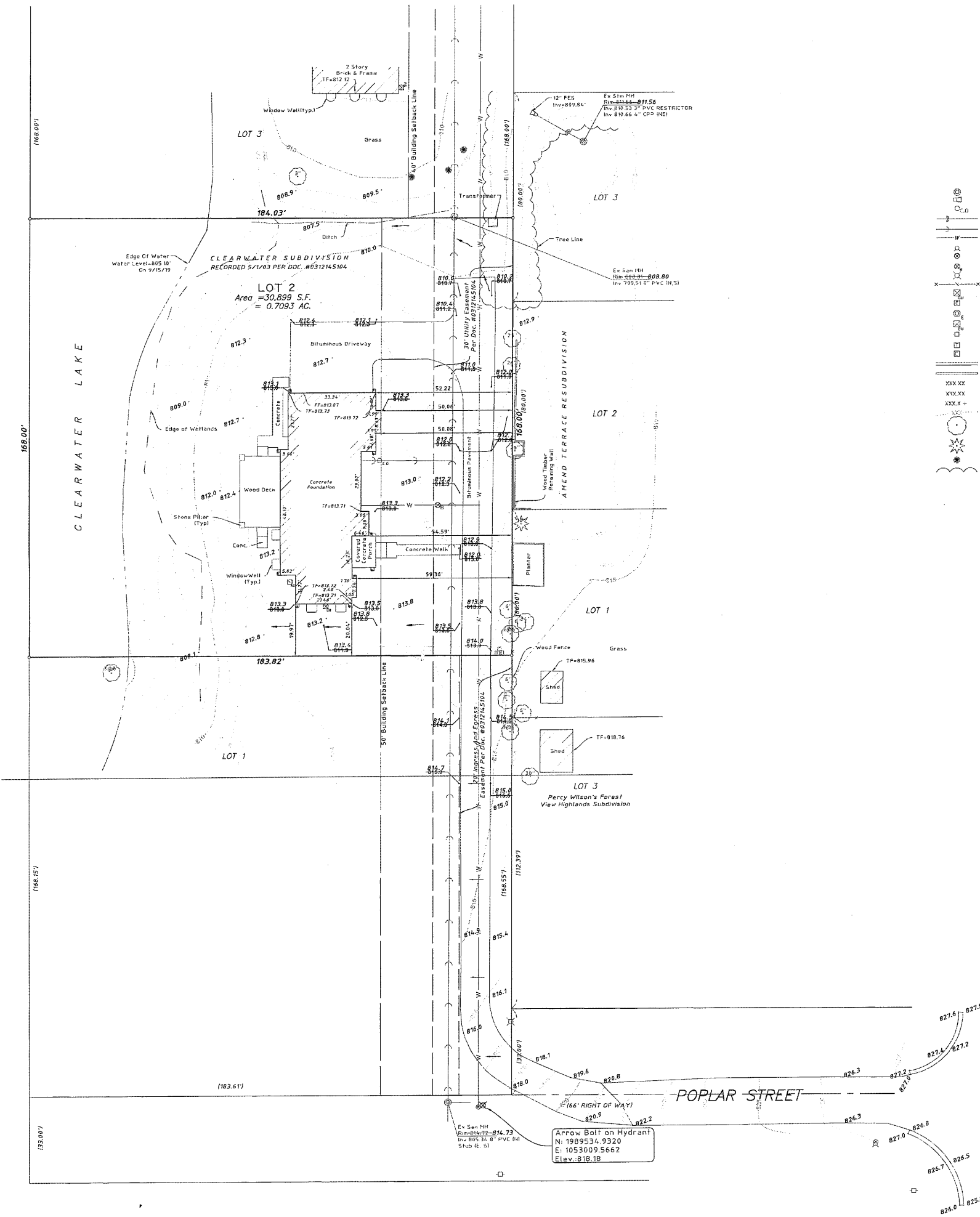
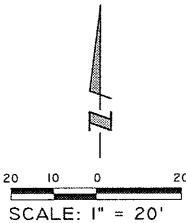
b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

--

AS-BUILT SURVEY

OF

LOT 2 IN CLEARWATER SUBDIVISION, BEING A RESUBDIVISION OF LOTS 4.6.6 AND THE NORTH HALF OF LOT 1 IN BLOCK 18 IN PERCY WILSON'S FOREST VIEW HIGHLANDS, A SUBDIVISION IN THE WEST HALF OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, IN THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS.

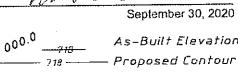


LEGEND

- Manhole
- Flared End Section
- Clean Out
- Storm Sewer
- Sanitary Sewer
- Water Main
- Fire Hydrant
- Valve Box
- B-Box
- Light Pole
- Fence
- Gas Meter
- Electric Pedestal
- Electric Manhole
- Electric Meter
- Utility Pole
- Telephone Pedestal
- Cable TV Pedestal
- Curb & Gutter
- Retaining Wall
- Pavement Elevation
- Sidewalk Elevation
- Ground Elevation
- Contour Line
- Deciduous Tree
- Coniferous Tree
- Bush
- Brushline

FINISH GRADE ELEVATIONS

The as-built finished grade elevations shown on this plat are substantially in conformance with the approved grading plan.



SITE BENCHMARK:

ARROW BOLT ON HYDRANT LOCATED AT THE SOUTHEAST CORNER OF LOT 1 NEAR ENTRANCE.
ELEVATION = 818.18 (NAVD88)

State of Illinois)
County of Cook)

We hereby certify that we have surveyed the above described property, and the plat hereon drawn is a correct representation of said survey. Dimensions are shown in feet and decimal parts thereof, and are corrected to a temperature of 68° F. This professional service conforms to the current Illinois minimum standards for a topographic survey.

Schaumburg, Illinois September 30, 2020
By: [Signature]
Illinois Professional Land Surveyor No. 3695



HAEGER ENGINEERING
consulting engineers land surveyors

100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6400 Fax: 847.394.6088
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

EXPIRES 11-30-20

Orderd By: BENCHMARK CONSTRUCTION
Order No: 18207

Notes:

- Field work was completed on September 28, 2020.
- This is not a boundary survey as defined by the Illinois Department of Professional Regulations. The boundary shown hereon is in reference to Boundary and Topographic Survey prepared by WT Group LLC, dated September 20, 2019 as Project No. S-1 as provided by the client. Haeger Engineering makes no representation to the accuracy of the boundary shown on said plat of survey. Haeger Engineering has located various existing features detailed on said plat of survey to ensure location shown hereon is an accurate representation of the information provided by the client for the construction of this foundation.
- Foundation dimensions shown are to outside of the foundation walls.
- Foundation tie dimensions are normal or radial to property lines.
- A title commitment policy was not provided for this survey. This property may be subject to easements and/or restrictions not provided to the surveyor prior to the completion of this survey.
- For additional information please refer to the Boundary and Topographic Survey prepared by WT Group LLC, dated September 20, 2019 as Project No. S-1.

2. 1480 W. Poplar Street

SU-000125-2024 - 1480 W. Poplar St

Notice was published in the Journal & Topics on October 3rd, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

- . **Special Use Application**
- . **Proof of Ownership**
- . **Plat of Survey**
- . **Site Plan**
- . **Fence Elevation**
- . **O-46-02 PUD**
- . **PZC Minutes - May 23, 2023**
- . **Public Notice**

Background:

The Subject Property is zoned Planned Development and developed as single-family residential home in Clearwater Subdivision. The Subject Lots are approximately 30,900 square feet (23,600 square feet without the portion of the lot within Clearwater Lake) and located on the east side of Clearwater Lake. The Petitioner is the property owner of both Lots 1 and 2 in the Clearwater Subdivision. The Subject Property contains one single-family residence.

In May of 2023, the Petitioner pursued zoning relief to allow for the installation of a 6-foot tall solid fence and gate at their driveway along the east side of their property. Staff recommended denial of the request, but indicated we could support the request if the fence were changed to an open/wrought iron-style fence (thus providing the Petitioner's desired security, but lessened the impact to the vistas in the area). The Planning and Zoning Commission recommend approval (5-2), with a condition that the fence be changed to an open/wrought iron style. The Petitioner never moved forward to the Village Council. The Petitioner has since re-applied and the proposed open metal fence is 5-foot tall, open-style, and does not include a gate across the private drive. The Petitioner's proposal to install a 5-foot tall open-style metal fence, along the front property line of the subject property, requires a Special Use to permit a fence in the front yard of the subject property.

Sworn in petitioner: Victor Baranovici - 1480 W Poplar St.

Mr. Baranovici expressed concerns about safety due to traffic (2-3 cars daily) and people walking in the driveway. He highlighted issues with privacy and incidents of trespassing. He states he has numerous police reports to validate the incidents.

He further states that he has spent over \$25,000 on improvements to his lots and

wishes to build a 5' tall open style metal fence along the front property line to deter unwanted activity on his property.

Commissioner Schubert inquired whether Mr. Barnavoci had posted any signage indicating that the area is a private drive.

Mr. Barnavoci confirmed that he has installed signage; however, it is often ignored. He described the ongoing issue of cars entering his property and using the grassy area to turn around once they realize the drive is not a thoroughfare. Additionally, pedestrians on foot or bicycles frequently access his property to reach the lake and retention pond, which he finds unsafe for his family.

Mr. Barnavoci expressed his frustration, emphasizing that he wants to feel safe in his surroundings. He highlighted the significant investment he has made in maintaining his property, taking pride in its appearance. While he acknowledged that some neighbors are unhappy with his request for the fence, he firmly maintains that his concerns are rooted in safety and that he does not intend to obstruct their view of the area.

Chairman Wood asks if he is the owner of both lots.

Mr. Barnavoci confirms that he is.

Commissioner Kolososki suggested that speed bumps on the driveway might deter speeding cars, a concern echoed by Mr. Baranovici. However, Mr. Baranovici expressed doubt about the effectiveness of this option, indicating he does not believe it would adequately address the issue.

Commissioner Cavanaugh inquired whether installing a gate at the front of the driveway could be a viable option. In response, Mr. Baranovici clarified that adding a gate is not an option at this time. He emphasized that he is currently seeking approval for the fence and prefers to address one issue at a time. Additionally, he mentioned the financial implications of installing a gate, which would complicate the matter further.

Commissioner Fedota commented that a gate would help alleviate safety concerns and asked if Mr. Baranovici had considered installing flanking fences on each side. Mr. Baranovici acknowledged that a gate would enhance safety but noted that it would not deter pedestrians from entering his property. He expressed that while neighbors are upset about the potential obstruction of their access to the pond, his primary concern is preventing people from walking through his property. The proposed fence will provide additional safety and privacy.

Mr. Vyverberg explains the original vision for the subdivision and the restrictions in place, particularly regarding the prohibition of fences in the rear yards of Lots 1 through 4. He outlines the fence location and emphasizes that the proposed fence would provide additional safety and privacy for the properties. Addressing Chairman Wood's question about whether the planned development requirements could be amended, Mr. Vyverberg states that while it could be possible, the precautions and restrictions were established to ensure consistency and should be maintained in perpetuity to uphold the original intentions for the

subdivision.

Sworn In Resident: Symon Arnold 1048 N Palos

Mr. Arnold shares his concerns, emphasizing that he has been involved in this process multiple times and has witnessed several changes over the years. He points out that conditions set for the driveway as part of the original planned development have gradually been altered. Initially, the driveway was only supposed to extend a certain distance, but that has changed. Additionally, the privacy screen along the property line, which was originally intended to provide coverage with arborvitaes, failed to achieve its purpose because the plants died. Symon explains that when the driveway was built, the topsoil was destroyed, affecting the growth of the privacy screen.

He also highlights his concerns regarding the proposed 6-foot solid fence, particularly its location. He questions whether the property line, which runs through the site, will affect the placement of the fence and whether it might damage existing trees. Mr. Arnold is also concerned about who will maintain the privacy screening, which was part of the original request.

Having lived on the property for 24 years, Mr. Arnold states that while he hasn't seen crowds of people using his property, the people he does observe running up and down the driveway are typically service workers. He mentions cars being parked in the area and suggests that installing a gate to prevent people from accessing the driveway might be a solution. However, he adds that while a gate could be placed, people would still be able to walk around it, as the public right-of-way extends all the way to the lake. He believes that there has been ample time to address these issues and criticizes the HOA for preventing the development from reaching the wood line, further exacerbating the situation.

Commissioner Roth-Wurster asks for clarification regarding the public right of way. Mr. Arnold explains the access to the pond, pointing out the existing conditions of the property.

Commissioner Roth-Wurster then inquires if the pond is a private lake.

Mr. Arnold clarifies that the pond is not private; rather, it is a retention pond maintained by the Homeowners Association (HOA).

Commissioner Kolososki asks Mr. Arnold if the developer indicated at the time of his purchase that the area would not be obscured.

Mr. Arnold responds that there was no home on the property at the time, and the property was undevelopable. However, the petitioner brought in a significant amount of backfill and eventually built the home.

Commissioner Friedman points out that the detention structure is private property and is not intended to be used as a public right of way or for public enjoyment.

Mr. Baranovici adds that there is no public access to the water and emphasizes that the retention pond is not an attractive area, noting that it is filled with algae, weeds, and emits an unpleasant odor.

Commissioner Friedman requests clarification from staff regarding the landscaping requirements.

Mr. Vyverberg confirms that the requirements have been communicated to the

petitioner and mentions that some mature trees were preserved during the original development. He notes that the original arborvitae have died, and Mr. Baranovici is aware of his obligation to restore the landscaping.

Commissioner Fedota asks who would be responsible for enforcing these requirements. Mr. Vyverberg responds that enforcement would fall under the Village's jurisdiction.

Sworn In Resident: Kriss Lindell - 1059 N. Palos

Mr. Lindell attempts to bring up other violations by the petitioner, specifically mentioning concerns about the parking of a camper and the location of garbage cans.

Chairman Wood responds by stating that the current issue at hand is regarding the fence and that other matters will not be addressed during this discussion.

Sworn in Resident: Mike Nocella - 1038 Palos

Mr. Nocella, who resides east of the petitioner's property and has lived there for 24 years, shares some historical context about the area. He mentions that the landscaping on the petitioner's property has not been maintained over time. However, he notes that he hasn't experienced any issues or concerns regarding people accessing the property. Mr. Nocella expresses that he has no objections to the fence request.

Resident Mr. Arnold returns to the podium and expresses his objection to the proposed fence, emphasizing that fences are not permitted at the property line according to the existing regulations.

Mr. Baranovici returns to the podium and emphasizes his responsibility as the property owner for the landscaping. He explains that the original landscaping has died off due to the conditions on the property and that replacing the trees will cost approximately \$20,000. He questions the difference between installing a fence and planting trees, expressing his frustration with the ongoing complaints from his neighbors.

Sworn in Resident: Shirley Nocella - 1038 Palos

States her concerns regarding the installation of the fence.

STAFF RECOMMENDATION:

The Petitioner is proposing to construct a 5-foot tall open-style metal fence to enclose the property on three sides, with the fourth being the lake to the west. The Petitioner has indicated that the fence will help deter trespasser issues and coyotes on the subject property. Although the proposed fence may help to alleviate the Petitioner's safety concerns, the fence could have an impact on the existing vistas in the neighborhood. Clearwater Subdivision is a unique 6-lot residential Planned Development, with 4 of the lots (including the Subject Property) receiving access through a private driveway. These 4 lots were developed around the existing detention basin to the west. The Petitioner indicates that instances of trespassing and vehicles incorrectly using the private drive and coming to the home have occurred. Staff notes that there is private drive signage in the right-of-way along W. Poplar Drive, prior to it turning into the private drive.

Although the portion of the proposed fence across the subject property's front lot line would be permissible, were it installed on the properties directly to the east

(along the rear lot lines), the proposed 5-foot open-style fence is being installed along the periphery of the Subject Property's front lot line. Staff's initial concerns regarding the significant visual impacts of a solid 6-foot tall fence were lessened due to the revised fencing elevation plan and the removal of the gate across the private drive entrance.

Ultimately, as the Petitioner has amended his original request to meet the condition set by the Planning and Zoning Commission, Staff recommends approval of the proposed Special Use for a fence in the front yard, subject to the following conditions:

1. The Special Use shall substantially conform to the Site Plan and Fence Elevation submitted by the Petitioner, Victor Baranovici, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The final fencing site plan and fencing location shall be revised in a manner acceptable to the Director of Planning and Zoning and in compliance with the Planned Development Ordinance (#O-46-02) requirements, including tree preservation and landscaping for Clearwater subdivision.
3. The proposed fencing shall not be located in the rear yard, nor extend beyond the existing rear building line for the residence, of the subject property.
4. A Hold Harmless shall be submitted in a manner acceptable to the Village Engineer, and shall be recorded with the property. The Village shall have no responsibility to replace the fence.

Mr. Irno raises concerns about the staff's intentions regarding the proposed fence's location. In response, Mr. Vyverberg refers to a picture depicting the existing conditions and clarifies that the envisioned fence line will be straight and aligned with the trees, avoiding any zigzag patterns. He reiterates that the responsibility for meeting landscaping requirements falls on the current owner and that proper maintenance of these landscaping features will be essential.

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

Commissioner Cavanaugh made a motion to approve subject staff's conditions; seconded by Commissioner Schubert.

DISCUSSION:

Commissioner Kolososki expresses his support for the fence, suggesting that adding a gate would enhance its utility. He acknowledges that the petitioner has returned with a similar request and has adhered to the recommended design, indicating his overall favor for the proposal.

Commissioner Roth-Wurster emphasizes that the request aligns with the standards for the special use, ensuring public health, safety, and welfare for both

the community and the petitioner's family. She acknowledges the neighbors' desire for access to the lake, noting the potential challenges in reaching it. While expressing her understanding of the neighbors' concerns, she argues that the proposed open-style fence meets the necessary standards and serves to protect the petitioner's property. She suggests that the installation of signage and lighting near the shoreline may not be appropriate.

Commissioner Fedota expresses his concerns about the proposed 5-foot fence, particularly its lack of a gate and the fact that it doesn't extend further. He believes that this design will not effectively address the issues raised by the neighbors. As a result, he is not in favor of the request for the fence.

Commissioner Friedman highlights the challenge of enforcing no trespassing since property lines are often not visibly marked, existing only as lines on paper. He argues that the proposed fence will help clearly establish the property line, thereby enhancing the owner's ability to deter trespassers and improve privacy.

Chairman Wood supports the request, emphasizing that it provides the owner with a clearly defined property line. She acknowledges that the petitioner has addressed his concerns and followed the proper process, including paying the fee for the special use. Chairman Wood believes that the proposed wrought iron fence will not detract from the value of either the owner's property or the surrounding properties. She notes that while the original request for a solid fence may have been understandably rejected, the wrought iron design is aesthetically pleasing and will help reduce trespassing, enhancing the safety and security for the petitioner. Overall, she concludes that the standards for approval have been met.

Chairman Wood summarized that this request has met the standards and was approved by a vote of 8-1. This item will tentatively go to Village Council on Monday, November 4th, 2024.

Mr. Vyverberg clarified that if, based upon any required follow up and review from the questions raised this will not to be ready for Village Council review on November 4,

RESULT:	RECOMMEND TO APPROVE [8 TO 1]
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Tim Schubert, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh, Schubert
NAYS:	Fedota



0312145102

Eugene "Gene" Moore Fee: \$86.00

Cook County Recorder of Deeds

Date: 05/01/2003 02:18 PM Pg: 1 of 32

ORDINANCE NO. 0-46-02

**ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL
100 POPLAR LANE AND 1080 PALOS AVENUE
CLEARWATER SUBDIVISION**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On April 8, 2002**

ORDINANCE NO. 0-46-02

**AN ORDINANCE
GRANTING FINAL PLANNED DEVELOPMENT APPROVAL
100 POPLAR LANE AND 1080 PALOS AVENUE – CLEARWATER SUBDIVISION**

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on March 5, 2002 in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for a Rezoning and Final Plat of Subdivision.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule power:

SECTION 1: That final approval of a Planned Development is hereby granted pursuant to Section 13.05 of the Palatine Zoning Ordinance for the real estate described as follows, to wit:

Being a re-subdivision of Lots 4, 5, 6 and the North half of Lot 1 in Block 16 in Percy Wilson's Forest View Highlands, a subdivision in the West half of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian, according to the plat thereof, recorded July 23, 1926, as Document No. 9349772, in Cook County, Illinois

commonly known as the Northeast corner of Poplar and unimproved Portage Avenue, commonly known as 100 Poplar Lane and 1080 Palos Avenue.

SECTION 2: That final approval of a Planned Development is hereby granted to the

above described property pursuant to Section 13.05 of the Palatine Zoning Ordinance, subject to the following conditions:

1. The subdivision shall substantially conform to the plat of subdivision by Precision Land Surveyors, dated 11/2/00, and to the engineering plans, tree preservation and landscape plans by George McCarty, dated 6/2/01, last revised 9/14/01, except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:
2. The driveway maintenance agreement between lots 1 & 2 and lots 3 & 4 shall be revised in a manner acceptable to the Village Attorney. The prospective homeowners of these lots shall sign the agreement acknowledging that they are aware of the restrictions prior to the issuance of the certificate of occupancy.
3. A covenant shall be added to the final plat indicating that no fill, fences, sheds or other structures can be installed in the rear yards of Lots 1 through 4.
4. The agreement with the Ethan's Glen HOA shall be submitted prior to the start of construction.
5. The following permits are required: MWRD & IEPA
6. The development shall be subject to the Village's Anti-Monotony Code..
7. All house elevations facing a public street or private drive, including the east elevations of lots 2 & 3 shall be constructed with at least 50% brick. No vinyl or aluminum siding shall be permitted on these elevations. Any house design not adhering to this condition may be constructed if approved by the Village Council.
8. Any house that is not constructed by the petitioner shall be subject to Village Council review and approval prior to the issuance of a building permit.
9. The proposed homes for lots 1-4 shall maintain a minimum rear yard setback of 40' from the proposed high water line.
10. The diameter of the new stormsewer along Winnetka Street from the east side of Palos Avenue to the outfall shall be 27 inches. The location of the replacement culvert under Palos Avenue shall be at the direction of the Village Engineer and shall not interfere with any existing utilities.
11. The petitioner shall submit a letter of credit in the amount of \$50,000 and in a form acceptable to the Village Engineer to ensure completion of the planned development.

SECTION 3: That the petition for preliminary and final planned development, a

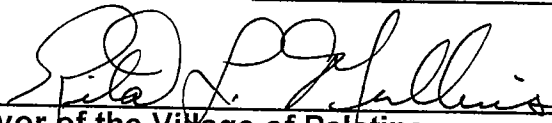
copy of the public notice, and the minutes of the Plan Commission Meeting reporting on this petition be attached hereto and form a part of this ordinance.

SECTION 4: This ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This 8th day of April, 2002

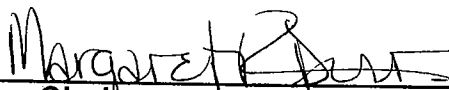
AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

APPROVED by me this 8th day of April, 2002



Mayor of the Village of Palatine

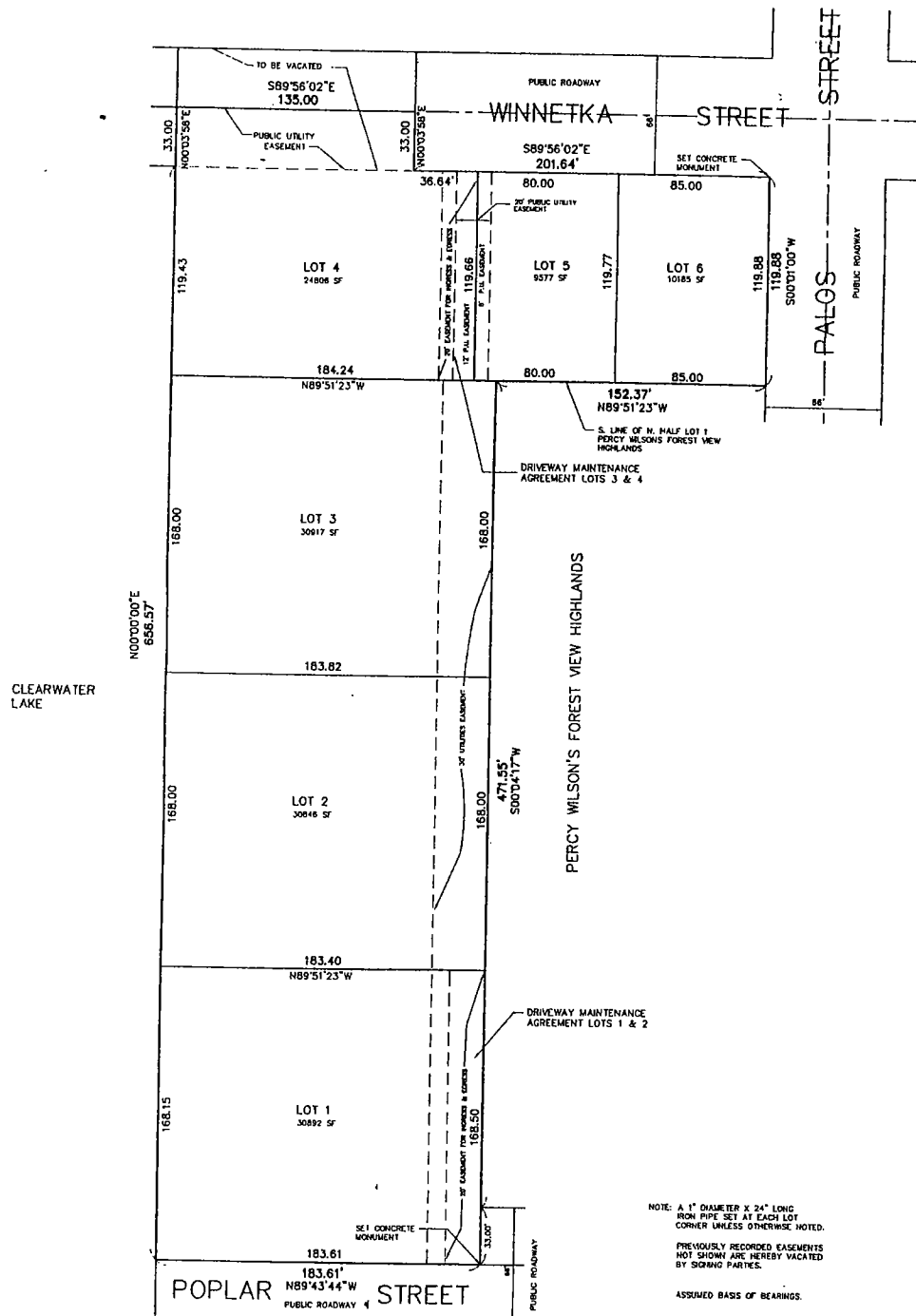
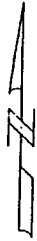
ATTESTED and FILED in the office of the Village Clerk this 8th day of
April, 2002



Village Clerk

CLEARWATER SUBDIVISION

BEING A RE-SUBDIVISION OF LOTS 4, 5, 6, AND THE NORTH HALF OF LOT 1 IN BLOCK 16 IN PERCY WILSON'S FOREST VIEW HIGHLANDS, A SUBDIVISION IN THE WEST HALF OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 23, 1926 AS DOCUMENT NO. 9349772, IN COOK COUNTY, ILLINOIS.



NOTE: A 1" DIAMETER X 24" LONG IRON PIPE SET AT EACH LOT CORNER UNLESS OTHERWISE NOTED.

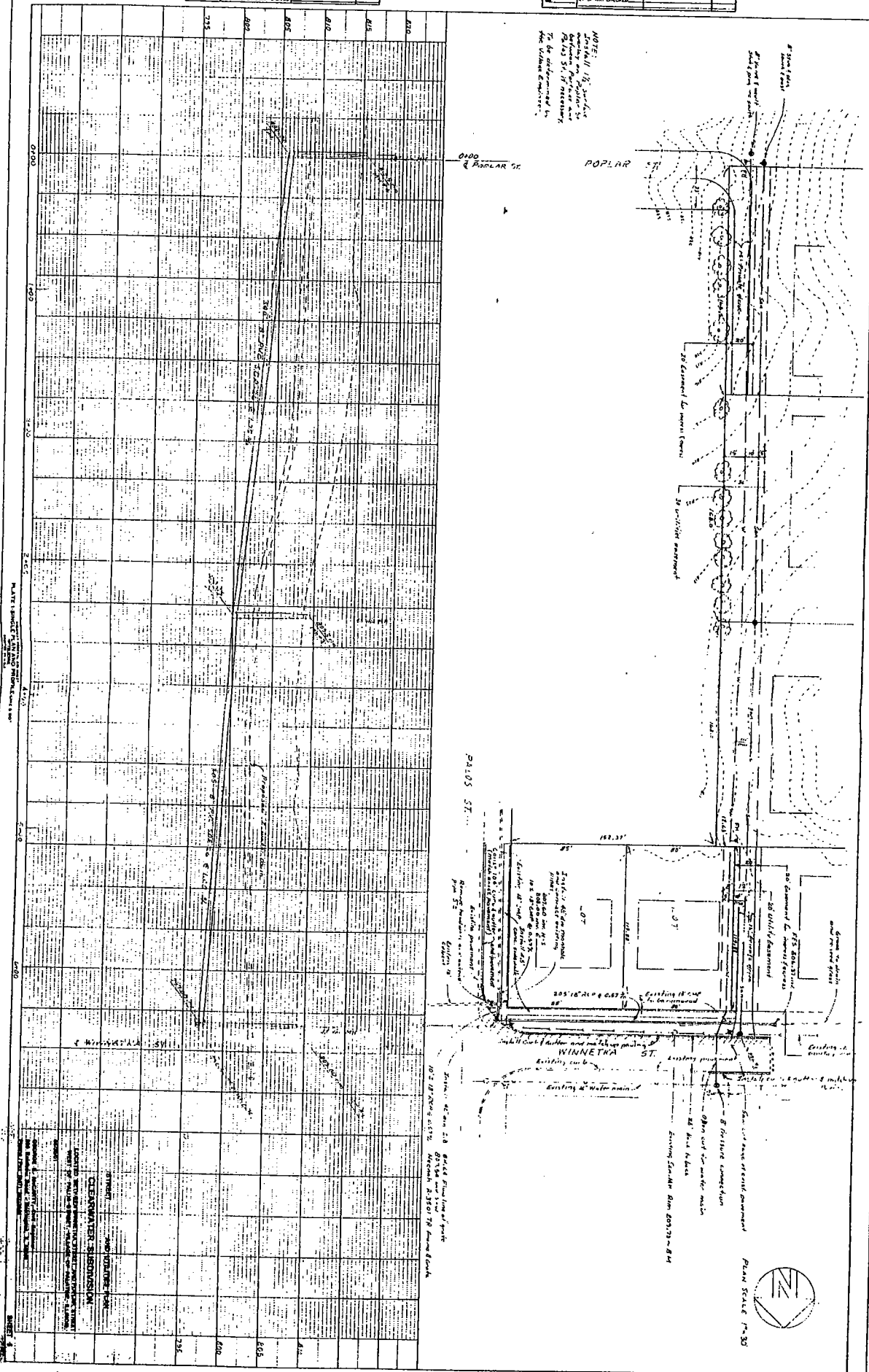
PREVIOUSLY RECORDED EASEMENTS NOT SHOWN ARE HEREBY VACATED BY SIGNING PARTIES.

ASSUMED BASIS OF BEARINGS.

PRECISION
LAND SURVEYORS, INC.
603 E. BURNETT ROAD, STE. B
ISLAND LAKE, IL. 60042
(847) 487-0500

HUMMEL'S CLEARWATER SUBDIVISION
PALATINE, IL.
ORDER NO.: P 001102-40
DATE: 11/02/00
SCALE: 1" = 30'
SHEET: 1 OF 2

PLAN	SURVEY	BY	DATE
	PLOTTED ALIGNMENT CHECKED BY OF WAY CHECKED		



POND

PROPOSED POND
Elev. 807.83
Elev. water elev. 804.51 (10/14/00)



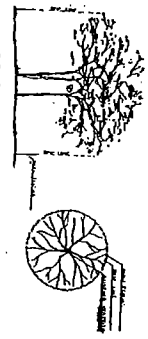
PORTAGE AVENUE

POND PLANTING
① Wet meadow / emergent vegetation
② Wet meadow / emergent vegetation
③ Wet meadow / emergent vegetation
Wild celery, Smartweed

POPLAR STREET

TREE PRESERVATION NOTATIONS:

1. Existing vegetation shall be preserved as shown on the final landscape plan. If a tree is to be removed, it shall be replaced by a tree of equal or greater size and species.
2. The developer shall provide protection for trees during construction. The developer shall provide a tree preservation plan showing the location of trees to be preserved and the methods of protection.
3. The developer shall provide a tree preservation plan showing the location of trees to be preserved and the methods of protection.
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29. The developer shall provide a tree preservation plan showing the location of trees to be preserved and the methods of protection.
30. The developer shall provide a tree preservation plan showing the location of trees to be preserved and the methods of protection.



DETAIL FOR PRESERVATION OF EXISTING VEGETATION

Note: No new planting to be made within 10' of existing trees.

TREE ID	Tree Name	Tree Size
1	Red Oak	12" DBH
2	Red Oak	12" DBH
3	Red Oak	12" DBH
4	Red Oak	12" DBH
5	Red Oak	12" DBH
6	Red Oak	12" DBH
7	Red Oak	12" DBH
8	Red Oak	12" DBH
9	Red Oak	12" DBH
10	Red Oak	12" DBH
11	Red Oak	12" DBH
12	Red Oak	12" DBH
13	Red Oak	12" DBH
14	Red Oak	12" DBH
15	Red Oak	12" DBH
16	Red Oak	12" DBH
17	Red Oak	12" DBH
18	Red Oak	12" DBH
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26	Red Oak	12" DBH
27	Red Oak	12" DBH
28	Red Oak	12" DBH
29	Red Oak	12" DBH
30	Red Oak	12" DBH

NOTE

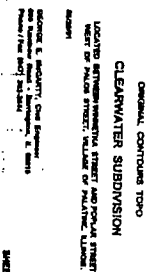
1. All trees to be preserved shall be marked with a preservation circle.

WINNETKA STREET

PALOS AVENUE

NOTE
1. The developer shall provide a tree preservation plan showing the location of trees to be preserved and the methods of protection.

LANDSCAPE PLAN AND TREE PRESERVATION PLAN
CLEARWATER SUBDIVISION
LOCATED BETWEEN WINNETKA STREET AND PALOS STREET
IN THE CITY OF PALM BEACH, FLORIDA
DESIGNED BY: [Firm Name]
DATE: [Date]



DRIVEWAY MAINTENANCE **AGREEMENT**

Parties to the Agreement:

The parties to this agreement shall be the owners of Lot 1 and Lot 2 in Clearwater Subdivision in Palatine, Illinois.

Location of the 12' Private Driveway:

The location of the 12' private driveway shall be determined based on the approved Clearwater Subdivision engineering plans located at the Village of Palatine.

Permitted Use:

The only permitted use for the 12' private driveway is for access to and from both Lot 1 and Lot 2 in Clearwater Subdivision in Palatine, Illinois.

Maintenance:

The Lot 1 property owner shall be required to maintain the 12' private driveway from the end of Poplar Street to the end of the Lot 1 private driveway. The Lot 2 property owner shall be required to maintain the 12' private driveway from the end of the Lot 1 private driveway to the south Lot 2 property line. Should the Lot 2 property owner not maintain the 12' private driveway, then the Lot 1 property owner shall be permitted, but not required, to maintain the balance of the 12' private driveway. The Lot 1 property owner shall be required to maintain any landscaping located in the 20' easement for ingress and egress.

PETITIONER'S EXHIBIT

9

MEMORANDUM

DATE : April 10, 2000
TO : David Fieldman
FROM : Mike Danecki *MD*
SUBJECT : N/W Side Study Area

PREVIOUS DRAINAGE STUDIES

In 1987, the Village required the developer of the Morgan's Gate Subdivision to perform a storm water management study for the drainage area tributary to the Morgan's Gate/Ethan's Glen detention basin. The reason for the study was that the area west of Countryside and between Northwest Highway and Dundee Road was new to development and new to the Village. Very little was known about the drainage of this area other than it could be potentially troublesome. The study was quite extensive in its identification of the major and minor watersheds, the natural storage areas and their existing capacities and finally the primary and overflow drainage routes. Specific recommendations regarding drainage improvements within the watershed were primarily targeted towards the Morgan's Gate detention basin and outlet pipes, but the report did provide some recommendations concerning future developments in the watershed. This study has been used as a reference and guide for all developments in the area subsequent to Morgan's Gate.

ELEMENTS OF THE STUDY

The major watershed in this area consists of approximately 226-acres. The entire area drains to the Morgan's Gate/Ethan's Glen detention basin which is the lowest part of the watershed. This basin then discharges under Northwest Highway and the railroad tracks to a series of private ponds and public storm sewers within the Village of Inverness before ultimately discharging into Salt Creek in Inverness.

This watershed consists of 16 sub-watersheds, each consisting of unique and individual discharge points to the next downstream sub-watershed and all currently have some existing natural depressional stormwater storage basins. The understanding of how these sub-watershed operate is important to the protection of the subsequent downstream sub-watersheds and ultimately to the Morgan's Gate/Ethan's Glen basin. Upsetting the balance between these sub-watersheds could place an undue burden on the downstream basins possibly resulting in additional flooding hazards. The sixteen sub-watersheds provide 140 acre-feet of natural stormwater storage; 57.3 acre-feet is within the Morgan's Gate/Ethan's Glen basin. The large lake behind the Sikh Temple provides 52.8 acre-feet. The other 30 acre-feet of storage is scattered throughout the other 14 sub-watersheds. An important conclusion of the 1987 study was that it is critical that all existing natural stormwater

basins can be made to function hydraulically, they do present some significant problems of their own. For one when they are a part of a very small development, land that can be devoted to a detention basin may not be available on the site. As a result they are often located in rear or side yards. If adequate room is not reserved for a useable backyard, the lot can be unreasonably encumbered by the detention basin and the property owners more likely to compromise or eliminate the basin. Because of this, when backyard detention is necessary, we have been requiring that it be located in an easement identified on the plat for stormwater detention purposes restricting what can be placed or done in that area. Also we have been requiring the detention basin be located sufficiently back from the house so that there is still a backyard of sufficient size for normal usage. This hopefully should reduce the likelihood of elimination or alteration of the basin. Additionally, the amount of water needed to be stored for very small developments is very small itself. Because of these reasons, stormwater detention is often waived for small projects. However where existing drainage in a certain area is already sensitive, or the cumulative effect of waiving detention where many small developments are a possibility, regional basin may be a better alternative. In this way land can be more efficiently utilized and duplicate storm sewer or drainage systems eliminated.

REGIONAL BASINS FOR THE ENTIRE WATERSHED

One may initially think that providing one regional basin for the entire 226-acre watershed would be the most efficient. The location of this single basin would have to be the Morgan's Gate/Ethan's Glen basin as it is the lowest point. However, this would place undue burden on this basin and the surrounding area and do little to provide flood control for the upstream sub-watersheds. As part of continued development of the area, storm sewers would be installed and ditches and drain tiles improved. Stormwater from the upstream areas of the watershed would reach the Morgan's Gate/Ethan's Glen basin much faster. During heavy rain events, the runoff would tend to flash and overland flow routing become more frequent as the drainage system becomes overwhelmed unless very large storm sewer pipes are installed. The real protection from stormwater detention is to downstream properties as a result of controlling the rate of water that they receive.

More flood protection can be provided by a series of detention basins throughout the watershed. For example, each of the sixteen sub-watershed could have a detention basin that collects and controls the runoff before discharging it to the next basin. Some of the smaller sub-watersheds could be combined. Siting of the detention basins is dependent on several variables. These include but are not limited to;

- a) Availability of the land. Property owners may not be willing to sell or the site may have homes or other structures on it.
- b) Topography of the area. Detention basins are usually located in the lowest part of the drainage area that they are serving.
- c) Suitability and capacity of the downstream storm or drainage system. Detention basins may be necessary because the receiving storm sewers may be able of conveying a limited amount of water.

- d) Location of wetlands or other natural features. There are several wetlands in this area. Three are significant enough that they will probably warrant preservation. Two of these are entirely or partially on the Sikh Temple property. The other is located east of Hummingbird Park and just south of North Street. Though wetlands provide natural stormwater detention, the Corps of Engineers sometimes do not want wetlands to be used as detention for developments. This is because the quality of the water and the fluctuation of the water depths during storm events are not conducive to the health of the wetlands. This usually applies to wetlands that are of significant size or of higher quality. Small and lesser quality wetland can usually be modified or eliminated. It appears that the three significant wetlands may potentially have Corps limitations on modifications and at a minimum will have to remain.

The attached exhibit indicates some possible sites for regional detention basins. There are twelve potential locations scattered throughout the watershed. Two additional ones within the planning study area but outside the watershed are also identified on the exhibit. The locations were based upon a survey of the watershed and utilizing the siting constraints listed above. The size and configuration of the basins as shown are only for illustrative purposes. The only exception is the availability of the land. Four existing detention basins or natural storage areas are identified as potential candidates for expansion. These are;

- 1) The Morgan's Gate/Ethan's Glen basin which could be expanded to serve potential development areas immediately to the east.
- 2) The Cedar Grove detention basin at the corner of Portage Avenue and Glencoe Street. This would service potential development area bounded by Portage on the west, Palos on the east, Glencoe on the south and slightly north of North Street. This was recommended to the developer of the proposed subdivision along the west side of Palos north of Glencoe. The developer stated he contacted the owner of the needed property and he was not willing to sell. As such this project is proposed with its own detention system.
- 3) The large lake located north of the Sikh Temple. This is within a potential development pod suitable for a larger scale development.
- 4) The natural storage areas located north of the North Street right-of-way between Deer and Grove. These are also within a potential development pod and they could be enhanced or combined depending upon a development plan.

There is another potential basin location that could be considered as an expansion of an existing one. This is located on the east side of Palos immediately across the street from the Edgewater Glen Basin. This new basin would serve the northern half of the block bounded by Palos, Deer, Winnetka and Glencoe. The Edgewater Glen basin is not capable of expansion because it was maxed out providing compensatory storage for a natural storage area that was on the site and its own detention requirements. These two basins would essentially act as one hydraulically.

REGIONAL BASIN FOR THE SPECIFIC STUDY AREA

The staff was directed to look at the regional basin concept for the area in vicinity of the proposed 3-lot Deer Avenue Subdivision at the southeast corner of Deer and Winnetka. A more detailed study was performed of this area. The specific study area based upon the sub-watershed is roughly the two blocks between Palos, Park, Poplar and Winnetka; and the southern portion of the block between Palos, Deer, Winnetka and Glencoe. This is an area that is most likely to redevelop by subdividing the larger existing lots into two or three lots. Besides the Deer Avenue Subdivision, there are two other similar projects pending within this sub area. This area consists is 12.78 acres in area. Besides its own drainage it also passes the drainage from 65.4 upstream acres or slightly less than 30% of the entire watershed. This includes the drainage from the two lakes on the Sikh Temple property. The passage of this water from the upstream areas are primarily through culverts under Winnetka, Deer and Palos and the ditch along the south side of Winnetka Avenue. It ultimately discharges into the Morgan's Gate/Ethan's Glen basin. Because of the undersized culverts and the condition of the ditch, overtopping of the roads at Deer and Winnetka occurs occasionally in heavy rains. Improvements to the culverts and the downstream ditch were recommended and required as part the Deer Avenue Subdivision project. This project proposed to provide its own storm water detention within the corner side yard of the lot abutting Winnetka Street. This was essentially utilizing and expanding the existing natural storage that occurs within the ditch line.

DETENTION BASIN DESIGN

Future development within this 12.78 acre area could likely be served by a regional detention basin. The best location topographically appears to be the vacant 0.84-acre lot at the southwest corner of Winnetka and Deer. This lot currently provides natural storage for the area and by the recommendations of the 1987 study should be preserved. It can be modified and enhanced to provide stormwater detention for development in the area. Based upon full development of the 12.78 acres, 1.50 acre-feet of detention will have to be provided. This is in addition to preserving the existing 1.53 acre-feet of natural storage in the area. A land survey was performed on the vacant lot as well as the downstream drainage ditch and culvert since those elevations will dictate how much storage can physically be provided on the site. Additional information that will dictate the detention basin design is the overflow elevation for the upstream basin. Currently this overflow route occurs over the intersection of Deer and Winnetka. As stated previously, these overflow routes cannot be eliminated or significantly raised without resulting in increasing the flooding potential upstream. Therefore the existing pavement elevation of Winnetka Street between Palos and Deer must be maintained close to its current elevation. This sets the maximum high water level that can be achieved in the detention basin. High water elevations in the basin higher than that become part of the overflow from the upstream watershed. With the outfall elevation and the high water elevation set, the maximum depth of water accumulation in the basin would be 2-1/2 feet. The maximum storage volume that could be obtained on the 0.84-acre lot would be under 2.0 acre-feet. The basin would have to have a permanent pool of water on the bottom (grassed bottom basins must have a slope to drain thereby reducing storage volume). This property also rises 9-feet from the north to the

south. Therefore to obtain any storage on the south half of the property, deep cuts (10-feet) and steep slopes need to be provided. As a result it would be necessary to locate the detention basin across the northern 90-feet of this lot as well as the lot to the west located at the southeast corner of Palos and Winnetka. The southern portions of these properties could be subdivided in possibly two lots each. This would provide a detention basin of about 1.5 acre-feet of storage, enough to compensate the 12.78 acre watershed for redevelopment but does not address preserving the existing natural storage areas within the watershed. Each potential development where there is natural storage would need to preserve it or the proposed regional basin would need to encompass the northern 180-feet of both lots. Again we run into the steep side slopes along the south side of the basin and the remaining 60-feet of each lot would not be sufficient for a standard single family lot. In effect both lots would need to be purchased.

DETENTION BASIN COSTS

The costs to construct the regional basin would entail;

- 1) Land purchase costs.
- 2) Design engineering costs.
- 3) Possible demolition and site preparation.
- 4) Basin construction costs.
- 5) Storm sewers or other offsite drainage improvements.

In talking with a local real estate agent, he stated that a current rough estimate of land costs is about \$75,000 per potential new lot in an unimproved state. Each of these lots have the potential to be subdivided into three new lots without any zoning variations. This is assuming that there are no limitations on the property that would make subdivision into 3-lots each difficult. Therefore each lot would have a minimum purchase price of \$225,000. The lot at the southwest corner of Winnetka and Deer is vacant and appears to be owned by the adjacent church as it is listed as tax-exempt. The lot at the southeast corner of Palos and Winnetka currently has a single family home on it. The purchase price of this property may be higher than \$225,000.

REGIONAL 1.5 acre-foot BASIN PROVIDING DETENTION FOR NEW DEVELOPMENT ONLY

<u>ITEM</u>	<u>COST</u>
1) Land Purchase	\$225,000
2) Design Engineering	\$ 10,000
3) Basin Construction Costs	\$ 40,000
4) Stormsewer to enclose ditch along Winnetka	<u>\$ 12,000</u>
TOTAL	\$287,000

REGIONAL 3.0 acre-foot BASIN FOR ALL DETENTION REQUIREMENTS

<u>ITEM</u>	<u>COST</u>
1) Land Purchase	\$475,000
2) Demolition/well abandonment/septic removal	\$ 20,000
3) Design Engineering	\$ 12,000
4) Basin Construction Costs	\$ 70,000
5) Stormsewer to enclose ditch along Winnetka	<u>\$ 12,000</u>
TOTAL	\$589,000

FUNDING

Construction of the regional basin could be funded in two ways. The first would be that the Village purchase the land and construct the basin with a recapture against all possible development within the watershed. The second would be that the first developer purchase the land and construct the basin with a recapture going to him. Because drainage is sensitive in this area I would not recommend delaying construction of the basin while development proceeds.

OWNERSHIP

Ownership and future maintenance of the basin will need to be by an agency that can insure continued maintenance. Because the land will probably be removed from private ownership, a government agency would likely have to have control. The Palatine Park District has previously expressed that they are not interested in ownership and maintenance of detention areas including those that could provide active park recreation purposes, so the Village of Palatine would be the logical agency. The Village currently owns and maintains some detention basins but this is a fraction of the total number of detention basins in the Village.

V:\CD\PZREVIEW\NWDRAINS.WPD

plan commission
march 5, 2002

Report of Public Hearing – Docket P-02-14 – 100 Poplar ln & 1080 Palos ave..

The notice of public hearing was read by the chairman. The petitioner in Docket P-02-14, Hummel Construction Company, seeks preliminary and final approval of a plat of subdivision for six single family lots to be known as Clearwater Subdivision, rezoning from R1 to R2, and vacation of portions of the 66 feet of the Winnetka st. right-of-way, the east 33 feet of the Portage st. right-of-way, and the north 33 feet of the Poplar st. right-of-way for 3.15 acres at 100 Poplar ln. and 1080 Palos ave.

The following petitioner's exhibits were introduced:

1. Petition for rezoning
2. Palatine Real Estate Interest Disclosure Form
3. Affidavit
4. Title Insurance Policy (lot #1 and north 120 feet of lot #6)
5. Title Insurance Policy (lots #4, #5, and #6, except the north 120 feet of lot #6)
6. Plat of Subdivision
7. Engineering/Landscape/Tree Preservation plans revised 1/24/02
8. Plat of Vacation
9. Maintenance Agreement
10. Sample House Styles
11. Sub-area plan
12. Plan Commission Minutes – 3/6/01

Rick Draffkorn, partner in Hummel Construction Co., and Robert Hummel of Hummel Construction Co., were sworn in.

Draffkorn said the plan commission reviewed a similar request eight months ago. Since that time, the number of lots has been reduced from eight to six. Lot sizes are substantially larger than those required in the R2 zone by the village (24,000 to 30,000 square feet for four lots), he added, so he is seeking R2 dimensions for two lots on Winnetka.

Stilling described surrounded uses and zones and gave analysis of the request.

north	single family	R2
south	single family	R1
east	single family	R1 and R2
west	planned development	P

The property is currently unimproved. Recently two homes were demolished. Proposed lots #1, #2, and #3 would face east. A private driveway connecting to the existing Poplar st. right-of-way to the south would provide access to lots #1 and #2. A private drive from Winnetka would access lots #3 and #4. Both private drives would be 12 feet wide. The existing Winnetka st. would serve lots #5 and #6. Both Winnetka st. and Poplar st. would remain public. The Palatine Subdivision code requires all lots not in planned developments to front onto an existing public right-of-way. Therefore a variance would be required for lots #1-#4.

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Water and sewer would be provided to each lot by connecting to existing watermains and sanitary sewers located in the Winnetka st. right-of-way. Storm water would be managed by enlarging the existing Ethan's Glen retention pond and providing a combination of stormwater detention and compensatory storage. The reason compensatory storage is needed is that the elevations of the water are in the floodplain. The petitioner has been working with the Ethan's Glen Homeowners association to allow for improvements.

Proposed edge of water would be 804.5, and top of foundation for the proposed homes would be 811.5. Grading will be done so stormwater will be directed into the pond. The village engineer has reviewed and approved preliminary grading and drainage plans. The village council approved a stormwater drainage plan for this entire northwest subarea in 2000. The plan did consider this parcel as part of the study. Lots #1-#4 would have portions of the water from the pond in their backyards.

Thirteen of 22 trees on site would be saved. Six new trees would be planted along the private driveways. In addition, sidewalk and parkway trees would be installed along the Winnetka st. and Palos st. frontages. Both Winnetka and Palos would be improved to village standards with curb and gutter. The petitioner requests street vacations as listed in the public notice.

All persons who wished to address the petition were sworn in.

Jim Heavey, 1138 Deer, spoke about many storm water engineering issues, stating the line in Winnetka is too small to handle storm water for the eight block neighborhood funneling into this site. He suggested the use of an elliptical pipe from Deer and Winnetka to the pond abutting these lots. He stated that the proposal for a culvert across the street is off line. He recommended the village prepare for future development by placing the culvert in line. Commissioner Laymon recommended that Heavey discuss these engineering issues with the village engineer.

Stilling reminded the plan commission that a very complex engineering study was done for this area. a year ago in response to issues raised then by Heavey. Draffkorn added that he is upsizing the culvert from 12 inches to 24 inches to handle upstream water at the recommendation of the village engineer.

José Ortiz, 1008 N. Palos ave., said this plan looks better than the previous plan. He would like fencing on the driveways. He is concerned about where guests will park.

Symon Arno, 1048 N. Palos, said he prefers this density. He doesn't like front yards of this subdivision fronting existing rear yards. He feels these homes would be accessed from Poplar. He also objects to bringing storm water retention closer to existing homes. He is also concerned about the relationship of foundation heights, to those already in the neighborhood.

Stilling said foundation lines are set as they are, because the basements are walkout.

Draffkorn said the pond level is 804. The old 100 year flood plain is 808 with an agreement by former builders that foundation heights would be 3 feet higher than that. Hence the 811 foundation line.

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Arno said the new foundations would create a dam situation that scares existing homeowners.

Mrs. Williams said she would like five houses, even though lots #4, #5, and #6 mirror those across the street. She objects to rear yards being adjacent to existing homes' front yards. "Why not orient the fronts of the proposed homes to the retention pond?" she asked.

McPherson said he has concerns with private drives, their location. "I just don't like the private drive idea," he said. "Could the middle homes be oriented toward the pond?"

Hansen expressed concerns about guest parking. Draffkorn said the driveway apron for the three-car garages would be large enough to accommodate guest parking. Otherwise, guests could park on Poplar.

Stilling reminded the plan commission that the proposal conforms to the subarea plan for storm water management.

Dory McPherson, 1058 Palos ave., said she is concerned about drainage. Her foundation is 811. She does not want to become an inadvertent retention area. Stilling responded that a swale is being created to carry water north.

Arno said some trees shown on the plan are not on the petitioner's property. Stilling said he counted only those that were.

Mike Nocella, 1038 Palos ave., said the developer could construct a retaining wall to control water so the road could be put where the retention pond is. He thinks garages should be sideloading. In response to the petitioner's statement that people wouldn't buy \$500,000+ homes with garages in the rear, Nocella said that Kimball Hill is putting garages in the rear of \$750,000 homes being built now at the Glenview Naval Air Station.

Jeff LaGreca, 1058 N. Palos, asked who would build the homes. What building materials would be used? What would they cost? Draffkorn said Hummel would build the houses that would be priced in the \$500,000 to \$650,000 range. He added that all options for driveway placement, roadways, and house locations have been studied during the past two years.

LaGreca said he would like the open feeling of the area to remain. He showed how houses could be relocated to give all lake views and eliminate private drives.

Ortiz said the alternative to this development would be a church, and he couldn't live with a church parking lot.

Staff Recommendation

Staff recommends approval of the subdivision, rezoning, and vacation, subject to the following conditions:

1. The subdivision shall substantially conform to the plat of subdivision by Precision Land Surveyors, dated 11/2/00, and to the engineering plans, tree preservation and landscape plans

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by George McCarty, dated 6/2/01, last revised 9/14/01, except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:

2. A letter of credit and 10 percent cash bond, to ensure the completion of the public improvements in a form and amount acceptable to the Village Engineer shall be submitted prior to the start of construction.
3. The driveway maintenance agreement between lots 1 & 2 and lots 3 & 4 shall be revised in a manner acceptable to the Village Attorney. The prospective homeowners of these lots shall sign the agreement acknowledging that they are aware of the restrictions prior to the issuance of the certificate of occupancy. It shall restrict parking in the easement.
4. A covenant shall be added to the final plat indicating that no fill, fences, sheds, or other structures can be installed in the rear yards of Lots 1 through 4.
5. The agreement with the Ethan's Glen HOA shall be submitted prior to the start of construction.
6. The following permits are required: MWRD & IEPA
7. The development shall be subject to the Village's Anti-Monotony Code..
8. All house elevations facing a public street or private drive, including the east elevations of lots 2 & 3 shall be constructed with at least 50 percent brick. No vinyl or aluminum siding shall be permitted on these elevations. Any house design not adhering to this condition may be constructed if approved by the Village Council.
9. Any house that is not constructed by the petitioner shall be subject to Village Council review and approval prior to the issuance of a building permit.
10. The proposed homes for lots 1-4 shall maintain a minimum rear yard setback of 40 feet from the proposed high water line.

Adjacent homeowners were told they could build structures in their rear yards so long as they met the requirements of village ordinances.

Draffkorn said he is able to comply with all staff conditions.

The public hearing was closed at 10:45 p.m.

During discussion, commissioners made the following observations:

Laymon said he does not like front yards facing rear yards. He would prefer driveways on the other side of the houses.

Miller said it is possible to do anything with a piece of land and put driveways and streets in any location. But the preferences of the plan commission would probably not be cost effective for the four homes here.

McPherson said he wants the developer to find a way to have normal access rather than private drives.

Smith said he still doesn't like driveways in the backyards of adjacent landowners.

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Miller said he feels more landscaping would be preferable to fencing, especially since there are currently trees on the lot line, and a swale is going to be added . He feels it is better to keep a fence out of the mix.

RECOMMENDATION

Mrs. Williams moved, McPherson seconded that the plan commission recommend to the village council that it deny the request of the petitioner in Docket P-02-14, Hummel Construction Company, who seeks preliminary and final approval of a plat of subdivision for six single family lots to be known as Clearwater Subdivision, rezoning from R1 to R2, and vacation of portions of the 66 feet of the Winnetka st. right-of-way, the east 33 feet of the Portage st. right-of-way, and the north 33 feet of the Poplar st. right-of-way for 3.15 acres at 100 Poplar Ln. and 1080 Palos ave.

During discussion Mrs. Williams said she feels this still isn't the right plan for this land. "The use is correct, but the design isn't," she said.

Those voting aye: Smith, Mrs. Williams, Kolar, Miller, McPherson
Those voting nay: Laymon, Hansen, Dwyer, Terry

The motion carried.

Hansen concurred that this is a difficult parcel to develop. The marketplace will determine what is built, he said.

Dwyer, Hansen, Terry, and Laymon said they concur with staff conditions.

After communications, the meeting was adjourned at 11:15 p.m.

Natalie Meyer McKenzie
secretary

COMMITTEE OF THE WHOLE MEETING
MONDAY, APRIL 2, 2001
PAGE 3

CHAIRMAN JEZIERSKI CALLED TO ORDER THE MEETING OF THE COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE AT 8:04 P.M.

1. CONSIDER A RESOLUTION GRANTING FINAL SUBDIVISION APPROVAL, EVERGREEN SUBDIVISION, 86 E. ILLINOIS (COFFARO) DISTRICT 2.

Councilman Kostka move to recommend approval of the Preliminary and Final Plat of Subdivision, subject to several conditions, 2nd by Councilman Wagner. The motion passed 7-0.

2. VACANT THREE LOTS NORTH OF GLENCOE ROAD, SOUTH OF PALATINE ROAD AND EAST OF HARRISON AVENUE (KRAML SUBDIVISION) (NEWPORT HOMES) DISTRICT 1
 - A. CONSIDER AN ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL
 - B. CONSIDER A RESOLUTION GRANTING FINAL SUBDIVISION APPROVAL
 - C. CONSIDER AN ORDINANCE REZONING FROM R-1 TO P
 - D. CONSIDER AN ORDINANCE VACATING THE NORTHERN PORTION OF THE EXISTING HARRISON AVENUE RIGHT-OF-WAY

Councilman Wagner moved to recommend approval of the Final Planned Development, Final Subdivision, Rezoning from R-1 to P, and vacating of a right-of-way, 2nd by Councilman Wilson. The motion passed 7-0.

3. CONSIDER A MOTION APPROVING THE PRELIMINARY PLANNED DEVELOPMENT FOR AN EIGHT LOT SINGLE FAMILY SUBDIVISION NORTH OF POPLAR STREET, SOUTH OF WINNETKA (CLEARWATER SUBDIVISION) (HUMMEL CONSTRUCTION COMPANY) DISTRICT 1.

Councilman Varroney moved to recommend approving the preliminary planned development, 2nd by Councilman Kostka.

M. Cassady stated that the petitioner wishes to construct an eight-(8) lot single family subdivision. The subdivision would be serviced by a 25' wide private drive (ending in a hammerhead) and the existing Winnetka Street. An alternative plan with the private drive located on the west side is not feasible due to the floodplain. Attached is an exhibit showing the rear yard setback from the proposed private street to the existing five (5) homes along Palos. This development plan was included in the northwest sub-area plan. During the Public Hearing, 10 residents expressed concern about the private drive in the rear yard, drainage, the rear of the existing homes facing the front of the proposed homes, street lights, wetlands and tree preservation. The Plan Commission voted 5-1 to recommend denial. Staff recommends approval to the Preliminary Planned Development, subject to several conditions.

Rick Draffkorn, Hummel Construction, provided an overview of the development and suggested the installation of driveway lighting instead of regular streetlights and increased buffering between the street and the rear of the homes.

Councilman Varroney expressed concern with the current designs and does not support the proposal.

Councilman Kostka expressed concern with the transition between the rear of the homes and the private drive.

Councilman Solberg suggested that the width of the private drive to be narrowed to increase the distance between the rear of the homes and the drive.

COMMITTEE OF THE WHOLE MEETING
MONDAY, APRIL 2, 2001
PAGE 4

Bob Hummel, the petitioner, stated that they will be conducting a number of improvement in the area including increasing the capacity of the detention pond and flood control. Mr. Hummel stated that he has the opportunity to build several single-family homes with the current design without any offsite improvements.

Stan Gillin, President of Ethan Glen, stated that they have a written agreement regarding the improvement to the lake.

Jose Ortiz, 1008 Palos Ave, expressed concern about the private drive and opposes the proposal.

Jeff LaGreca and Laurie McPherson, 1048 Palos, expressed concern with the elevation of the homes, flooding, construction, the number of homes, the height of the homes.

Mike Nocella, 1038 Palos, express concern with the private drive in his rear yard, policing of the private drive, and construction of the homes.

Jim Heavy, 1138 Deer Rd, express concern with the layout and on site storage of the water.

Sharon Pottinger, 1048 Palos, expressed concern with the number of homes, retaining wall and tree preservation.

Mr. Hummel stated that flood control will improve, the elevation will be similar to the neighborhood and trees along the property line will not be disturbed.

The Committee suggested to Mr. Hummel examine moving the road to the west end of the property and examine the type of variation required to make the development work.

Councilman Wagner moved to table, 2nd by Councilman Wilson. The motion passed 7-0.

4. CONSIDER A MOTION APPROVING HOUSE ELEVATIONS FOR A NEW HOUSE AT 15 W. WASHINGTON (MILLER) DISTRICT 6.

Councilman Kostka moved to recommend approval of the house elevations, subject to the conditions that all elevations be constructed with cement-based siding or cedar siding, 2nd by Councilman Varroney. The motion passed 7-0.

5. CONSIDER A MOTION APPROVING HOUSE ELEVATIONS FOR NEW HOUSES AT 340 AND 346 W. SLADE (MILLER) DISTRICT 6.

Councilman Kostka moved to recommend approval of the house elevations, subject to the conditions that all elevations be constructed with cement-based siding or cedar siding, 2nd by Councilman Varroney. The motion passed 7-0.

6. PROPERTY LOCATED ON THE SOUTH SIDE OF DUNDEE ROAD, WEST OF QUENTIN ROAD (ASPEN WOODS SUBDIVISION) (LAKEWOOD HOMES) DISTRICT 3

- A. CONSIDER AN ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL
- B. CONSIDER AN ORDINANCE REZONING FROM R-2 TO P
- C. CONSIDER A RESOLUTION GRANTING FINAL SUBDIVISION APPROVAL

COMMITTEE OF THE WHOLE MEETING
MONDAY, MARCH 19, 2001
PAGE 2

The motion to recommend approving the Hazardous Sidewalk Replacement Program passed 5-0.

Vice-Chairman Solberg adjourned the Infrastructure & Environment Committee Meeting at 7:54 p.m., without any objections.

CHAIRMAN WILSON CALLED TO ORDER THE MEETING OF THE POLICE POLICY & CODE SERVICES COMMITTEE AT 7:54 P.M.

1. CONSIDER AN ORDINANCE GRANTING A SPECIAL USE FOR A REAR YARD SETBACK REDUCTION TO PERMIT AN ADDITION, 25 W. ALDRIDGE AVENUE (LEE) DISTRICT 2.

Councilman Jezierski moved to recommend an ordinance granting a Special Use for a rear yard setback, subject to several conditions, 2nd by Councilman Kostka. The motion passed 5-0.

Chairman Wilson adjourned the Police Policy & Code Services Committee Meeting at 7:55 p.m., without any objections.

CHAIRMAN JEZIERSKI CALLED TO ORDER THE MEETING OF THE COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE AT 7:55 P.M.

1. PROPERTY AT 1591 W. DUNDEE ROAD AND TWO VACANT LOTS EAST OF GREENVIEW AND NORTH OF NORTH STREET (ASPEN MEADOWS) (ASPEN HOMES) DISTRICT 1
 - A. CONSIDER AN ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL
 - B. CONSIDER AN ORDINANCE REZONING FROM R-1 TO P
 - C. CONSIDER A RESOLUTION GRANTING FINAL SUBDIVISION APPROVAL
 - D. CONSIDER ORDINANCES VACATING PUBLIC STREETS AND RIGHT-OF-WAY
 - I. ORDINANCE VACATING THE NORTH THREE FEET OF THE NORTH STREET RIGHT-OF-WAY
 - II. ORDINANCE VACATING THE ENTIRE SOUTHERN PORTION OF GREENVIEW, INCLUDING THE SOUTH 10 FEET OF THE ADJACENT PUBLIC ALLEY

Jerry Pindeski, petitioner's representative, stated he was present to answer any questions.

Councilman Kostka moved to recommend granting Final Plan Development approval, 2nd Councilman Wilson. The motion passed 5-0.

Councilman Kostka moved to recommend an ordinance rezoning for R-1 to P, 2nd Mayor Mullins. The motion passed 5-0.

Councilman Kostka moved to recommend granting Final Subdivision approval, 2nd Mayor Mullins. The motion passed 5-0.

Councilman Kostka moved to recommend ordinances vacating public streets and right-of-ways, 2nd Mayor Mullins. The motion passed 5-0.

2. CONSIDER A MOTION APPROVING THE PRELIMINARY PLANNED DEVELOPMENT FOR AN EIGHT LOT SINGLE FAMILY SUBDIVISION NORTH OF POPLAR STREET, SOUTH OF WINNETKA (CLEARWATER SUBDIVISION) (HUMMEL CONSTRUCTION COMPANY) DISTRICT 1.

8. Any house that is not constructed by the petitioner shall receive village council approval.
9. All house elevations fronting on a public street shall be constructed with at least 50 percent brick. No vinyl or aluminum siding shall be permitted on these elevations. Any house design not adhering to this condition may be constructed if approved by the village council.
10. Prior to the issuance of the certificate of occupancy for lots #10 and #15, the seller shall submit written certification signed by the purchasers acknowledging that they are aware of the detention basin located in the rear yard of each lot, identified on the final plat of subdivision as "stormwater detention easement." The certification shall state that the homeowners acknowledge and understand that the detention area cannot be regraded, filled in, or improved with any structures.
11. Fences, sheds, or similar structures shall not be constructed in any side yard easement that would restrict access to the detention basins. The required language shall be added to the plat of subdivision.

Pinderski said his client is able to comply with staff conditions.

RECOMMENDATION

Kolar moved, Mrs. Williams seconded that the plan commission recommend to the village council that it approve the final planned development for a 15-lot single family development at 1591 W. Dundee rd. and two vacant lots east of Greenview and north of North st. Said approval shall be contingent upon petitioner's compliance with 11 staff conditions listed above.

Unanimously carried.

Report of Public Hearing – Docket P-01-10 – Clearwater Subdivision

Notice of public hearing was read by the acting chairman. The petitioner in Docket P-01-10, Hummel Construction Company, seeks approval of a preliminary PUD for an 8-lot single family subdivision to be known as Clearwater Subdivision; rezoning from R1 to P after final PUD approval; vacation of portions of the 66-foot of Winnetka st. right-of-way, the east 33 feet of the Portage st. right-of-way; the north 33 feet of the Poplar st. right-of-way for 3.15 acres at 100 Poplar Ln. and 1080 Palos ave.

The following petitioner's exhibits were entered into the record:

1. Petition for Preliminary Planned Development
2. Palatine Real Estate Interest Disclosure Form
3. Affidavit
4. Title Insurance Policy – lot #1 and north 120 feet of lot #6
5. Title Insurance Policy – lots #4, #5, and #6, (except the north 120 feet of lot #6.)
6. Engineering Plans, Plat of Subdivision, and Landscape/Tree Preservations Plans revised 1/22/01
7. Photographs of sample house styles

Rick Draffkorn, Partner in Hummel Construction Co., and Robert Hummel of Hummel Construction Co., were sworn in.

Draffkorn gave information about the request stating that the two single family homes on the site had been condemned and subsequently razed. This developer proposes to build three lots that would be accessed off Winnetka and five lots that would be accessed from a new private street to be built off Poplar. Average lots size is 1/3 acre, he said, with sizes ranging between 9,500 square feet to three-quarters of an acre. The price range would be \$450,000 to \$500,000.

PETITIONER'S EXHIBIT

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He said the developer has worked with the Ethan's Glen townhome association, and that lots #1-6 would actually be part of the Ethan's Glen Homeowners Association for purposes of pond maintenance since the pond would be shared by both developments. He said an overflow structure on hwy. 14 would regular the water level in the basin to keep the level even. Lots #1-3 are higher, he said, so the storm water flow is from south to north. Draffkorn added that 809 is the height of foundation which is well above the height of a 100-year storm.

Chris Stilling was sworn in. He described surrounding uses and zones and gave background on the parcel.

north	single family	R2
south	single family	R1
east	single family	R1 & R2
west	planned development	P

The proposed 25-foot wide private street would end in a hammerhead turnaround, Stilling said. The fire department has reviewed and approved preliminary plans. Lots #6-8 as well as an existing home would be served by Winnetka st. which would end at proposed lot #6. The proposed development would meet and exceed minimum design standards for the R2 zone.

Water and sewer would be provided to each lot by connecting to existing watermain and sanitary sewers in Winnetka st. Storm water would be managed by improving the existing Ethan's Glen retention pond to provide detention and compensatory storage. Grading will be done so storm water will be directed into the pond. The village engineer has reviewed and approved the preliminary grading and drainage plans. Lots #1-6 would have water from the pond in their backyards.

Sidewalk and parkway trees would be installed along the Winnetka st. and Palos frontages. Both those streets would be improved to village standards with curb and gutter. The petitioner seeks the vacation of the north 33 feet of the Poplar st. right-of-way, the western portion of the 66 feet of the Winnetka street right-of-way allowing the petitioner to have the southern 33 feet, and all of the 33 feet of the Portage st. right-of-way.

A tree survey shows 22 trees on site, of which the developer plans to save 14. A landscape plan shows that 26 new trees would be planted, 18 of which would be sited along the new private street.

Stilling said the Homeowners Association would be responsible for maintaining the private street. The private street would not meet Village right-of-way requirements.

All persons wishing to speak to the request were sworn in.

José Ortiz, 1008 N. Palos ave., said the main issue for him is the private street for lots #1-5. The street will be in his backyard, he said, showing that his home abuts lots #2 and #3. The proposal is changing the whole neighborhood, he added. He said the road should go where Portage is presently dedicated. He presented pictures showing water within 30 feet of his backyard.

Jim Heavey, 1138 Deer, at Deer and Winnetka, said that intersection was often underwater until village maintenance alleviated flooding somewhat. Drainage is slow in the area, he said, indicating it is his opinion that the pond won't be sufficient to stop flooding. He said that all proposed lots were full of water in 1996. How much is being dredged? he asked, noting that it appears that quite a bit of back filling will be done.

Hummel said that all elevations have been reviewed and approved by the village engineer. His building is well above flood lines. He said the amount he proposes to dredge the pond will be more than adequate to cover what backfilling is proposed. He pointed out that Portage may not be developed, because it is in a wetland. Concerning damage to existing and proposed trees from the construction of the private road, he said the road is a safe distance from the trees.

2. A letter of credit to ensure the completion of the public improvements in the amount of \$100,000 and in a form acceptable to the village shall be submitted prior to the start of construction.
3. A letter of credit and 10 percent cash bond to ensure the completion of the public improvements in a form and amount acceptable to the village engineer shall be submitted prior the start of construction.
4. The development shall adhere to the bulk and setback requirements of the R2 district.
5. Details of the modification of the outfall from the large lake are to be submitted at final planned development review.
6. A covenant shall be added to the final plat that no fill, fences, sheds, or other structures, can be installed in the rear yards of lots #1-6.
7. An amendment to the Ethan's Glen Declarations shall be submitted.
8. The Declarations for Clearwater shall be submitted in a recordable form and revised in a manner acceptable to the village attorney.
9. MWRD, IEPA, and COE permits are required.
10. The development shall be subject to the village's anti-monotony code.
11. The final landscape plan and tree preservation plan shall be revised in a manner acceptable to the village forester.
12. The final engineering plan shall be revised to show curb and gutter on the remaining section of Winnetka st. as determined by the village engineer.
13. The final engineering plan shall be revised to show Poplar st. to Palos ave. being improved to village standards. An overlay may be necessary, depending on its condition as determined by the village engineer.
14. All house elevations fronting on a public street shall be constructed with at least 50 percent brick. No vinyl or aluminum siding shall be permitted on these elevations. Any house design not adhering to this condition may be constructed if approved by the village council.
15. Any house that is not constructed by the petitioner shall receive village council review and approval prior to the issuance of a building permit.
16. All conditions of the final planned development shall apply.
17. No parking shall be permitted in the hammerhead. The plans shall be revised to reflect this condition.

Hummel said he had designed the streets without curb for aesthetic reasons. He said he is able to comply with staff conditions.

The public hearing closed at 9:50 p.m.

Commissioners made the following observations during discussion:

McPherson said he size of the retention pond has caused the loss of Portage street access at a normal location. Stilling noted that Portage was platted as a 33-foot street, so it was substandard to begin with. McPherson said the development doesn't seem reasonable for the area.

Mrs. Williams said:

- She would like access between lots #6 and #7.
- She doesn't like double frontage lots.
- This development should be wholly a part or not part of the Ethan's Glen Homeowners Association. Permitting it to be a part for just issues relating to the detention pond would be setting a bad precedent, she feels.
- Permitting this development would be setting a bad development trend, she said. Hummel knew from the beginning that this was a difficult development.

Both Smith and Kolar concur with Mrs. Williams. Smith added that he sees potential future problems. He opposes a road in people's backyards.

Kolar said he dislikes the plan based on what it will do to the adjacent homeowners.

plan commission
march 6, 2001

page 6

Hansen said he realizes that Portage is never going to be improved. He pointed out that double frontage lots exist near Fremd High school and on Roselle rd. He would oppose standard street lighting. He feels the development could work.

RECOMMENDATION

Mrs. Williams moved, McPherson seconded that the plan commission recommend to the village council that it deny the request of the petitioner in Docket P-01-10, Hummel Construction Company, who seeks approval of a preliminary PUD for an 8-lot single family subdivision to be known as Clearwater Subdivision; rezoning from R1 to P after final PUD approval; vacation of portions of the 66-feet of Winnetka st. right-of-way, the east 33 feet of the Portage st. right-of-way; the north 33 feet of the Poplar st. right-of-way for 3.15 acres at 100 Poplar Ln. and 1080 Palos ave.

Those voting aye: McPherson, Kolar, Smith, Williams, Miller
Those voting nay: Hansen

The motion carried.

Report of Public Hearing -- Docket P-01-11 -- Aspen Woods

The notice of public hearing was read by the acting chairman. The petitioner in Docket P-01-11, Lakewood Homes, Inc., seeks preliminary and final approval for a model home and single family development to be known as Lakewood Glen and rezoning from R2 to P for 5.71 acres south of Dundee and west of Quentin rd.

The following petitioner's exhibits were introduced:

1. Petition for Preliminary and Final Planned Development (one step)
2. Palatine Real Estate Interest Disclosure Form
3. Title Insurance Policy
4. Land Title Survey
5. Plat of Subdivision
6. Master Plan
7. Landscape Plan and Plantings List
8. Architectural Plans and Elevations for lot #10 dated 3/20/00
9. Details for proposed fence

Stilling gave background on the proposal which was approved as a 16-lot single family development in the R2 zone in 1994. The original developer, Aspen Homes, sold the development to Lakewood Homes which has been operating a model home community. Last year Lakewood applied for a plat of consolidation for lots #8-10. The plan commission held the public hearing on July 18 and recommended approval. The village council committee of the whole tabled this item to allow staff and the developer to revise the proposal. Since then the village has amended the zoning ordinance to require all model homes to receive a special use. Hence the petitioner seeks preliminary and final planned development for a model home and a single family development and rezoning from R2 to P.

The developer seeks to consolidate three lots (#8, #9, and #10) into two lots, both larger than 9,000 square feet, to accommodate a larger model home he will be offering. Lots #1-5 and #16 would be resubdivided to create an outlot along Dundee rd. The homeowners association would be responsible for owning and maintaining the outlot and landscaping. The developer now proposes to put the detention basin, originally part of lots #1 and #16 into outlot A so it can be owned and maintained by the association. Lots #1-4 would have front and rear yard setbacks of 25 feet because of the additional outlot created for landscaping. Lot #5 would have a corner side yard setback of 15 feet. The remaining 15 feet is part of the newly created outlot. The zoning ordinance requires a 30-foot setback from all state and county roads.

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on August, 12, 2025 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit a fence in the front yard of the subject property.

The property is commonly known as 1480 W. Poplar Street.

The Petitioner has revised the initially proposed fencing plan and is now proposing to install a 5-foot tall open-style aluminum fence along the front property line of the subject property. The proposed fence would be located approximately 18 inches west of the front/eastern property line and would end north of the private drive for the subject property, which also abuts the vacant lot directly south of the home at 1480 W. Poplar Street. Both lots are owned by the Petitioner and function as one zoning lot.

The above petition has been filed by the Petitioner, Victor Baranovici, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: SU-000125-2024

VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 24th day of July 2025

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a 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:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 1480 W. POPLAR ST.



County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 24TH day of JULY, A.D. 2025, and the last publication thereof was made on the 24TH day of JULY, A.D. 2025.

Your Legal appeared in
the following Journal & Topics
Newspapers
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
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- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
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- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal

IN WITNESS WHEREOF, THE **DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 24TH day of JULY, A.D., 2025.

By Todd W. Small

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 24TH day of JULY, A.D., 2025.

My commission expires the 15TH day of JULY, A.D., 2025.



**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

541 -569 E Dundee Road – Special Use
August 12, 2025

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Zack Nisbet, WCDR Palatine, LLC dba K9 Resorts of Palatine

PLAN NUMBER: SU-000157-2025

ADDRESS: 541 -569 E Dundee Road

BACKGROUND:

The Subject Property is zoned Planned Development in the Northwest Shopping Center. The Planned Development states it is to follow the B-2 use list. The current uses within the plaza Jewel Osco, a mixture of restaurant, service and retail uses. The Petitioner is proposing to open a dog daycare and kennel. Therefore, the Petitioner is requesting:

Special Use to permit a kennel

Surrounding Zoning/Uses:

North	R-2 Single Family Residential District
South:	Planned Development – Residential Townhomes
East:	Planned Development – Deer Grove Center
West:	Planned Development – Northwest Shopping Center

KEY ISSUES:

- The Subject Tenant Space is approximately 10,619 square feet and was previous occupied by multiple tenant spaces which included We Rock the Spectrum and Jorie Weight Loss Center. Other uses neighboring the proposed space include a Dental Office, Cricket Store and other service businesses.
- The proposed business is part of a franchise <https://www.k9resorts.com/> The Petitioner recently open a location in Deerfield, IL
- The hours of operation are Monday through Friday from 7:00 AM to 7:00 PM, Saturday and Sunday from 9:00 AM to 5:30 PM.

- There will be between 8-10 employees with a capacity of 102 dogs and estimated occupancy of 50 dogs per day.
- The floor plan shows an indoor play area of approximately 1,348 square feet on the east side of the building. Which the submitted elevations showing an opening of approximately 7 feet in height will be added to the east and south walls of the outdoor play area.
- Staff notes the existing residential use to the south is approximately 180 feet from the proposed kennel.
- The proposed use requires 1/300 square feet parking spaces or 35 spaces. The shopping plaza as a whole has 502 parking spaces, 15 of which are handicapped with an excess of 152 spaces.

Establishment	Parking Requirement	Square footage	Total Required spaces
Jewel Osco	1/300 square feet	78,860	236
Retail/Service	1/300 square feet	29,426	98
Thai House	1 per 2.5 seats (1/100 sf)	1,600 sf/ (43 seats)	17
Total square footage	137,157	Total req. parking	351
Total parking provided			502 parking spaces total

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, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

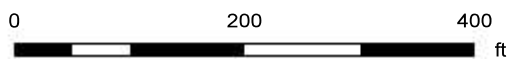
BUSINESS OPERATING STANDARDS: (1) There shall be no manufacture, processing or treatment of products other than those which are clearly incidental and essential to retail business conducted on the same premises. (2) Such uses shall not be objectionable due to odor, dust, smoke, noise, vibration or other similar causes. (3) No unified music system, speaker or communication device shall be heard outside the boundaries of the site.

STAFF RECOMMENDATION:

The Petitioner is proposing to operate a new dog daycare and boarding facility, known as *K-9 Resorts of Palatine*, in the eastern portion of the Northwest Shopping Center. While the Petitioner has incorporated several design features intended to mitigate potential noise impacts, Staff continues to have concerns regarding the effect of the proposed use on the adjacent residential neighborhood and the surrounding commercial tenants. Also, Staff does not believe the that proposed use would comply with the business operating standards, relative to noises not being objectionable.

As a result, Staff recommends denial of the Special Use request to the Planning and Zoning Commission. If the Planning and Zoning Commission recommends to approve the request, Staff would recommend the following conditions:

1. The Special Use shall substantially conform to the business plan submitted by the Petitioner dated 06/05/2025 and the floor plan dated 05/305/2025 prepared by RHJ Associates, PC except as such plans may be revised to conform to Village Codes and Ordinances
2. The Petitioner shall prepare a revised site and business plan to locate waste receptacles proximate to the tenant space, including a maintenance and disposal plan, in a manner acceptable to the Village of Palatine.
3. Dogs shall not be walked off-site.
4. Dogs shall be leashed at all times when arriving and departing the facility.
5. Dogs shall not be not be in the shared play area except between the hours of 7 AM and 9 PM.
6. Staff will conduct a 6-month review of the Special Use and, if deemed necessary, will recommend additional conditions and requirements to the Village Council regarding the Special Use operations.



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.



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

Zack Nisbet

Business Name (if applicable)

WCDR Palatine, LLC dba K9 Resorts of Palatine,

Subject Property Address

541 -569 E Dundee Road

Please provide a description of your proposed request:

WCDR Palatine, LLC dba K9 Resorts of Palatine is proposing a state-of-the-art luxury dog boarding and daycare facility at 541-559 E Dundee Rd, Palatine, IL. The project involves retrofitting a 10,619 SF space in the Northwest Shopping Center to meet the K9 Resorts franchise standards, including noise mitigation measures, hospital-grade air purification, and high-quality materials like porcelain tile and epoxy flooring. The facility will include 119 overnight accommodations, an approximately 2,500 SF outdoor play area with sound-reductive Bufftech fencing, and a visually enhanced façade to blend with the community. Once operational, the resort will employ 23-30 staff members and provide exceptional pet care services, meeting a growing demand in the area while ensuring compatibility with neighboring properties. The anticipated opening is Q4 2025, following an investment of approximately \$3.7 million in the buildout.

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:

WCDR Palatine, LLC dba K9 Resorts of Palatine will meet a critical need in the Palatine community by providing a high-quality, luxury dog boarding and daycare facility at 541-569 E Dundee Rd. This location is ideal for pet owners seeking convenient, premium care, and the facility is designed to align with the highest standards of safety, cleanliness, and comfort. With state-of-the-art soundproofing, advanced HVAC systems, and hospital-grade air purification, K9 Resorts is committed to minimizing noise and ensuring compatibility with surrounding businesses. As pet ownership continues to grow, K9 Resorts will fill a gap in the market, offering reliable and professional care while creating jobs and increasing traffic to the shopping center. This use is essential to meet the demand for top-tier pet services in the area and will be a valuable addition to the Palatine community.

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

WCDR Palatine, LLC dba K9 Resorts of Palatine is designed and operated with public health, safety, and welfare as a top priority. The facility incorporates industry-leading soundproofing measures, including Bufftech molded fencing, Acoustiblock materials, and acoustic ceiling tiles, to ensure minimal noise impact on neighboring tenants and the surrounding community. Additionally, the resort will feature a state-of-the-art HVAC system with hospital-grade air purification to maintain air quality and prevent the spread of airborne illnesses, ensuring a safe environment for pets, employees, and visitors. The use of nonporous porcelain tile and epoxy flooring throughout the facility ensures easy sanitization and compliance with health standards. With clearly defined procedures for employee training, dog handling, and facility maintenance, K9 Resorts prioritizes operational excellence and customer safety. These measures ensure that the public health, safety, and welfare are fully protected while providing a much-needed service to the Palatine community.

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

WCDR Palatine, LLC dba K9 Resorts of Palatine will not cause substantial injury to nearby property values, as the facility is designed with extensive measures to ensure compatibility with the surrounding area. The resort incorporates industry-leading noise mitigation systems, including Bufftech fencing, Acoustiblock soundproofing, and acoustic ceiling tiles, to minimize any potential noise impact on nearby properties. Additionally, the aesthetic upgrades to the façade will enhance the visual appeal of the property and contribute to the overall attractiveness of the shopping center. By drawing increased foot traffic to the area and maintaining a clean, professional, and well-operated facility, K9 Resorts is expected to have a positive impact on surrounding businesses and property values, rather than detracting from them.

In order to supplement the above standards, the Planning and Zoning Commission 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.

FENCING ASPECT WAS REMOVED FROM PLANS The fencing proposed for WCDR Palatine, LLC dba K9 Resorts of Palatine is designed to meet the highest aesthetic and functional standards, ensuring it aligns with community expectations and enhances the area. The 8-foot Bufftech molded fencing planned for the outdoor play area is both visually appealing and functional, blending seamlessly with the surrounding environment. Its design will not obstruct existing vistas, detract from the streetscape, or negatively impact the overall appearance of the community. On the contrary, the fencing will provide a polished and professional look, enhancing the property's curb appeal and the overall aesthetic of the shopping center. Furthermore, the fencing is necessary to protect the safety of the dogs in our care and to mitigate noise, ensuring a safe and harmonious environment for both the resort and the surrounding properties.



**COOK COUNTY SURVEYS
NORTHWEST SHOPPING CENTER**

509-585 E. DUNDEE ROAD,
PALATINE, IL 60074
COUNTY OF COOK

TO: FIRST AMERICAN TITLE INSURANCE COMPANY AND AMERICAN NATIONAL, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSP LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 11a, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 28, 2022.

James L. Harpole
Illinois Professional Land Surveyor No. 035-3190
In the State of Illinois, Expires 11-30-2022
Date of Survey: May 04, 2022
Date of Last Revision: _____



Sheet 1 of 2

LOT 2 IN NORTHWEST SHOPPING CENTER SUBDIVISION, OF PART OF LOT 1 AND ALL OF LOT 2 IN DELGADO & REIN'S FERNDALE MARKET AND PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ABOVE LEGAL DESCRIPTION IS THE PROPERTY DESCRIPTION IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-1122947-CH12, BEARING AN EFFECTIVE DATE OF APRIL 01, 2022.

	UTILITY POLE		MANHOLE	P.D.C. POINT OF COMMENCEMENT
	LIGHT POLE		SANITARY MANHOLE	P.A.S.T. POINT OF BEGINNING
	TRANSFORMER		STORM DRAINAGE (CLOSED)	N DIMENSIONS
	WATER MAIN		CURB INLET	"N" DIMENSIONS
	SEWER MAIN			"X" DIMENSIONS
	SIGNAL VAULT		FLASHED SIGN SECTION	SQ. SQUARE FEET
	GAS VALVE		TRAFFIC SIGNALIZATION	REC'D RECORD NUMBER/DRAWING
	ELECTRIC METER		TELEPHONE/GAS LINE	FW FINISHED FLOOR
	GAS METER		GAS - GAS LINE	TP TOP OF PIPE
	FIRE HYDRANT		ELECTRIC LINE	R.S.L. RAILROAD NETWORK LINE
	GAS HYDRANT		UTILITY EASEMENT	D.M. DRIVEWAY
	MONITORING WELL		STORM SEWER	D.E. DRIVEWAY EASEMENT
	GROUND LIGHT		SANITARY SEWER	L L&C LENGTH
	WELLHEAD		OWNER USER FENCE	R RADIUS RADIUS
	VALVE		ELECTRIC UTILITY	X X-DIMENSION
	BOX		GUARD RAIL	O OBTAIN SURFACE
	FLAG PLATE		CONCRETE SURFACE	DWP CONSTRUCTION METAL PIPE

ZONING INFORMATION		
STATUS		STATUS
ITEM	REQUIRED	OBSERVED
PERMITTED USE		
MIN. LOT AREA		3.54 AC
MIN. FRONTAGE		
MAX. BLDG COVERAGE		31,026 SF
MAX. BUILDING HEIGHT		18'
MIN. SETBACKS FRONT		78.20'
MIN. SETBACKS SIDE		49.68'
MIN. SETBACKS REAR		49.47'
PARKING REGULAR		20.3
PARKING HANDICAP		7
PARKING TOTAL		210

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(s) X OF THE
NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY PANEL NO. 17030004
WHICH BEARS AN EFFECTIVE DATE OF 06/19/2006 AND IS NOT IN A
SPECIAL FLOOD HAZARD AREA. BY CONTACTED 05/03/2012 TO THE
NATIONAL FLOOD INSURANCE PROGRAM <http://www.fema.gov> WE HAVE
LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE
PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS
PROPERTY'S ELEVATION. CERTIFICATE MAY BE NEEDED TO VERIFY THIS
DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL
EMERGENCY MANAGEMENT AGENCY.

COVENANTS CONTAINED THE LEASE MADE BY AND BETWEEN NORTHWEST SHOPPING CENTER PARTNERSHIP, AN ILLINOIS GENERAL PARTNERSHIP AND STORES, INC., A CORPORATION OF ILLINOIS, DATED NOVEMBER 26, 1986, AS AMENDED BY THAT WHICH WAS RECORDED NOVEMBER 26, 1986 AS DOCUMENT NUMBER 95091112. SAID COVENANTS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: (A) NO PREMISES OR PORTION THEREOF MAY BE OCCUPIED AS A LEASEHOLD PARCEL REFERRED TO ABOVE SHALL BE SO OCCUPIED AS A RETAIL SUPERMARKET, DRUGSTORE OR COMBINATION THEREOF; NOR USED FOR THE SALE OF ANY OF THE FOLLOWING: FISH OR MEAT EXCEPT AS PART OF A RESTAURANT; BEVERAGES EXCEPT AS PART OF A RESTAURANT OR BEVERAGES IN PACKAGE FORM, INCLUDING, BUT NOT LIMITED TO, BEER, WINE AND ALCOHOL; ANY COMBINATION OF FOOD ITEMS SUFFICIENT TO CONSTITUTE A MEAL; OR ANY COMBINATION OF FOOD ITEMS SUFFICIENT TO CONSTITUTE A MEAL. (B) NO BUSINESS OR PROFESSION MAY BE CONDUCTED IN THE DEPARTMENT, IN ADDITION, EXCEPT AS EXPRESSLY PERMITTED IN THE APPOINDED LEASE, NONE OF THE FOLLOWING USES SHALL BE CONDUCTED: (1) MANUFACTURING, INDUSTRIAL OR STORAGE USE OF ANY KIND OR NATURE; (2) ENTERTAINMENT OR RECREATIONAL FACILITIES; RESTAURANTS; CAR WASHES; OR INCLUDE ANY OTHER USES OF ANY KIND OR NATURE. (C) OTHER PROPERTY ITEM IS NOT SURVEY RELATED AND NOT SHOWN.

6 RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF NORTHWEST SHOPPING CENTER SUBDIVISION, AS RECORDED ON MAY 19, 1999 AS DOCUMENT 99-048020, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). DOCUMENT IS ILLEGIBLE. ITEMS NOT SHOWN.

7. RECIPROCAL EASEMENT AND OPERATION AGREEMENT MADE BY AND BETWEEN NORTHWEST SHOPPING CENTER PARTNERSHIP AND THE VILLAGE OF PALATINE RECORDED DECEMBER 27, 1996 AS DOCUMENT NUMBER 98975758 CREATING EASEMENTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS. THE DOCUMENT PROVIDED IS INCOMPLETE (SITE PLAN NOT ATTACHED). ITEM IS SHOWN.

8 TERMS AND PROVISIONS CONTAINED IN OPERATION AND EASEMENT AGREEMENT RECORDED MAY 19, 1999 AS DOCUMENT 99483710, AS AMENDED BY FIRST AMENDMENT TO OPERATION AND EASEMENT AGREEMENT RECORDED OCTOBER 26, 2012 AS DOCUMENT 1230016108. ITEM IS BLANKET IN NATURE OVER LOTS 1 AND 2 AND IS NOT SHOWN.

9 TERMS AND PROVISIONS CONTAINED IN REDEVELOPMENT AGREEMENT
ORDINANCE RECORDED OCTOBER 26, 1998 AS DOCUMENT 98859712
AMENDED BY ORDINANCE RECORDED MARCH 6, 2003 AS DOCUMENT
0030316785. ITEM IS BLANKET IN NATURE AND NOT SHOWN.

10 TERMS AND PROVISIONS CONTAINED IN SPECIAL USE ORDINANCE
RECORDED MAY 19, 1999 AS DOCUMENT 99483706. ITEM IS BLANKET IN
NATURE AND NOT SHOWN.

11) TERMS AND PROVISIONS OF AN EASEMENT FOR ACCESS AS CREATED BY CROSS ACCESS EASEMENT AGREEMENT RECORDED MAY 5, 1998 AS DOCUMENT 98369188. ITEM IS SHOWN.

12 TERMS AND PROVISIONS OF AN EASEMENT FOR ACCESS AS CREATED BY CROSS ACCESS EASEMENT AGREEMENT RECORDED SEPTEMBER 25, 1998 AS DOCUMENT 98863487. ITEM IS BLANKET IN NATURE OVER ROADWAYS AND PROPERTY LYING EAST AND IS SHOWN GRAPHICALLY.

13 EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY FOR POLE LINES, CONDUITS AND MAINTENANCE PURPOSES GRANTED BY DOCUMENT 22840106, AND THE TERMS AND CONDITIONS THEREOF. ITEM IS SHOWN.

14 EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS FOR THE INSTALLATION, MAINTENANCE, REPAIR, RELOCATION, REMOVAL AND RENEWAL OF GAS MAINS GRANTED BY DOCUMENT 85043219 ON JUNE 3, 1985, AND THE TERMS AND CONDITIONS THEREOF. ITEM IS BASED ON BURIED UTILITIES WHICH HAVE NOT BEEN LOCATED AND IS NOT SHOWN.

15 GRANT OF EASEMENT FROM FERNDALE HEIGHTS UTILITIES CO. TO VILLAGE
OF PALATINE, RECORDED MAY 22, 1981 AS DOCUMENT 25879703.
ITEM IS SHOWN.

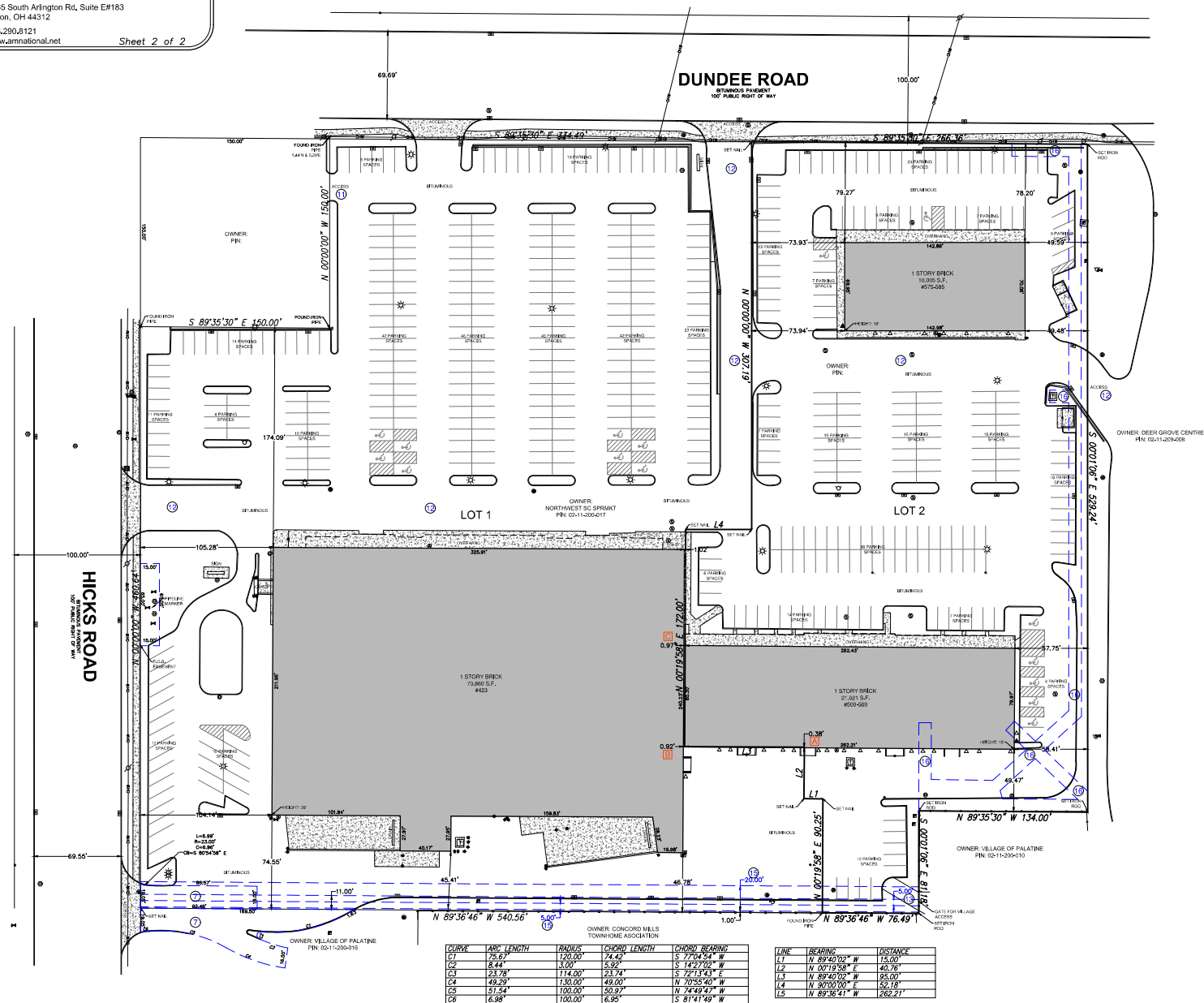
16 EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY FOR POLE LINES, CONDUITS AND MAINTENANCE PURPOSES GRANTED BY DOCUMENT 85001220, RECORDED ON MAY 1, 1985, AND THE TERMS AND CONDITIONS THEREOF. DOCUMENT IS ILLEGIBLE AND IS SHOWN GRAPHICALLY ONLY.

(NOT TO SCALE)

A BUILDING FACE LIES 0.38' OVER THE PROPERTY LINE.
B BUILDING FACE LIES 0.92' OVER THE PROPERTY LINE.
C BUILDING FACE LIES 0.97' OVER THE PROPERTY LINE.

AREA: 154,058.81 SF± OR 3.54 ACRES±

- (M1) ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/SPS SPECIFICATIONS.
- (M2) THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- (M3) ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.
- (M4) ASSUMED BEARING: THE SOUTH RIGHT OF WAY LINE OF DUNDIE ROAD TO BE SOUTH 89 DEGREES 35 MINUTES 30 SECONDS EAST.
- (M5) AT THE TIME OF THIS SURVEY THERE WAS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY OR BURIAL GROUND.
- (M6) AT THE TIME OF THIS SURVEY, THE ADDRESS WAS LISTED AS 509-585 DUNDIE ROAD.
- (M7) THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM DUNDIE ROAD AND ACCESS VIA INGRESS EGRESS EASEMENTS TO CHICKASAW ROAD WHICH ARE GOVERNED BY THE VILLAGE OF PALATINE.
- (M8) IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- (M9) IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED TRIP OF WAY CHANGES PROVIDED.
- (M10) PERMANENT INDEX NUMBER: 02-11-2005-07-0000



Legend of Symbols & Abbreviations

- | | | |
|--|---|------------------------------|
|  UTILITY POLE |  SEWER MANHOLE | P.A.C. POINT OF BEGINNING |
|  LIGHT POLE |  STORM MANHOLE | P.A.C. POINT OF TERMINATION |
|  TRANSFORMER |  STORM STRUCTURE (OPEN) | * DEVICES |
|  UTILITY PIPING |  STORM STRUCTURE (CLOSED) | * FIRE HYDRANTS |
|  VALVE |  ELECTRIC LINE | * RECORDS |
|  SIGNAL MAST |  VALVE VAULT | S.S. SQUARE FEET |
|  GAS VALVE |  FLARED END SECTION | (RECT) RECORD READING/LENGTH |
|  WATER VALVE |  INLET LINE | TF TOP OF FOUNDATION |
|  WATER METER |  INLET LINE (UNDER DUCT) LINE | TF TOP OF PIPE |
|  GAS METER |  ELECTRIC LINE | B.S.L. BUILDING SETBACK LINE |
|  FIRE HYDRANT |  OVERHEAD OVERCROSSING MANHOLE | P.A.C. PLANT PLANT EXISTENCE |
|  AUTO SPRINKLER |  OVERHEAD OVERCROSSING MANHOLE | P.A.C. PLANT PLANT EXISTENCE |
|  GAS WELL |  SAFETY STANDOFF DEVICE | L LAMP LOCATION |
|  GROUND LOOP |  SEWER MANHOLE | R RADIOS LOCATION |
|  BENCH MARK |  SEWER MANHOLE | C CHORD LOCATION |
|  FLAG |  SEWER MANHOLE | R RADIOS LOCATION |
|  FLAG |  SEWER MANHOLE | C CHORD LOCATION |
|  FLAG |  SEWER MANHOLE | C CHORD LOCATION |
|  FLAG |  SEWER MANHOLE | C CHORD LOCATION |
|  FLAG |  SEWER MANHOLE | C CHORD LOCATION |
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|  FLAG |  SEWER MANHOLE | C CHORD LOCATION |
|  FLAG |  SEWER MANHOLE | C CHORD LOCATION |
|  FLAG |  SEWER MANHOLE | C CHORD LOCATION |



SCALE : 1" = 40'



A horizontal scale bar with alternating black and white segments. Below the bar are tick marks and labels for 0', 20', 40', and 80'.

WALL LEGEND:

— EXISTING WALL

NEW FULL HEIGHT INSULATED EXTERIOR WALL:

INSTALL 84816 NOMINAL CMU BLOCKS TO THE UNDERSIDE OF THE ROOF DECK WITH FULL HEIGHT CONTINUOUS INSULATION BOARD DIRECTLY ALONG THE INSIDE OF THE MASONRY, 25' - 20 GA. METAL STUDS @ 16" O.C. MAX. AND (1) LAYER OF 1/2" GIB ON THE INTERIOR SIDE TO 6" ABOVE THE DROP CEILING.

SPRINKLER NOTE:

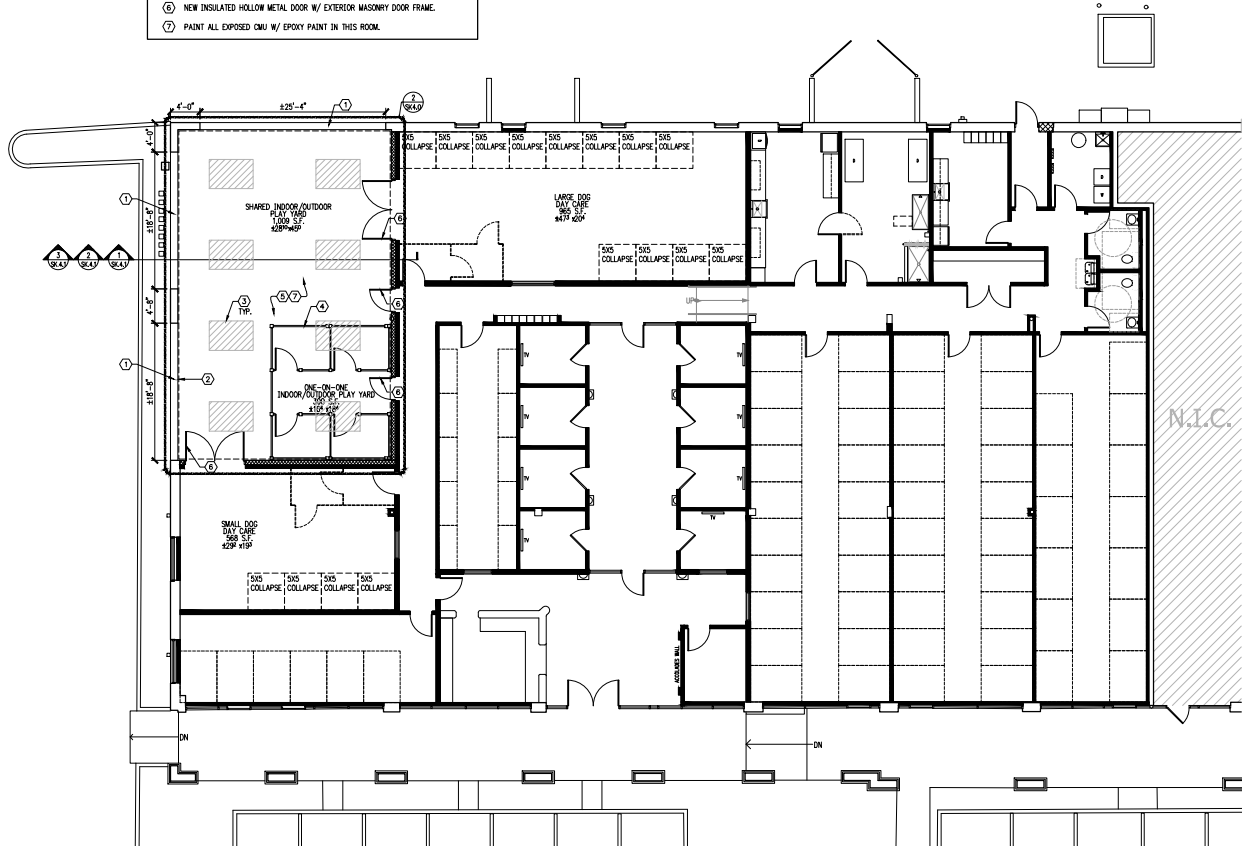
INSTALL A NEW DRY, UPRIGHT SPRINKLER HEAD SYSTEM ALONG THE UNDERSIDE OF THE ROOF DECK IN THE SHARED INDOOR/OUTDOOR PLAY YARD.

STEEL PAINTING NOTE:

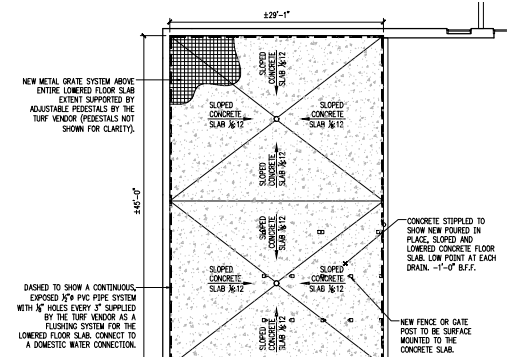
ALL EXPOSED STEEL BEAMS, COLUMNS, PURLINS, JOISTS AND CORRUGATED METAL ROOF DECKING TO BE PAINTED WITH NEW GALVANIZED PAINT THROUGHOUT THE ENTIRE INDOOR/OUTDOOR PLAY YARDS.

FLOOR PLAN KEYD NOTES:

- NEW WALL OPENING TO ALLOW FOR FRESH AIR FLOW.
- DASHED TO SHOW EDGE OF NEW GRATE SYSTEM WITH NEW LOWERED CONCRETE FLOOR SLAB BELOW. SEE 2/3K4.0.
- HATCHED TO SHOW 4'-0"x6'-0" SKYLIGHTS ABOVE.
- VINYL ILLUSIONS 8'-0" TALL FENCE SYSTEM.
- REMOVE ALL EXISTING INTERIOR WALL SYSTEMS AND WALL FURRING BACK TO THE EXISTING MASONRY WALLS IN THIS ROOM.
- NEW INSULATED HOLLOW METAL DOOR W/ EXTERIOR MASONRY DOOR FRAME.
- PAINT ALL EXPOSED CMU W/ EPOXY PAINT IN THIS ROOM.



1 - PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 - PROPOSED LOWERED FLOOR SLAB
SCALE: 1/8" = 1'-0"

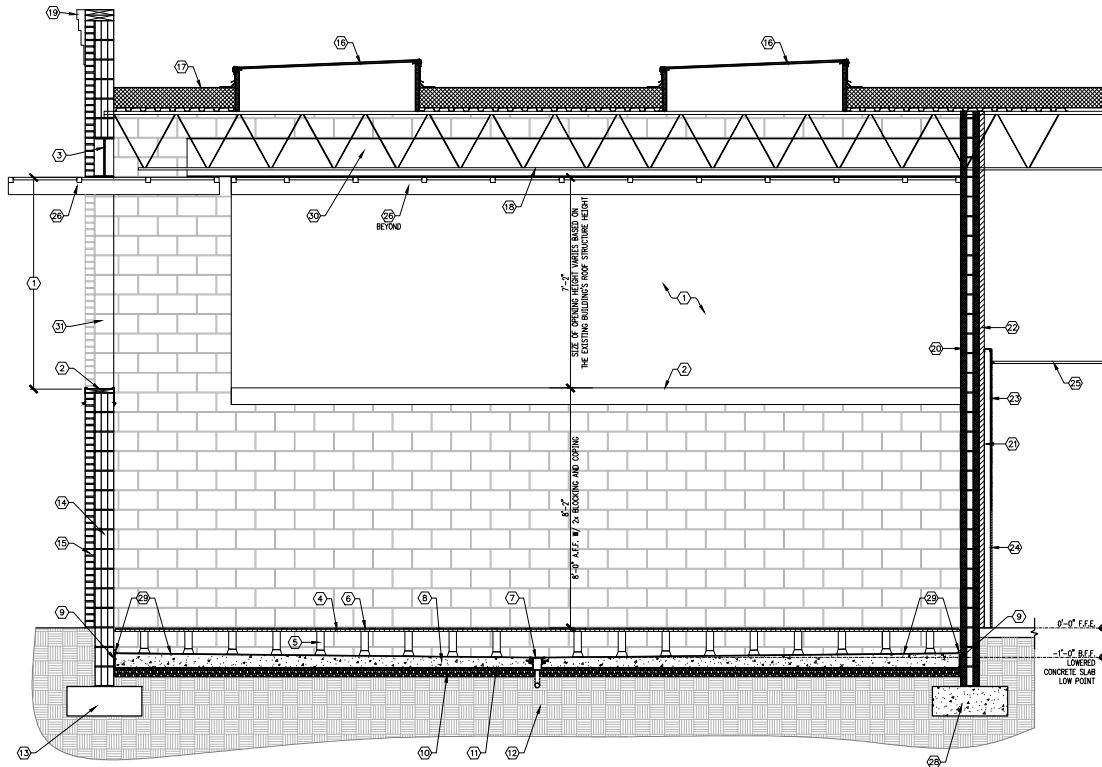
SK.4.0

PROPOSED IMPROVEMENTS FOR:
K9 RESORTS
NORTHWEST SHOPPING CENTER
541 DUNDEE ROAD
PALATINE, IL 60074

RHJ ASSOCIATES, PC
ARCHITECTS - PLANNERS - DESIGNERS

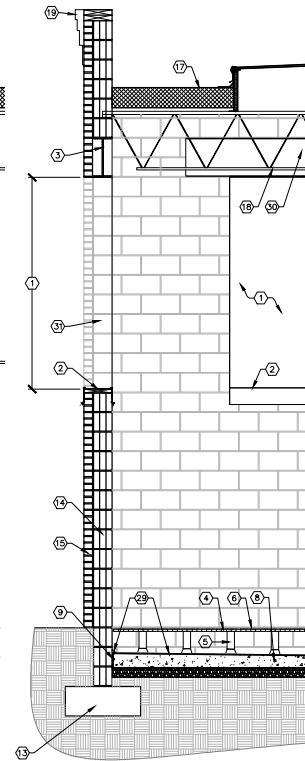
XING OF PRUSSIA, PA 610.337.4555 MOUNT LAUREL, NJ 856.252.0040 PHILADELPHIA, PA 215.279.5845 WILMINGTON, DE 302.482.2269
www.rhjassoc.com

REVISION: 05.05.2025
REVISION: 12.17.2024
REVISION: 12.02.2024
DATE: 10.23.2024
PROJECT NO: 2024-0512



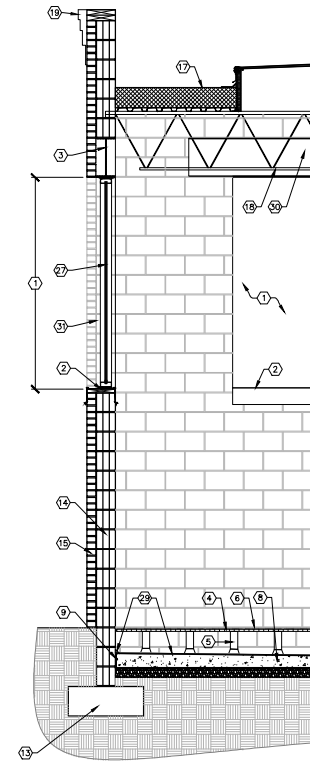
OPTION 1 - CROSS SECTION WITH TILT-UP CANOPY SYSTEM

SCALE: 1/2" = 1'-0"



OPTION 2 - SECTION WITH OPENING ONLY

SCALE: 1/2" = 1'-0"



OPTION 3 - SECTION WITH OPERABLE WALL SYSTEM

SCALE: 1/2" = 1'-0"

CROSS SECTIONS KEYED NOTES:

- 1 NEW WALL OPENING.
- 2 NEW BLACK COPING W/ 2x FIRE RETARDANT BLOCKING.
- 3 NEW GALVANIZED STEEL BEAM SPANNING ENTIRE OPENING. SIZE TO BE DETERMINED BY A STRUCTURAL ENGINEER.
- 4 NEW GALVANIZED METAL GRATE SYSTEM.
- 5 NEW ADJUSTABLE, GALVANIZED OR CORROSION RESISTANT DECK POSTS/STAYS.
- 6 NEW 3" HIGH TURF SYSTEM.
- 7 NEW FLOOR DRAIN. CONNECT TO THE NEAREST STORMWATER REMOVAL DRAINAGE SYSTEM OR DRAIN TO DAYLIGHT.
- 8 NEW 4" MIN. THICK POURED IN PLACE SLOPED CONCRETE SLAB. SLOPE AT 1/8" PER 12".
- 9 NEW 3" PREMOULDED JOINT FILLER.
- 10 NEW 4" MIN. GRAVEL BASE.
- 11 NEW 10 MIL VAPOR BARRIER.
- 12 EXISTING EARTH.
- 13 EXISTING FOOTING AND FOUNDATION WALL.
- 14 EXISTING CMU WALL.
- 15 EXISTING BRICK WALL SYSTEM.
- 16 NEW SKYLIGHT SYSTEM IN A NEW STRUCTURALLY FRAMED ROOF OPENINGS. INSTALL IN BETWEEN ROOF JOISTS.
- 17 EXISTING ROOF DECK, ROOF MEMBRANE AND ROOF INSULATION.
- 18 EXISTING STEEL ROOF JOIST.
- 19 EXISTING COPING AND CORNICE.
- 20 NEW 8" NOMINAL CMU WALL. GROUT CORES SOLID AND PROVIDE STEEL LAGUR AND REBAR REINFORCING PER A STRUCTURAL ENGINEER'S DESIGN.
- 21 NEW 25' - 20 GA. METAL STUDS @ 16" O.C. MAX. TO 6" ABOVE DROP CEILING.
- 22 NEW FULL HEIGHT CONTINUOUS INSULATION BOARD.
- 23 NEW 1/2" ONEL PAINT.
- 24 INSTALL NEW 3/4" PURPLE BOARD IN LIEU OF 1/2" ONB WHERE PT MAINTENANCE IS OCCURRING. [ONB WHERE NOT OCCURRING.]
- 25 NEW A.C.T. DROP CEILING TILES AND GRID.
- 26 NEW TILT-UP WINDOW SYSTEM. (SHOWN IN THE OPEN POSITION) MOUNT TO CMU SIDEWALLS. INSTALL ADDITIONAL FLASHING SYSTEMS AND JAMB WRAPS AS NECESSARY. [SYSTEM'S COUNTERWEIGHTS AT EACH END NOT SHOWN FOR CLARITY.]
- 27 NEW OPERABLE SLIDING WALL GLAZING SYSTEM. INSTALL ADDITIONAL BLOCKING AND FLASHING SYSTEMS AS NECESSARY.
- 28 NEW CONCRETE FOOTER AND FOUNDATION WALL. SIZE AND DEPTH TO BE DETERMINED BY A STRUCTURAL ENGINEER.
- 29 NEW EPOXY FINISHED FLOOR SURFACE AND CANT CURVE.
- 30 NEW GALVANIZED STEEL BEAM BEYOND.
- 31 NEW MASONRY OPENING JAMBS TO EITHER HAVE NEW SOLID BRICK AND CMU COURSEWORK TOOTHED INTO THE JAMB OR BE COVERED WITH NEW GALVANIZED AND PAINTED STEEL PLATE JAMB WRAPS.

SK.4.1

PROPOSED IMPROVEMENTS FOR:
K9 RESORTS
NORTHWEST SHOPPING CENTER
541 DUNDEE ROAD
PALATINE, IL 60074

RHJ ASSOCIATES, PC
ARCHITECTS - PLANNERS - DESIGNERS

XING OF PRUSSIA, PA 610.337.4555 MOUNT LAUREL, NJ 856.252.0040 PHILADELPHIA, PA 215.279.5845 WILMINGTON, DE 302.482.2269
www.rhjassoc.com

REVISION: 05.05.2025
REVISION: 12.17.2024
REVISION: 12.02.2024
DATE: 10.23.2024
PROJECT NO. 2024-0512

Date: June 5, 2025
Applicant: WCDR Palatine, LLC dba K9 Resorts of Palatine
Project Address: 541 - 569 E Dundee Rd, Palatine, IL 60074
Subject: Application to Amend Northwest Shopping Center to allow a Dog Boarding and Daycare Facility

Purpose of Application

WCDR Palatine, LLC dba K9 Resorts of Palatine, is requesting a Special Use Permit for the use of overnight dog boarding and dog daycare at 541 - 569 E Dundee Rd, Palatine, IL 60074.

Applicant Information

WCDR Palatine, LLC is a subsidiary of Windy City Dog Resorts, LLC, a regional LLC that will be the parent of 8 operating subsidiaries dba K9 Resorts Luxury Pet Hotels throughout the Greater Chicago Area. Luxury Pet Hotel Investments, LLC is the parent of Windy City Dog Resorts, LLC, which serves as the national LLC for all regional LLCs. Luxury Pet Hotel Investments, LLC is the largest franchisee of K9 Resorts Luxury Pet Hotel committed to building 42 resorts across the country and is a partial owner of the franchisor.

Zack Nisbet is a partial owner of Luxury Pet Hotel Investments, LLC and the regional operator for the Chicago area. Nisbet has worked in 4 different K9 Resorts and is opening his first Chicago area location in Deerfield, IL on June 21, 2025. Nisbet has a master's in business from Duke University. Luxury Pet Hotel Investments, LLC has over 20 investors with prior franchising experience, and they are actively supporting Nisbet in his role as the regional operator.

WCDR Palatine, LLC has entered a 10-year lease with two 5-year renewal options with the Landlord, Continental Realty Corporation.

K9 Resorts Brand History & Operations



K9 Resorts first opened in 2005 and began franchising in 2011. They now have over 170 resorts either open or in development across the nation. K9 Resorts is the industry leader in luxury dog boarding and daycare services. Both the buildout and operations in Libertyville will adhere to the brand's high standards for aesthetics, sound mitigation, hygiene, safety, and care.

K9 Resorts' philosophy is to provide a home away from home for dogs, where dogs will love to stay and play, and guests will know that their dogs are cared for on a 5-star level. Throughout their 20 years of experience, K9 Resorts has consistently innovated and improved to avoid the common shortcomings found at other boarding/daycare facilities.

- Noise Mitigation

Every K9 Resorts installs Acoustiblock soundproofing material on the interior perimeter walls to block sound from emanating out of the building. Click [here](#) for a video demonstrating the effectiveness of this material

- Hygiene & Sanitation



To ensure a clean and odor-free environment, K9 Resorts utilizes industry-leading air purification technology, including upper-air ultraviolet germicidal irradiation systems strategically placed throughout the facility. These hospital-grade systems provide 15 fresh air exchanges per hour, fully refreshing the air every four minutes while UV light eliminates pathogens. Additionally, K9 Resorts' advanced HVAC system divides each facility into five or more independent air zones, with separate air ducts for different areas, such as luxury suites and executive rooms. This segmentation ensures that air remains contained within each zone, preventing cross-contamination and maintaining superior air quality throughout the resort.

K9 Resorts also follows a meticulous waste management protocol, incorporating a double-bagging standard operating procedure and hospital-grade disinfectants to maintain the highest level of cleanliness. The outdoor area is comprised on the K9 turf system. Liquid waste occurs on the K9 turf system. K9 turf is a synthetic style grass that is laid over various sizes of aggregate. This lays on top of soil. The turf allows for percolation the same as it would in one's backyard. Solid waste residue on the K9 turf system is hosed down with a high-pressure water stream to break up any remaining manner and diluted. Daily cleaning procedures will further break up and sanitize the outdoor areas. The K9 turf system is also fully disinfected at least once per day with Rescue. Rescue is a veterinary-grade disinfectant, leveraging Accelerated

Hydrogen Peroxide (AHP) to effectively eliminate bacteria, viruses, and pathogens, ensuring a sanitized environment. Its chemical composition breaks down into water and oxygen, rendering it non-toxic and safe for dogs, promoting their health without causing discomfort or adverse effects. Solid waste residue also occurs off the K9 turf system, such as within the overnight rooms for the dogs. Solid waste residue is mopped using Rescue and the spot-cleaning technique. Solid waste is double bagged, as illustrated below:

Solid waste (both indoor and outdoor) is picked up virtually immediately after elimination by a small odor-resistant bag and tied.	This odor-resistant bag is then placed in a large outdoor container within a contractor's bag. This outdoor container will have a lid.	At the end of each day, the outdoor container bags will be sealed and placed into the dumpster onsite.
		
This is then carted along with the regular trash removal.		

The dumpsters will be present and trash will be removed each week. This schedule can be adjusted if the Applicant determines there is a need for more frequent pickups. In the event customers require receptacles to dispose of solid waste, K9 resorts will provide sanitary garbage receptacles in the lobby area and such solid waste will be disposed of in accordance to the protocols described above.

Safety - K9 Resorts screens every dog prior to acceptance for daycare or boarding. All dogs undergo a 6-hr evaluation to determine temperament and confirm they will not endanger staff or other dogs. Dogs are separated by weight for purposes of group play. Dogs displaying temperaments that are not suitable for group play are separated and benefit from private playtime. Per company policy, dogs over 13 years of age at the time of their first screening are not permitted at the facility. Additionally, dogs that require medical injections are not accepted.

Care -All employees at K9 Resorts attend K9 university, which includes 20 hours of online training. This training program is comprised of meaningful training based on actual daily responsibilities of staff members and real-world scenarios employees may face on the job informed by the decades of experience accumulated from K9 Resorts and their vast national team.

Palatine Resort Operations Overview

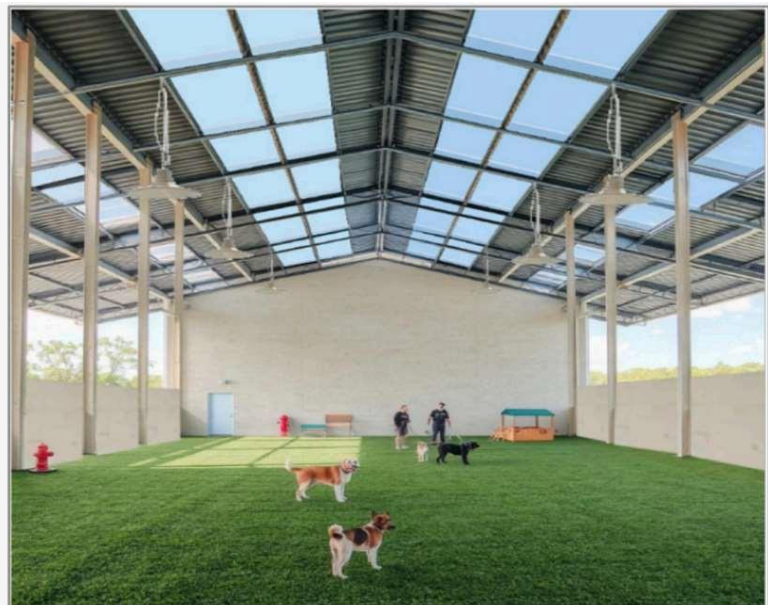
The tenant intends to occupy the 10,619 SF vacant space in the Northwest Shopping Center. The resort at 541 - 569 E Dundee Rd will be open to the public from 7 AM - 7 PM on weekdays and 9 AM - 5:30 PM on weekends.

The resort will open with approximately 23 employees and will stabilize at around 30 employees. The resort will have 8-10 employees on site at any given time. Employees will be on site one hour before and one hour after public hours of operation for pre-opening and post-closing activities.

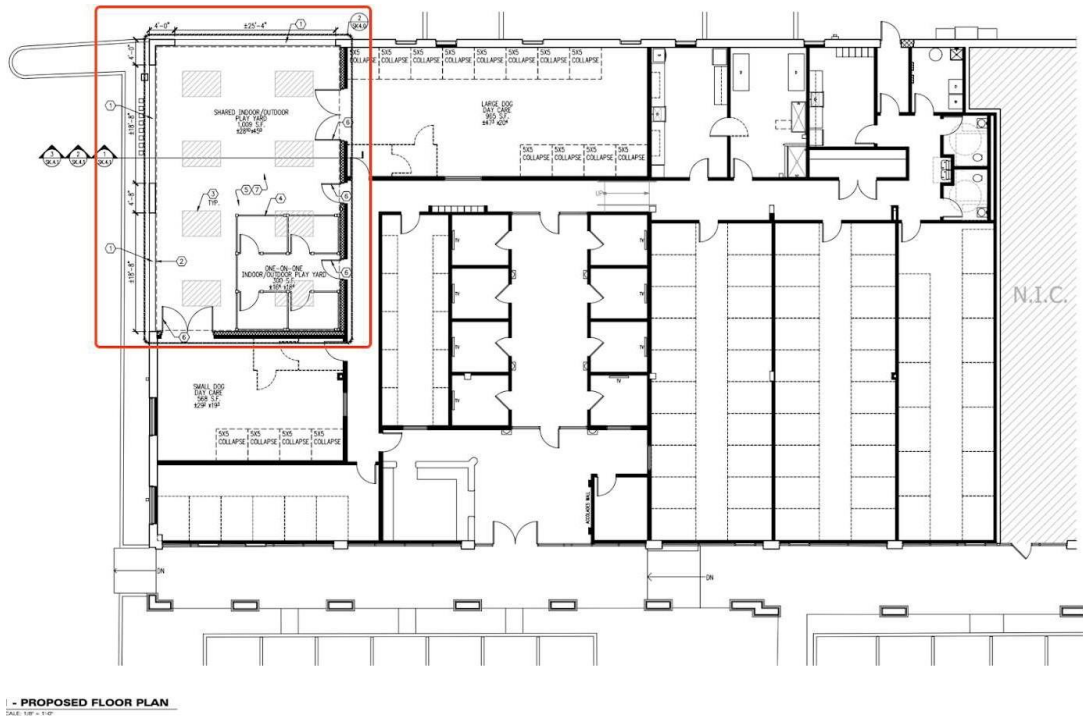
Based on the SF of the building, the maximum capacity of dogs in the resort is estimated to be around 102 dogs, and occupancy rates are expected to stabilize around 50%, meaning there will be around 50 dogs at the resort per day. There are a small number of days per year when demand is high due to holidays and occupancy rates will be close to 100%.

Peak drop-off times are just before 9 AM, and peak pick-up times are just after 5 PM on weekdays.

"Outdoor-Like" Area



After hearing the staff concerns, we have reimagined a concept to eliminate the previously proposed outdoor area in favor of an enclosed "outdoor-like" area within the existing building footprint. The proposed "outdoor-like" area will be an area of artificial turf covered with a roof and surrounded by walls with open window openings and skylights to provide fresh air and light to the dog play area. Below is a markup of the previously submitted floor plan depicting the proposed "outdoor-like" area. Above are sample images depicting the proposed "outdoor-like" area in concept.



Parking

There are over 100 parking spaces in the shopping center. The amount of parking at this location far exceeds minimum requirements for K9 Resorts, which is 20 parking spaces. The resort will have 8-10 employees on site at any given time. Peak drop-off times are just before 9 AM, and peak pick-up times are just after 5 PM on weekdays. Based on data from a similarly sized and located K9 Resort, it is anticipated that at peak hours, 33 entering vehicles and 24 exiting vehicles can be expected. Customer visits are usually less than 3 minutes.

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, August 12, 2025 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit a kennel (Dog Daycare and Boarding)

The properties are commonly known as 541 -569 E Dundee Road.

The Petitioner is proposing to open a business that will provide Daycare and Boarding for Dogs. It will include an interior dog play area that is partially open to the outside.

The above petition has been filed by Zack Nisbet, WCDR Palatine, LLC dba K9 Resorts of Palatine and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: SU-000157-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning & Zoning Commission

DATED: This 24th day of July 2025

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a 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:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 541-569 E DUNDEE RD.



County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 24TH day of JULY, A.D. 2025, and the last publication thereof was made on the 24TH day of JULY, A.D. 2025.

Your Legal appeared in
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IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 24TH day of JULY, A.D., 2025.

By Todd W. Small

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 24TH day of JULY, A.D., 2025.

My commission expires the 15TH day of JULY, A.D., 2025.