



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

MINUTES

REGULAR MEETING

7:00 PM

-
- I. **CALL TO ORDER**
 - II. **ROLL CALL**
 - III. **APPROVAL OF MINUTES**

RESULT:	
MOVER:	Rodney Bettenhausen
SECONDER:	Eric Friedman
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

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

RESULT:	APPROVED
MOVER:	Rodney Bettenhausen
SECONDER:	Eric Friedman
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

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.

SU-000176-2025 – 934 W Oxford

Notice was published in the Journal & Topics on August 7th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Site Plan**
3. **Plat of Survey**
4. **Proposed Fence**
5. **Existing Fence**
6. **Proof of Ownership**
7. **Public Notice**

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 to the north. The request is for Special Use approval to permit a fence in a rear yard abutting both a street and the side lot line of an adjacent front yard.

Petitioner's Testimony

Anthony Quesada (owner) – 934 W. Oxford Court – was sworn in.

Mr. Quesada explained that he would like to expand the backyard and side yard to allow for a future pool installation. The current backyard is limited due to the existing fence, and he wishes to utilize the side yard for additional space.

Commissioner Friedman asked if the current fence proximate this area will remain.

Mr. Quesada responded it would be removed and replaced with the new fence.

Commissioner Roth-Wurster asked if the existing play area would be removed.

Mr. Quesada confirmed that it would be removed.

Commissioner Schubert asked where the pool would be installed.

Mr. Quesada stated it would be located on the southern portion of the yard and would be a rectangular design.

Commissioner Schubert asked if there have been any flooding issues.

Mr. Quesada responded there have not been.

Chairman Wood noted that this is a revised plan from a previous submittal that had received neighbor objections. She asked if there had been any conversations with neighbors regarding the new plan.

Mr. Quesada stated that an email had been sent requesting the fence be limited to 4 feet in height due to the corner lot, which he agreed to. He has not had further conversations with the neighbors.

Staff Comments

Mr. Auer stated that all of the letters previously submitted in opposition have been rescinded, and neighbors have no issues with the new 4-foot fence height. He provided fence elevation drawings and described the proposed fence materials. Landscaping is not required as the fence conditions do not directly abut the street.

Staff Recommendation

The proposed fence maintains a minimum 5-foot setback from the property to the north and terminates at the rear face of the subject home. It is also set back at least

20 feet from the cul-de-sac street. Due to the curvature of Oxford Court, the subject rear yard is visible to surrounding neighbors; however, staff believes that the proposed 4-foot open-style fence will have fewer impacts compared to the previous special use application. While staff found no directly comparable fencing relief in similarly situated Village lots, the unique lot configuration requires zoning relief to install the fence in this location. Staff recommends Action at the Planning and Zoning Commission's discretion.

If approved, staff recommends the following condition:

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

Public Hearing

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

Motion

Commissioner Schubert made a motion to approve the request subject to Staff's conditions; seconded by Commissioner Noonan.

Discussion

Commissioner Schubert stated that the revisions since the first meeting are an improvement. The fence's perpendicular placement to the north means the view should not be an issue. He supports the proposed fence for expanding the backyard. Chairman Wood stated there are no issues with health, safety, or welfare. A 4-foot open-style fence would not cause injury to property, and she is in favor.

Commissioner Roth-Wurster stated the fence will fit in with the area and she is in favor.

Vote

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 18th, 2025.

RESULT:	APPROVED
MOVER:	Tim Schubert
SECONDER:	Patrick Noonan
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

B. 617 N. Maple Avenue

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

SU-000191-2025 – 617 N. Maple Avenue

Notice was published in the *Journal & Topics* on August 7, 2025, and mailed to the

owners of surrounding properties.

Petitioner's Exhibits:

1. Application
2. Plat of Survey
3. Site Plan
4. Proposed Fence Elevation
5. Existing Fence
6. Proof of Ownership
7. Public Notice

Background:

The petitioner is seeking Special Use approval to increase the height of an existing four-foot-tall fence in the front and side yards. The request is to install a six-foot-high open-style fence in-place of the existing fence. The existing fence panels abutting the front and side yard lot lines are four feet in height. The rear fence along Colfax is currently six feet tall.

Sworn in Petitioner:

Kalin Atanassov (owner), 617 N. Maple Avenue

Mr. Atanassov stated he is requesting a uniform six-foot fence around the property. The existing fence is old, and the new one will be more attractive. He noted that neighbors have no objections to the request.

Chairman Wood confirmed the request for a six-foot fence on all sides.

Commissioner Schubert noted an existing shed on the site plan and asked if the fence would wrap around it.

Mr. Atanassov stated it would and that there would be no changes to the current fence layout. He plans to add landscaping to enhance the appearance.

Chairman Wood noted that privacy does not appear to be the primary goal based on the open fence style.

Mr. Atanassov responded that he intends to plant evergreens and landscaping to provide privacy.

Commissioner Kolososki asked if he had children.

Mr. Atanassov stated he does not, but the neighbors do, and they are supportive of the fence.

Staff Comments:

Mr. Auer stated the neighboring property owners have submitted a letter of support.

Any fence in the front yard and side yard abutting a street requires special use approval from Village Council. The existing fence was approved via an Administrative Special use procedure in 1997.

Staff Recommendation:

Staff does not anticipate that the increased fence height will negatively impact neighbors or drivers. The proposed fence will be more transparent than the existing one and will remain in the same locations. Landscaping will be installed between the fence and the lot line along N. Maple Avenue, and existing landscaping along Colfax Street will be maintained, reducing visual impact on surrounding neighbors.

Staff recommends approval of the proposed Special Use with the following conditions:

1. The Special Use shall substantially conform to the plans prepared by the petitioner, dated 06/15/2025, except as such plans may be modified to conform to Village Codes and Ordinances.
2. Landscaping shall be installed between the fence and lot line along N. Maple Avenue, subject to the standards of Section 6.03(b)(4)d.ii.a of the Palatine Zoning Ordinance.

Public Hearing:

There were no further questions, and the public hearing was closed.

Motion:

Commissioner Roth-Wurster made a motion to approve the request subject to staff's conditions, seconded by Commissioner Kolososki.

Discussion:

Commissioner Roth-Wurster stated the standards have been met and the proposal will be a nice improvement over the current deteriorating fence.

Chairman Wood stated the standards have been met and the fence will be an improvement.

Commissioner Schubert noted neighbor support and believed the landscaping would enhance the appearance.

Vote:

Chairman Wood summarized that the request met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on August 18, 2025.

RESULT:	APPROVED
MOVER:	Cindy Roth Wurster
SECONDER:	Robert Kolososki
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

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.

VAR-000192-2025 – 823 N. Glenn Drive

Notice was published in the *Journal & Topics* on August 7, 2025, and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application

2. Site Plan
3. Plat of Survey
4. Proof of Ownership
5. Public Notice

Mr. Auer provided background, stating that the petitioner is requesting a variation to expand an existing seven-foot-wide stoop in the front yard to a width of 23 feet. Therefore, the petitioner is requesting a variation to permit a 23-foot-wide stoop in the front yard instead of the maximum width of nine feet.

The petitioner, Rob Simons, owner of 823 N. Glenn Drive, was sworn in. Mr. Simons explained that the existing stoop has settled over the years, requiring piers to be extended to keep the roofline level, and that it has been pulling away from the foundation. He plans to replace the existing stoop and extend it to the driveway under the existing overhang to create a porch and provide a consistent walkway from the front door to the driveway. The driveway and front walkway are also being replaced due to settling and cracking.

Commissioner Kolososki asked if the stoop would come out seven feet from the front door. Mr. Simons replied no, it would remain under the overhang at about six feet in depth, with no change in depth—only an increase in width.

Chairman Wood asked staff whether the stoop would still be considered a stoop if it were flat. Mr. Auer confirmed it would still be considered a stoop, as it is an unenclosed platform, and a stoop can be roofed up to a certain depth. The existing stoop meets the standard criteria.

Commissioner Kolososki confirmed the driveway would be concrete.

Commissioner Friedman asked if the impervious surface calculation had been updated. Mr. Auer stated it was not a concern because the roof would remain over the expansion and it had already been incorporated into the lot coverage. He added that stoops are permitted in the front yard with a maximum depth of five feet and maximum width of nine feet; this request exceeds the width limit but does not expand the depth.

Commissioner Schubert asked if the stoop would need to be level or ramped. Mr. Auer said the requirement for a ramp would be determined within a building department review following permit submittal. Commissioner Schubert then asked if one would step off the stoop directly onto the driveway. Mr. Simons stated the walkway would be at the same height as the existing one, with a five-inch step down.

Staff Recommendation:

Staff does not anticipate the request will 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 Zoning Ordinance. Staff recommends approval of the proposed variation subject to the following condition:

1. The variation shall substantially conform to the plans prepared by the petitioner, dated June 15, 2025, except as such plans may be changed to conform to Village Codes and Ordinances.

There were no further questions, and the public hearing was closed.
Commissioner Noonan made a motion to approve the request subject to staff's conditions, seconded by Commissioner Schubert.

Discussion:

Commissioner Kolososki stated that the improvement would clean up the appearance, provide a nice walkway, and fit well with the house.

Commissioner Roth-Wurster stated it would provide a custom porch and meets the standards.

Commissioner Schubert stated it would be a nice addition to the home and improve curb appeal, meeting the standards.

Commissioner Friedman stated it would work better long-term and seemed like a great solution.

Chairman Wood concluded that the request met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on August 18, 2025.

RESULT:	APPROVED
MOVER:	Patrick Noonan
SECONDER:	Tim Schubert
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

D. 1480 W. Poplar Street

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

RESULT:	CONTINUED
MOVER:	Patrick Noonan
SECONDER:	Robert Kolososki
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

This Item was continued to the Tuesday September 9th, 2025 Planning & Zoning Commission Meeting

E. 541 -569 E Dundee Road

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

SU-000157-2025 541-569 E Dundee Rd

Notice was published in the Journal & Topics on August 7th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Floor Plan**
5. **Elevation**
6. **Business Plan**
7. **Public Notice**

Background: The property is zoned Planned Development, following B2 zoning. The petitioner requested a Special Use to operate a dog day care and overnight boarding facility.

Sworn in petitioners:

- Zackary Nisbet, partial owner of 541–569 E. Dundee
- Bridget Goggin, Senior Property Manager, NW Shopping Center, 541–569 E. Dundee
- Jose Gonzalez, JLL Brokerage, 200 E. Randolph – Chicago, IL
- Talar Berberian, Attorney, WCR Palatine LLC, 55 E. Monroe, Chicago

Mr. Nisbet provides a presentation and overview of the K9 Resorts, noting the newly opened location in Deerfield, IL and the Palatine location would be the second in Illinois. He explained the business model: eight locations in the Chicago area, high-quality safety and ventilation standards, indoor luxury suites for overnight boarding, and executive rooms for up to three crate-trained dogs. Day care operations include feeding, rest, and supervised socialization. Dogs are grouped according to behavior and receive behavioral evaluations. Staff conduct ongoing assessments to ensure safety. He provides further facility and site details:

- Lease signed for 5 years with option to renew
- Interior and outdoor-like areas planned; outdoor area enclosed with acoustic block for noise mitigation

- Sketches and renderings provided; final plans to match submitted documents
- Maximum of 50 dogs in the play area during portions of the day (8 a.m.–5 p.m.)
- Service times: day care drop-off ~30 seconds, pick-up ~1 minute; boarding slightly longer (~3 minutes)
- Operating hours: 7 a.m.–7 p.m., staffed with 6–8 employees for pre-opening and closing, total 23–30 employees
- Waste management: solid waste double- or triple-bagged, disinfected twice daily, non-toxic cleaning agents
- Noise mitigation: 8-foot fencing, specialized materials in walls, video demonstration of Deerfield facility showed minimal sound detectable at 250 feet away

Mr. Nisbet provides further information regarding Operations & Safety measures at the facility and states:

- No overnight staff in the office; dogs monitored by cameras and emergency protocols in place
- Dogs will not be walked outside the facility
- Maximum overnight occupancy: 100 dogs
- Outdoor-like area will be equipped to allow closure when necessary
- Turf installation: multiple layers of aggregate and soil to allow drainage and reduce noise
- Noise mitigation reviewed by architect and engineers; materials rated to absorb sound effectively

Ms. Bremanis asks how overnight boarding would be handled and if staff would be present.

Mr. Nisbet states that there is no staff present overnight and explains that dogs rest better when no one is present. He further explains the safety measures in place and states there would be video cameras in place, a fire suppression system, and emergency services would contact managers if there would be any issues and the employee would respond.

Commissioner Noonan requests clarification on the materials that will be used under the turf.

Mr. Nisbet explains it will have multiple layers of aggregate and soil.

Commissioner Bettenhausen questions what the criteria is when looking for property.

Mr. Nisbet states that it varies and explains that some are freestanding, some are in strip centers. The criteria is having enough primarily affluent and nearby households. The strip center location helps the nearby residents and is good for the shopping center as it increases the foot traffic to other tenants.

Ms. Bremanis provides additional information and refers to the site plan. She states the parking for this location is overparked by 152 spaces, with no concerns regarding parking. She states the primary concern is noise and provides an aerial of the location noting the distance to any of the surrounding residential property. She states the distance to residential property is approximately 180 feet from the proposed kennel. She provides the standards for special use and business operating standards and expresses staff's concern regarding the potential noise from barking dogs.

Chairman Wood asks if the Village of Palatine has had any noise complaints from other daycare facilities.

Ms. Bremanis states that these types of complaints are not uncommon and typically, daycare facilities near residential properties have complaints.

Chairman Wood asks the petitioner about the business hours and how the shortened hours on the weekends are handled.

Mr. Nisbet states that schedules for the employees and animals do not change over the weekend, only the opening and closing times for customers change.

Ms. Goggin, property manager, states their support for the tenant and the mixed use for the plaza. She states they support both the tenant and the business plan.

Mr. Gonzalez states it has been an uphill battle finding tenants. He explains that they visited the Deerfield facility and were impressed. He believes the business would be a great addition to this location.

Public Comments:

- Cathy Rossetti (1489 N. Waterbury Circle) expressed concern regarding noise, dog safety, sanitation, and protocols if a dog escapes. She also questions the use of shock collars and whether they are used or not as she opposes.
- Karen Golevicz (1508 N. Waterbury Circle) expressed concern about noise levels, construction safety, and vehicle traffic in the back of the plaza noting that it's like a speedway at night. She expresses concerns about no staff during the overnight hours and the safety of the dogs.

Mr. Nesbit addressed concerns, noting that many boarding facilities fail to uphold their promises, which is why K-9 Resorts entered the market. He stated that no competitor has their satisfaction rating and that there is always room for improvement in pet care. He explained that the soundproofing material being used is state-of-the-art, as previously demonstrated.

Regarding the indoor play area, he acknowledged the openings for light and air that create an outdoor atmosphere. He stated that these openings will have options for closure, and if noise becomes an issue, they can be closed. The specific materials for

these openings have not yet been determined.

Mr. Nesbit explained that managers and new employees receive training that includes numerous safety scenarios, with clear, actionable procedures for handling each situation. Dogs are screened for health conditions, and safety sensors are in place in case a dog escapes from a kennel. He noted that there are no doorways leading directly outside from the kennels or play area. He also addressed construction concerns, stating that any tenant moving into a space may need to complete construction work and would follow any protocols required by building management.

Chairman Wood asked whether outdoor waste stations with bags would be provided for accidents as dogs arrive or leave, and she requested clarification on the hours the dogs would be in the open area. She also asked if dogs would only exit through the front door area.

Mr. Nesbit responded that outdoor waste stations will be provided. The open area will be available to dogs between 8:00 a.m. and 5:00 p.m. Dogs will exit through the front area only, except in an emergency when an additional emergency exit will be used.

Chairman Wood asked if there were other solutions for the open window.

Mr. Nesbit stated that the concept is still under development, but one option is to have a garage-style door.

Chairman Wood also expressed concern about cars speeding through the back lot during business hours and at night.

The property manager, Ms. Goggin, responded that asphalt work is planned for the parking lot and that low speed bumps will be budgeted to help address the issue.

Commissioner Bettenhausen noted that the earlier question about shock collars had not been addressed.

Mr. Nesbit responded that K-9 Resorts is not a training facility and shock collars are not considered for deterring barking.

Commissioner Bettenhausen asked whether the storefront will remain the same or if there are plans to redesign it.

Mr. Nesbit stated that the storefront will remain as it is, with the addition of a logo and brand colors to maintain consistency with other tenants. He said he would confirm with the architect regarding any potential changes to the entryway.

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 05/30/2025 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 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.

Commissioner Noonan asks if Item #6, regarding the six-month review, would be addressed or adjusted if complaints regarding the business became abundant.

Ms. Bremanis states that any complaints would be handled immediately as they are received.

Commissioner Friedman asks if the six-month review could be revised if necessary.

Ms. Bremanis states it could be changed to a three-to-six month review.

Commissioner Roth-Wurster questions whether the build-out will meet the required standards.

Ms. Bremanis states that the building permit process would address all applicable zoning and building codes, and the permit would adhere to the approved business plan.

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

Commissioner Schubert Made a motion to approve subject staff's conditions – adding condition #7 "The proposed openings on the east and south exterior walls shall include a system that would include a closure option."; seconded by Commissioner Kolososki.

DISCUSSION:

Commissioner Schubert acknowledges the residents who took the time to attend the meeting and state their concerns. He states that Mr. Nesbit provided a good presentation but found it to be incomplete, noting that he would have liked to see

renderings of the space and more information on the proposed noise deterrents. He feels there is more work to be done.

Commissioner Kolososki states that the applicant may not yet have a complete package to present but could in the future. He notes that boarding options are hard to find, and many existing centers are poor facilities; additional quality options are needed to fill that gap. He points out that residents living in townhomes have a different type of construction that does not include sound barriers, meaning barking dogs can be heard between shared walls. By contrast, this facility plans to use products designed to address noise concerns. He believes the proposal would be a nice addition to the shopping center.

Chairman Wood states that the standards have been met and that any impact on tenants or residents can be mitigated. She notes she has heard barking at other daycare facilities and understands the neighbors' concerns but does not believe that would be the case here due to the proposed sound mitigation measures. She adds that the business's track record and significant investment in their other operation indicate they would not jeopardize success and would work to accomplish their goals. She states that open windows would not allow sound to permeate and expresses her support for the request, noting the need for additional dog daycare facilities.

Commissioner Friedman requests an addition to the conditions to include three potential solutions for the outdoor play area openings:

1. A garage door–style flip unit
2. An accordion system with hinged panels
3. The option to remove the opening entirely (which he recommends taking off the table)

Ms. Bremanis states that a condition could be added to require the system to be capable of being closed.

Commissioner Friedman further explains acoustical sound transmission and encourages the applicant to work with engineers to identify rated acoustical materials that would work best for the space. He supports the request with the additional conditions.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0 adding condition #7. This item will tentatively go to Village Council on September 2nd, 2025.

RESULT:	APPROVED
MOVER:	Tim Schubert
SECONDER:	Rodney Bettenhausen

AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

V. PUBLIC COMMENT**VI. ADJOURNMENT**