



VILLAGE OF PALATINE

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

ZONING BOARD OF APPEALS AGENDA • OCTOBER 25, 2022

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. MINUTES APPROVAL

1. Zoning Board of Appeals - Regular Meeting - Sep 27, 2022 7:00 PM

III. PUBLIC HEARING

1. 990 S. Cedar Street

Special Use to permit an addition to be set back 32 feet from the rear lot line, instead of the minimum required 40 feet.

2. 855 E. Palatine Road

Special Use Amendment, to Special Use Ordinance O-19-70, to permit a massage therapist, Reclamation Massage Therapy, at the Subject Property, in addition to the other medical and dental uses allowed by the Special Use.

3. 550 W. Wood Street #300

Special Use Amendment, to Special Use Ordinance O-74-14, to permit an expanded floor plan and alterations to the business plan for an existing animal kennel.

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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

ZONING BOARD OF APPEALS MINUTES • SEPTEMBER 27, 2022

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

II. MINUTES APPROVAL

- Zoning Board of Appeals - Regular Meeting - Aug 9, 2022 7:00 PM - **Accepted**

Mr. Luszczak made a motion to approve the minutes of Tuesday August 9, 2022; Seconded by Mr. Cavanaugh

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

Minutes Acceptance: Minutes of Sep 27, 2022 7:00 PM (Minutes Approval)

III. PUBLIC HEARING

1. 906 S. Willow Walk Drive - **Recommended to Approve**

Notice was published in the Daily Herald on September 12, 2022 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Variation
2. Proof of Ownership
3. Plat of Survey/ Site Plan
4. Landscaping Plan
5. Public Notice

Sworn in staff: Mr. Alex Bradshaw

Sworn in the petitioner: Mr. Dave Wilkie 906 S. Willow Walk Drive

Mr. Wilkie stated they requested a permit to install a generator due to constant power outages in the neighborhood which have resulted in significant financial impacts due to flooding. He stated the whole house generator is a necessity. Mr. Wilkie stated they propose to put the generator in the obvious location where the gas meter and the electrical panel is located. He pointed out the property is on a corner and the generator would be on the north side. Mr. Wilkie stated staff requested the generator be installed on northwest side directly under the dining room window which is an access danger and visible from the inside the home. He stated the only other option would add an additional \$900 to run a gas line the entire length of house. He pointed out there are others in the neighborhood who have generators that are visible from the street. Mr. Wilkie referred to the landscape plan slide to show the shrubbery that will be planted to mask/cover the generator to keep the natural look of neighborhood.

Mr. Luszczak asked where staff requested the generator to be located.

Mr. Wilkie referred to existing condition slide to show location pointing out it would be visible through the window.

Mr. Luszczak asked if a generator is supposed to be away from the window.

Mr. Bradshaw stated that is correct agreeing that Fire Prevention may have an issue with its placement near a window.

Discussion on having to run gas and electric across home to relocate to opposite side not facing a street.

Mr. Bradshaw gave a brief overview stating the property is zoned R-1A and is uniquely situated as it abuts a street on 3 sides. He stated to install a generator in the side yard requires a variation. He stated the generator would be setback approximately 26.5 feet from northern property line. Mr. Bradshaw pointed out there are similar generators in neighborhood, none of which are in side yard but

all can be seen from street. He stated Community Services, Engineering, and Fire Prevention have reviewed and no issues were identified.

Mr. Cavanaugh asked if there is an existing variation.
Mr. Bradshaw answered no.

Discussion on setback.

STAFF RECOMMENDATION:

The Petitioner is proposing to install a generator to help prevent reoccurring power outages. The proposed generator will be located in the required side yard abutting a street, where the required setback is 35 feet. The generator is proposed to be set back approximately 26.5 feet from W. Illinois Avenue, and will have landscaping to provide a buffer that will help to keep the essential character of the locality unchanged.

Staff has provided alternate, permissible, locations for the generator. However, Staff understands that the Petitioner’s proposed location will allow for the most logistically efficient and effective installation. The home having street frontage on three sides also presents locational challenges. Therefore, Staff recommends approval of the requested Variation with the following condition:

1. The Variation shall substantially conform to the Site Plan and Landscaping Plan submitted by the Petitioner, David Wilkie, except as such plans may be changed to conform to the Village Codes and Ordinances.

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

Mr. Cavanaugh made a motion to approve subject staff’s conditions; seconded by Ms. Roth-Wurster

DELIBERATIONS:

Mr. Cavanaugh stated the standards have been met. He pointed out the property is unique with roads on three sides. He stated the owner is trying to protect their home from water when power turns off and this is a good solution.

Ms. Roth-Wurster agreed the standards have been met and it is a unique property. She pointed out the other location does not meet fire code. She stated it won’t affect the character of locality with screening.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on October 10, 2022.

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

Minutes Acceptance: Minutes of Sep 27, 2022 7:00 PM (Minutes Approval)

2. 901 E. Holly Way - **Recommended to Approve**

Notice was published in the Daily Herald on September 12, 2022 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Sworn in the petitioner: Mr. Jeff Spitzer 901 E. Holly Way

Mr. Spitzer stated they are doing a patio and a fence project. He stated the existing fence was destroyed in a storm 2 years ago and repaired but wants to beautify the home and replace fence with 6-foot privacy fence. Mr. Spitzer explained they are looking for privacy from people driving down Ivy and protection from coyotes. He stated the house has been burglarized through the backyard patio door so they feel this gives more protection. Mr. Spitzer stated the patio contractor indicated the grill would be too close to the fence at current location and that 3ft was recommended so looking to move the fence out an additional 2 feet from current location.

Ms. Wood asked if the grill can be moved.

Mr. Spitzer stated the gas supply for the grill is located there. He explained if have to move the grill 3 feet from current fence it would be in front of the patio door which is not safe, and if they move to other side of the patio the cost of moving the gas line would be increased.

Mr. Luszczak if they spoke to the neighbor.

Mr. Spitzer answered yes and there is no issues. He pointed out it won't obstruct any views.

Ms. Wood asked what the special use is for.

Mr. Bradshaw explained for a fence to encroach 4 feet into the front yard.

Ms. Wood asked what would be allowed.

Mr. Bradshaw explained the petitioner can replace the existing fence with same height and style.

Mr. Pirog asked Mr. Spitzer if they are set on the 6 feet.

Mr. Spitzer answered yes explaining the 6ft would give better protection.

Ms. Wood clarified the fence is for safety, privacy, and crime deterrent.

Mr. Spitzer answered yes

Mr. Cavanaugh asked how old existing fence is.
Mr. Spitzer answered 33 years.

Mr. Cavanaugh asked if there is another material for the fence that can be used that would be more heat resistance and not require the additional feet.
Mr. Spitzer stated he is not sure if there is treated wood that is fire proof.

Mr. Luszczyk suggested adding sheet metal to protect.
Mr. Spitzer stated that may be an option but would want it to look aesthetically pleasing.

Mr. Pirog asked if there is an extension to move grill over slightly.
Mr. Spitzer explained if moved it would be in front of patio doors.

Ms. Wood asked about comparable fences in area.
Mr. Spitzer spoke of other properties that have 6ft vinyl referring to slides he brought showing locations.

Discussion on other fences being in front yards / existing non-conforming.

Mr. Bradshaw gave a brief overview stating the petitioner is proposing to construct a fence that encroaches into the 30-foot front yard. He stated the 6-foot vinyl fence would be setback approx. 26 feet from lot line abutting Ivy Place. He spoke to the existing landscape buffer that is between the proposed fence and property line. Mr. Bradshaw pointed out the neighboring driveway is approx. 60 feet from shared line therefore line-of-sight does not appear to be a concern. He stated Community Services reviewed and indicated there does not appear to be adequate justification provided to encroach into the required front yard of the Subject Property. Mr. Bradshaw stated Engineering reviewed as well and did not identify any issues.

Ms. Wood pointed out there are a lot of solid fences in neighborhood.
Mr. Bradshaw explained they are nonconforming pre-existing to current zoning code.

Ms. Wood asked about other burglaries in neighborhood.
Mr. Bradshaw stated staff has no knowledge.

STAFF RECOMMENDATION:

The Petitioner is proposing to relocate and expand an existing fence, which is in disrepair, with a 6-foot tall solid vinyl privacy fence that will encroach 4 feet into the required front yard of the Subject Property. The Petitioner's justification indicates that the proposal will not take away from the existing vista in the area, as there is existing landscaping that will remain as a buffer between the fence and the lot line abutting N. Ivy Place.

However, Staff does not believe that there has been adequate justification provided by the Petitioner to encroach into the required front yard, and the proposed 6-foot solid vinyl fence is taller, more substantial, and encroaches

further into the required front yard than the existing fence. Additionally, per the submitted materials, Staff did not find the encroachment to be necessary to protect private property or the safety of the inhabitants. Therefore, Staff recommends denial of the request to the Zoning Board of Appeals. If the Zoning Board of Appeals recommends approval, Staff recommends the following condition:

1. The Special Use shall substantially conform to the Site Plan and Elevation submitted by the Petitioner, Jeff Spitzer, except as such plans may be changed to conform to the Village Codes and Ordinances.

Mr. Pirog asked if the only option instead of variation is to replace with a 4-foot fence.

Mr. Bradshaw answered yes or move back to conform to 30 feet setback.

Ms. Wood asked if the board can approve the fence but not the 2 additional feet.

Mr. Bradshaw explained the current fence encroaches 2 feet into the required setback so would still require a special use to install a 6-foot solid fence in the existing location.

Mr. Spitzer clarified the fence could be approved at the existing line at 6 feet in height.

Ms. Wood stated if the board approved.

Mr. Cavanaugh asked Mr. Spitzer if they would be okay with that.

Mr. Spitzer stated they would be open and would apply something to protect the fence as Mr. Luszczak suggested.

Ms. Roth-Wurster asked if the gas grill was there when they bought the home.

Mr. Spitzer answered no they installed.

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

Mr. Luszczak made a motion to approve the 6-foot solid vinyl fence at the existing fence location; seconded by Mr. Cavanaugh

DELIBERATIONS:

Mr. Luszczak stated the fence was there already and understands the need for privacy and security.

Mr. Cavanaugh stated the only complaint is for the additional encroachment into the front yard so keep where it is. He stated the contractor can figure out the heat issue.

Mr. McGinn stated the only issue is with the immediate neighbor (1907) who is ok with it and there is no sight line impacts so meet standards.

Ms. Wood stated she is not a fan of vinyl but that's her preference. She pointed

out the neighborhood has a good amount of fences close to the lot lines so would be conforming to the area. She stated the petitioners have good reason with burglary and coyotes so makes sense for safety.

Ms. Roth-Wurster agreed with Ms. Wood.

Ms. Wood summarized that this request has met the standards and was unanimously approved as amended by a vote of 6-0. This item will tentatively go to Village Council on October 10, 2022.

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

Minutes Acceptance: Minutes of Sep 27, 2022 7:00 PM (Minutes Approval)

IV. COMMUNICATIONS

V. ADJOURNMENT

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

Mr. Luszczak made a motion to adjourn; seconded by Mr. McGinn

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

Minutes Acceptance: Minutes of Sep 27, 2022 7:00 PM (Minutes Approval)

VILLAGE OF PALATINE
Zoning Board of Appeals

SCHEDULED 10/25/22 07:00 PM

CASE STAFF STATEMENT (ID # 7926)

990 S. Cedar Street

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Korreen Gerowitz

CASE NUMBER: 22-42

ADDRESS: 990 S. Cedar Street

PROPOSAL:

Special Use to permit an addition to be set back 32 feet from the rear lot line, instead of the minimum required 40 feet.

LOCATION: 990 S. Cedar Street District 2 (Lamerand)	CURRENT ZONING: R-2 Single-Family Residential
---	--

SURROUNDING CONDITIONS:

North:	R-2 Single-Family Residential
South:	R-2 Single-Family Residential
East:	R-2 Single-Family Residential
West:	R-1 Single-Family Residential (Birchwood Park Pool)

BACKGROUND:

The Petitioner is proposing to construct a sunroom addition off the rear of the home that will be set back 32 feet from the rear property line. Therefore, the Petitioner is requesting:

Special Use to permit an addition to be set back 32 feet from the rear lot line, instead of the minimum required 40 feet.

SITE ANALYSIS:

- The Subject Property is zoned R-2 Single-Family and is part of the Plum Grove Hills Unit 4 subdivision. The rear yard of the Subject Property is directly adjacent to the Birchwood Park swimming pool.
- The Subject Property is approximately 12,400 square feet. The lot currently consists of a single story home, deck and gazebo, an above ground pool, and a deck off the NW corner

of the home.

- The Petitioner is proposing to demolish and remove the existing deck and gazebo, and is seeking a Special Use to permit the construction of a sunroom off of the rear of the existing home that will encroach 8 feet into the 40 foot required rear yard setback.
- Per the submitted application, the homeowner has a physical handicap and the sunroom off the kitchen allows for the client to safely enjoy their property in a functional space.
- The proposed addition would not encroach into the either required side yard setback. As this is a uniquely shaped lot, any additional work done to the rear of the house would require setback relief.
- There was comparable Special Use granted in 2017 for setback relief at 991 S. Cedar Street, located in the same cul-de-sac (O-29-17). Said Special Use permitted a 3-season room to be set back approximately 19 feet from the rear lot line, thus encroaching 21 feet into the required 40 foot rear yard setback.
- Both building and lot coverage meet Code.

DEPARTMENTAL REVIEWS:

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

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

STAFF RECOMMENDATION:

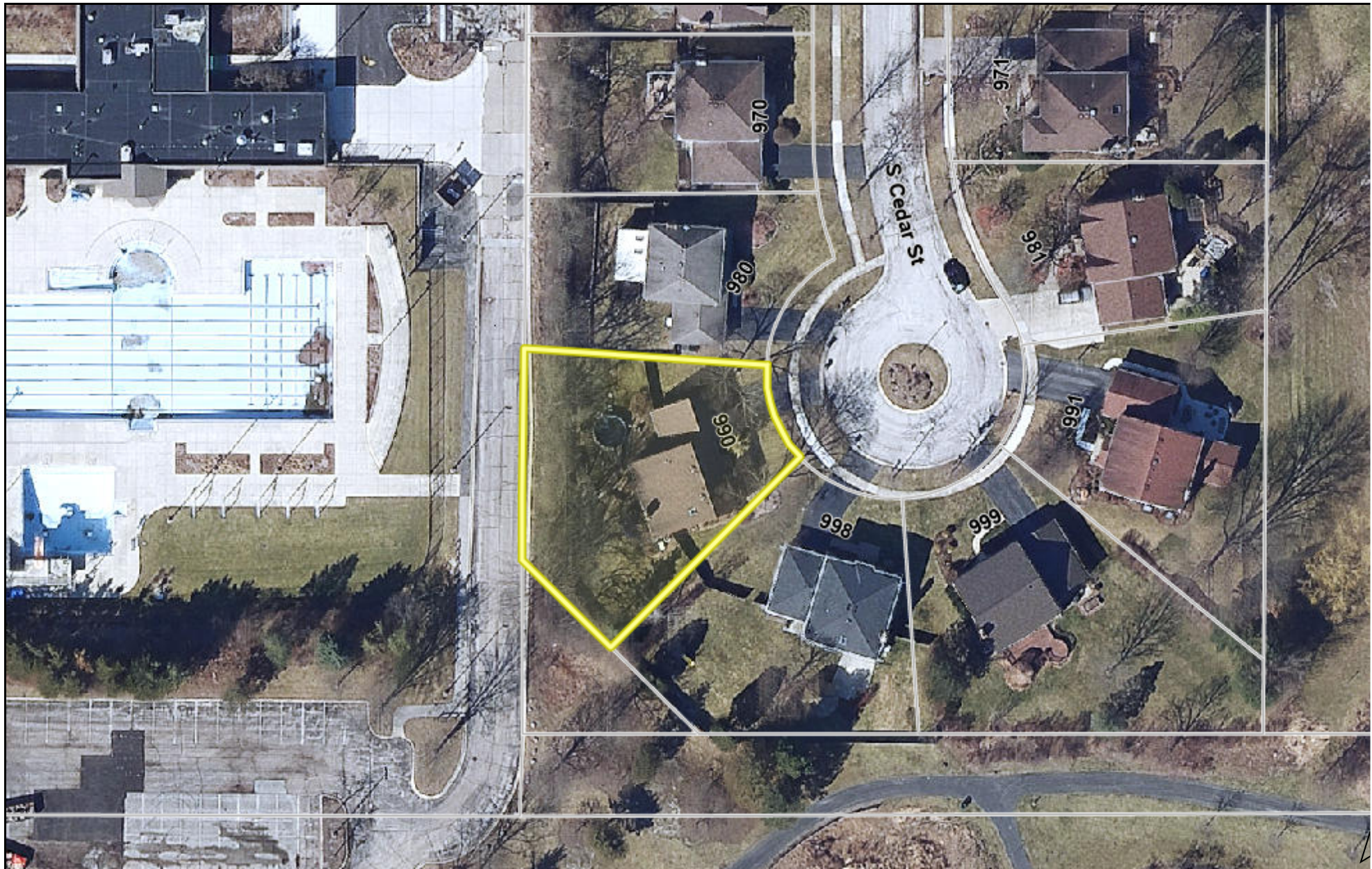
The Subject Property has an existing deck and gazebo that will be demolished to make space for a sunroom addition off the rear of the home. The proposed sunroom will encroach 8 feet into the rear yard, which abuts the Birchwood Park Community Pool. As there was a Special Use granted to the property across the cul-de-sac, for greater rear yard setback relief, the proposed addition should not negatively impact the surrounding properties. Therefore, Staff recommends approval of the Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the Site Plan, Floor Plan, and

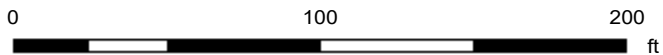
Elevation Plans submitted by the Petitioner, Korreen Gerowitz, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Application
- Site Plan
- Floor Plan & Elevations
- Public Notice



Attachment: Aerial Map (990 S. Cedar Street - SU Addition Setback)



Print Date: 9/28/2022

Notes
Cook County Aerial 2020

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

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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



Background Information	PETITIONER(S)		Business Name (if applicable)	
	Horreen Gerowitz			
	Subject Property Address			
	990 S Cedar Palatine, IL 60067			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Danielle Scaccia - Archadecus of Chicago, Inc			
	Address		City/State/Zip Code	
	395 W W Hwy Ste A Palatine, IL 60067			
	Telephone	Fax	Email	
	847-496-4333		dscaccia@archadecus.net	
Relationship to Petitioner (contractor, architect, etc.)				
Contractor				
TYPE OF APPLICATION (check one)				
<input checked="" type="checkbox"/> Special Use <input type="checkbox"/> Special Use Amendment <input type="checkbox"/> Variation				
Existing Zoning District		Existing Land Use	Proposed Land Use	
Generally describe your request:				
We are requesting to demolish and remove the existing deck and gazebo, and construct a new deck and screened porch that will encroach eight feet into the rear yard set back.				

Attachment: Application (990 S. Cedar Street - SU Addition Setback)



SPECIAL USE

Required Materials

- Filing Fee of \$ _____
- Application Form
- Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- Real Estate Interest Disclosure Form (see attached)
- Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)
- Business Plan (if applicable; including, but not limited to nature of business, hours of operation, number of employees, and menu)

Additional Materials (as required by the Village)

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

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. ***If you are applying for a Variation only, you do not need to answer these items.***

1. The use is deemed necessary for the public convenience at that location

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

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

4. With respect to live entertainment uses, the use shall not:
 - a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
 - b. Impose undue health, sanitation or safety burdens on the village
 - c. Create excessive demands on the Village of Palatine Police Department
 - d. Be of a nature otherwise prohibited by law or village ordinance
5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance

Attachment: Application (990 S. Cedar Street - SU Addition Setback)

1. The use is deemed necessary for the public convenience at that location

The use of the new sunroom and deck is deemed necessary for the public convenience at 990 S Cedar Street due to the abnormal shape of the rear of the property and the physical handicap that the homeowner has. A sunroom off the kitchen allows for the client to safely enjoy their property in a functional space.

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

The use is designed, located, and proposed to be operated in that the public health, safety and welfare will be protected. The construction of this project will bear no negative consequences to the previously mentioned areas.

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

The construction of this project will cause no substantial injury to nearby property values as the property currently has an existing gazebo in the rear of the property. The existing gazebo however is not in a location that provides ease of access due to the physical handicap of one of the homeowners.

4. With respect to live entertainment uses, the use shall not:

- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
- b. Impose undue health, sanitation or safety burdens on the village
- c. Create excessive demands on the Village of Palatine Police Department
- d. Be of a nature otherwise prohibited by law or village ordinance

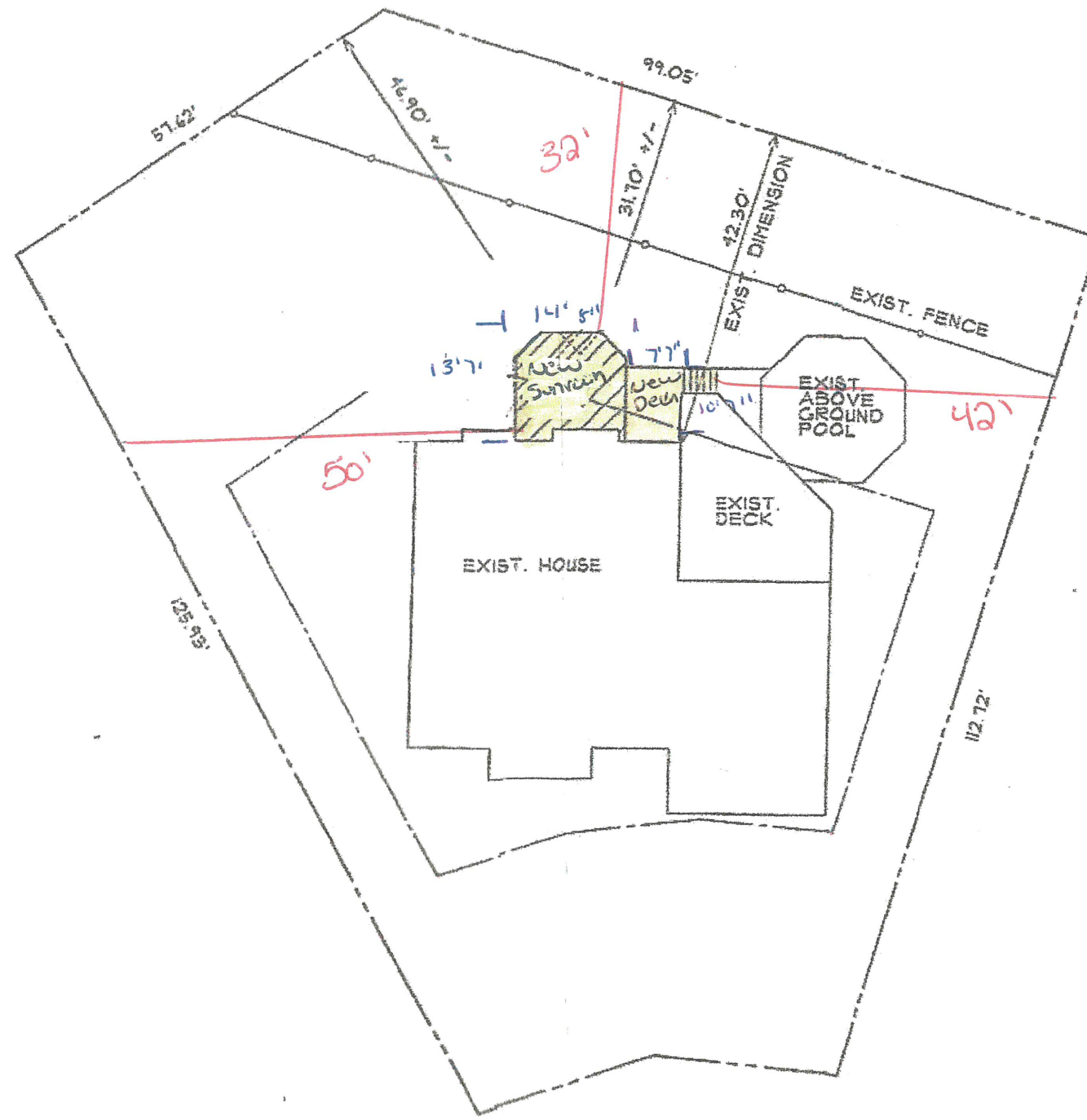
For fence standards, see Section 14.05 of the Palatine Zoning Ordinance

With respect to live entertainment uses the construction of this project shall not produce noise levels so great as to constitute and unreasonable interference for persons outside the confines of the establishment. It will not impose undue health, sanitation or safety burdens on the village nor will it create excessive demands on the Village of Palatine Police department. The project also will not be of a nature otherwise prohibited by law or village ordinance.

PROPOSED SUN ROOM, ADDITION GEROWITZ RESIDENCE

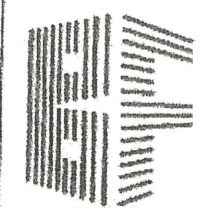
990 S. CEDAR ST.

PALATINE, IL



CEDAR ST.

SITE PLAN
SCALE 1" = 20.0'



BUCKLEY FAI
ARCHITECTS
INC. 2022

P.O. BOX 018
SOUTH ELGIN, IL 60177
TEL. (331) 651-9457
729a2@gmail.com
thomasbuckley27@gmail.com

GEROWITZ RESIDENCE
990 S. CEDAR ST.
PALATINE, IL

PROPOSED SUN ROOM
ADDITION

4-11-22 RELEASED FOR
SPECIAL USE SUBMITTA

PROJECT NO.	2022-06
DRAWN BY	TB / JF

COPYRIGHT BUCKLEY FAI
ARCHITECTS, INC.

DATE	DESCRIPTION
3-4-22	PRELIMINARY
3-21-22	BIDDING
4-11-22	SPECIAL USE

**ARCHITECTS
CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECTION AND THAT TO THE BEST OF MY KNOWLEDGE, THEY COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

CERT. NO.	001002701
EXP. DATE	12-31-22
DATE	

Attachment: Site Plan (990 S. Cedar Street - SU Addition Setback)

JB ARCHITECTURE GROUP, INC. - 2022
 THESE PLANS ARE COPYRIGHTED. ANY ATTEMPTS TO REPRODUCE OR TRANSMIT IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF JB ARCHITECTURE GROUP, INC. IS STRICTLY PROHIBITED.

GEROWITZ RESIDENCE
 990 S CEDAR
 PALATKA, IL 60028
 BUILT BY,
archadeck
 of
 Chicagoland

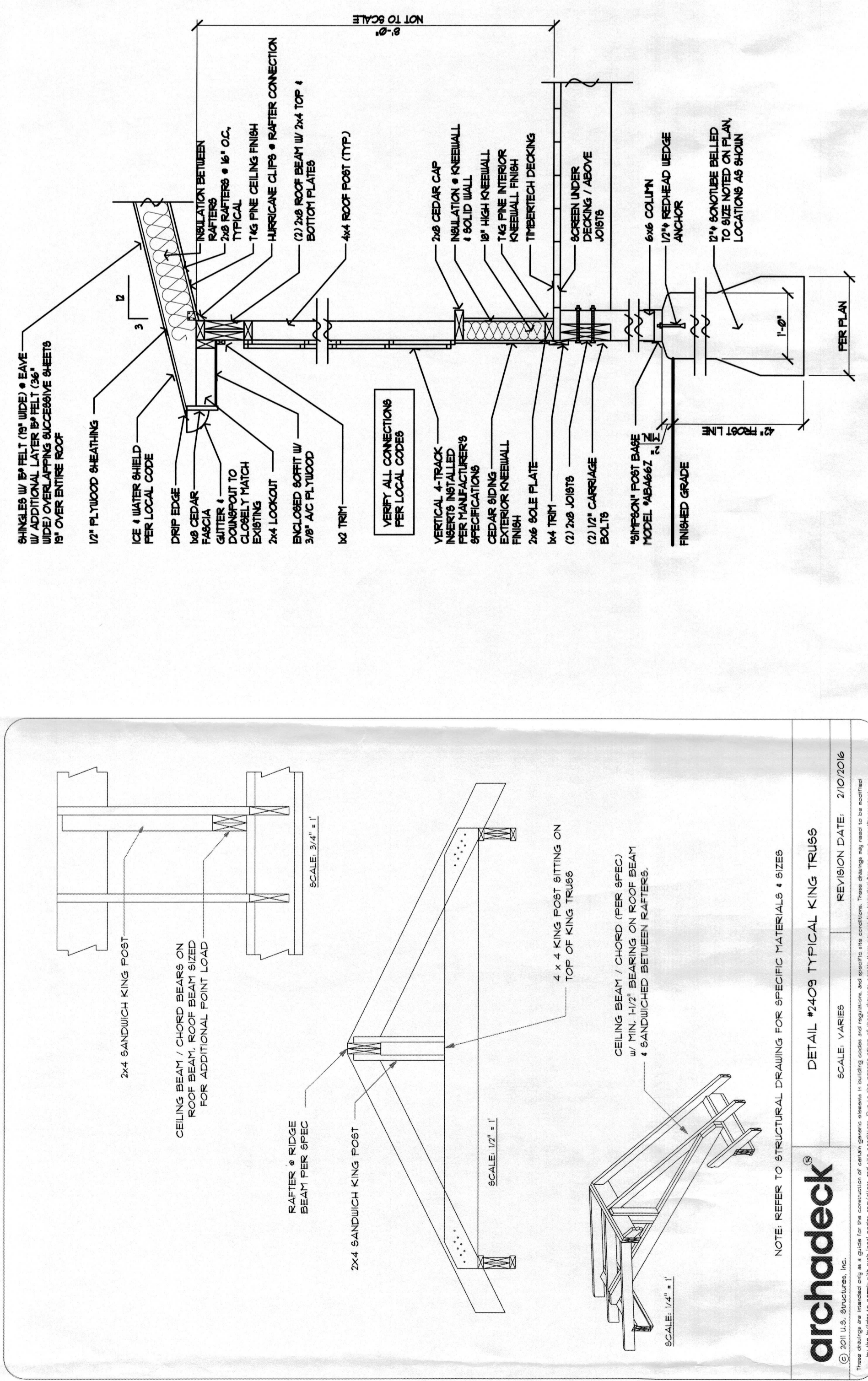
CELEBRATING OVER 27 YEARS IN BUSINESS
JB ARCHITECTURE
 DESIGN · BUILD
 1320 NORTH ROUTE 59
 SUITE 124
 NAPERVILLE, ILLINOIS
 630.337.8100

DATE: JULY 18, 2022
 DRAWN BY: ALL
 CHECKED BY: JAB
 REVISIONS:
 JOB NUMBERS: 2022021

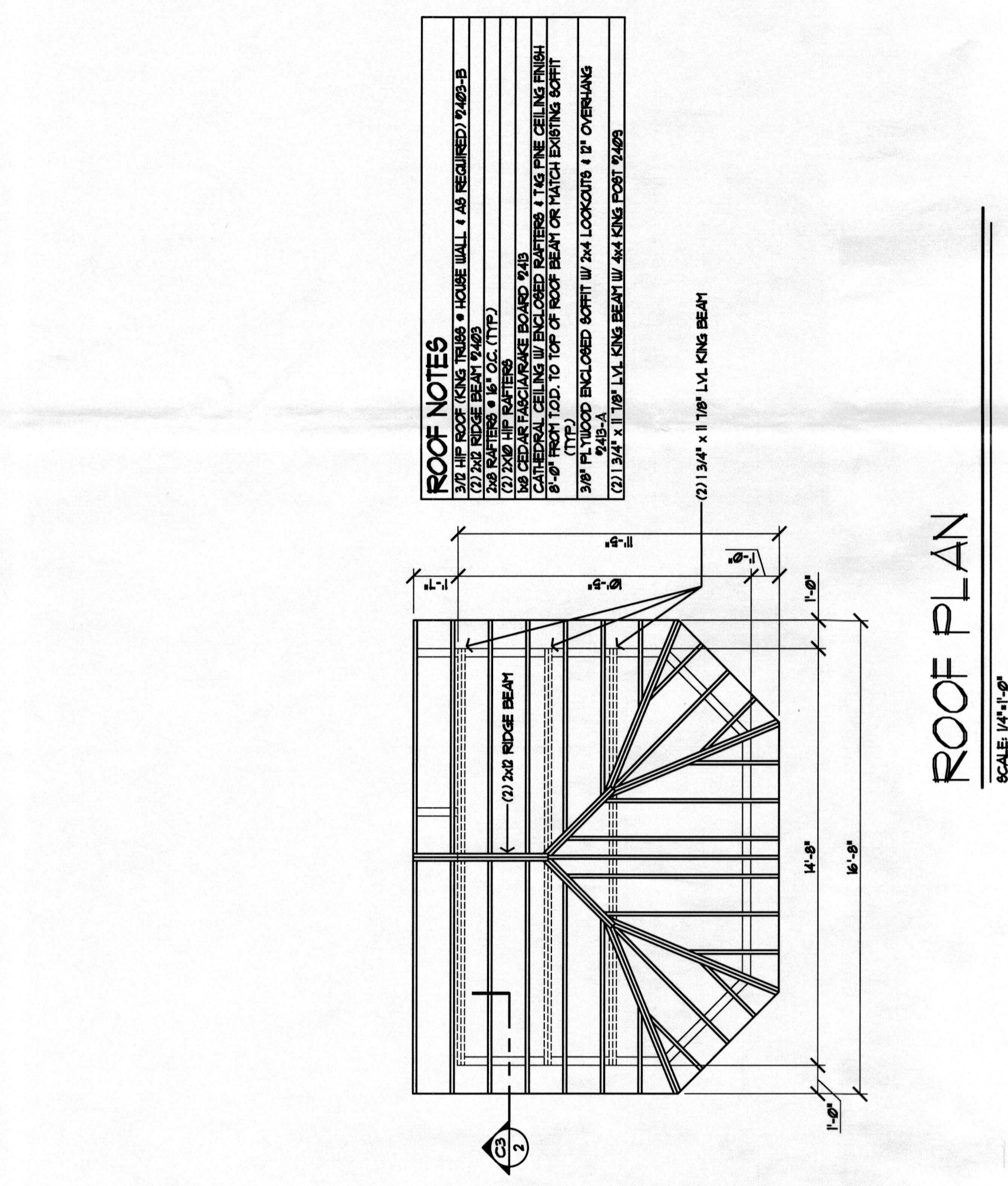


2 OF 2

1 2 3 4 5 6 7 A B C D III

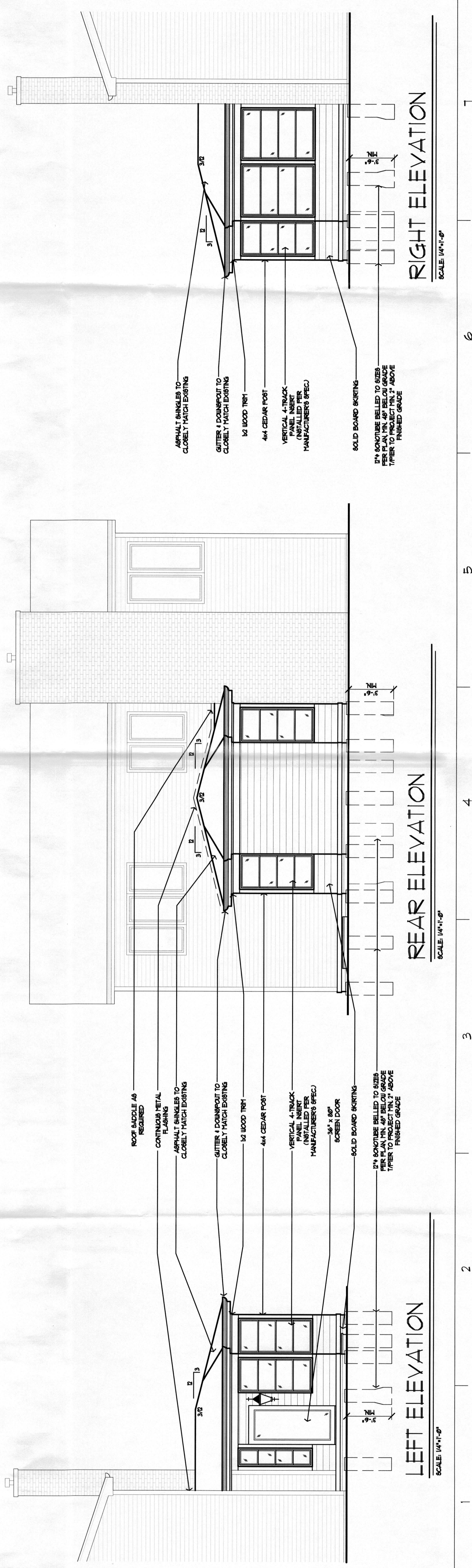


PORCH SECTION
 SCALE: 3/4\"/>



ROOF PLAN
 SCALE: 1/4\"/>

ROOF NOTES
 3/8\"/>



REAR ELEVATION
 SCALE: 1/4\"/>

LEFT ELEVATION
 SCALE: 1/4\"/>

RIGHT ELEVATION
 SCALE: 1/4\"/>

archadeck
 NOTE: REFER TO STRUCTURAL DRAWING FOR SPECIFIC MATERIALS & SIZES
 DETAIL #2409 TYPICAL KING TRUSS
 SCALE: VARIES REVISION DATE: 2/10/2016
 © 2016 U.S. Structures, Inc.

PUBLIC NOTICE
 A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, October 25, 2022 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit an addition to be set back 32 feet from the rear lot line, instead of the minimum required 40 feet.
 The property is commonly known as 990 S. Cedar Street.
 The Petitioner is proposing to construct a sunroom addition off the rear of the home that will be set back 32 feet from the rear property line. The above petition has been filed by Korreen Gerowitz and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 22-42
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 10th day of October, 2022
 Published in Daily Herald October 10, 2022 (4589537)

CERTIFICATE OF PUBLICATION
Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

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

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a copy, was published 10/10/2022 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

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

Control # 4589537

Attachment: Public Notice (990 S. Cedar Street - SU Addition Setback)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 10/25/22 07:00 PM

CASE STAFF STATEMENT (ID # 7927)

855 E. Palatine Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Amanda Arvanitis

CASE NUMBER: 22-40

ADDRESS: 855 E. Palatine Rd

PROPOSAL:

Special Use Amendment, to Special Use Ordinance O-19-70, to permit a massage therapist, Reclamation Massage Therapy, at the Subject Property, in addition to the other medical and dental uses allowed by the Special Use.

<u>LOCATION:</u> 855 E. Palatine Road District 4 (Solberg)	<u>CURRENT ZONING:</u> R-1 Single-Family Residential
--	---

SURROUNDING CONDITIONS:

<u>North:</u>	R-2 Single-Family Residential (Winston Campus Elementary/Junior High School)
<u>South:</u>	R-1 Single-Family Residential
<u>East:</u>	R-3 Multi-Family Residential (Northwest Wellness Center)
<u>West:</u>	P - Planned Unit Development (Brian Hicks Dental Office)

BACKGROUND:

The Petitioner is proposing to relocate a licensed massage therapy business, Reclamation Massage Therapy, to the East Palatine Professional Building. Therefore, the Petitioner is requesting:

Special Use Amendment, to Special Use Ordinance O-19-70, to permit a massage therapist, Reclamation Massage Therapy, at the Subject Property, in addition to the other medical and dental uses allowed by the Special Use.

SITE ANALYSIS:

- The Subject Property is zoned R-1 Single Family and is part of the Arthur T. McIntosh & Co.'s Rohlwing Road Acres subdivision. The property was granted a Special Use in

1970 (O-19-70) that permitted a medical office building to be constructed. The Special Use indicated that the building be used solely as offices for members of the medical or dental profession.

- The Petitioner has a current massage business in Chicago and is looking relocate to Palatine.
- Per the submitted business plan, the business will operate in a 500 square foot suite within the 855 E. Palatine Rd. "Professional Building". The suite features a waiting area, an individual restroom, and two offices (one with a sink).
- Per the submitted application materials, the Petitioner is licensed as a Massage Therapist in the State of Illinois.
- Per the submitted business plan, the Petitioner is the sole operator and only massage therapist on staff (no other employees). The proposed hours of operation will begin as Monday, Wednesday, Friday 11 AM - 5:30 PM, and Sunday 10 AM - 3:30 PM.
- The parking requirement for the property would remain the same.

DEPARTMENTAL REVIEWS:

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

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

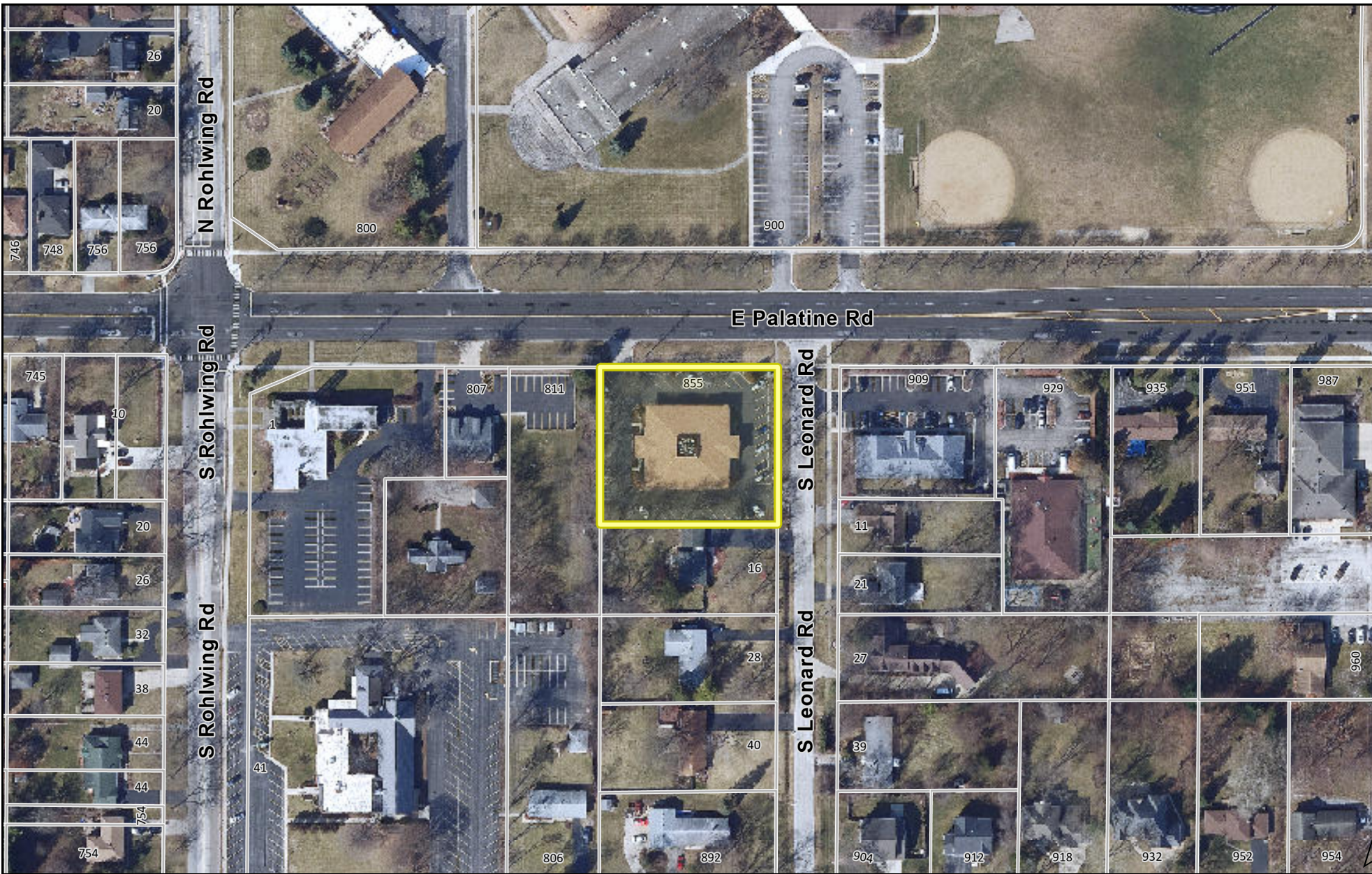
STAFF RECOMMENDATION:

The proposed massage therapy office will occupy a vacant tenant space within an office building designated for professional medical and dental offices. The Petitioner is a licensed Massage Therapist with the State of Illinois, and Police had no issues that were identified following their review. Lastly, the parking requirements do not change for this use. Therefore, Staff recommends approval of the Special Use subject to the following condition:

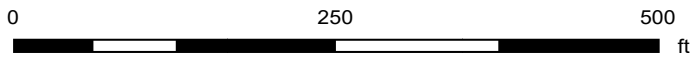
1. The Special Use shall substantially conform to the floor plan and the business plan submitted by the Petitioner, Amanda Arvanitis, except as such plan may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey
- Business Plan
- Floor Plan
- Massage Therapist License
- Original Special Use O-19-70
- Public Notice



Attachment: Aerial Map (855 E. Palatine Road - SU Amend (Massage))



Print Date: 10/20/2022

Notes
Cook County Aerial 2020

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

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information	PETITIONER(S)		Business Name (if applicable)	
	Amanda Arvanitis		Reclamation Massage Therapy	
	Subject Property Address			
	855 E. Palatine Rd., Palatine, IL 60074			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Address		City/State/Zip Code	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
	TYPE OF APPLICATION (check one)			
	<input type="checkbox"/> Special Use <input type="checkbox"/> Special Use Amendment <input type="checkbox"/> Variation			
Existing Zoning District	Existing Land Use	Proposed Land Use		
Generally describe your request:				
Seeking to open a massage therapy practice.				

Attachment: Application (855 E. Palatine Road - SU Amend (Massage))



SPECIAL USE

Required Materials

- Filing Fee of \$ _____
- Application Form
- Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- Real Estate Interest Disclosure Form (see attached)
- Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)
- Business Plan (if applicable; including, but not limited to nature of business, hours of operation, number of employees, and menu)

Additional Materials (as required by the Village)

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

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. *If you are applying for a Variation only, you do not need to answer these items.*

1. The use is deemed necessary for the public convenience at that location

People in the Northwestern suburbs need a safety-focused massage therapist

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

Safety & well being are the basis for Reclamation Massage Therapy

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

Many people value massage nearby their homes.

4. With respect to live entertainment uses, the use shall not:

- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
- b. Impose undue health, sanitation or safety burdens on the village
- c. Create excessive demands on the Village of Palatine Police Department
- d. Be of a nature otherwise prohibited by law or village ordinance

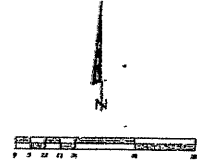
5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance

Attachment: Application (855 E. Palatine Road - SU Amend (Massage))

ALTA/ACSM Land Title Survey

Blackledge Land Surveying, Inc.
528 West Street
Libertyville, Illinois 60048
(815) 367-1370 Fax: 815-372-1372

THE EAST 200 FEET OF THE SOUTH 1/4 SECTION 28, TOWNSHIP 43N, RANGE 10E, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Chicago Avenue Palatine Road

Leonard Street

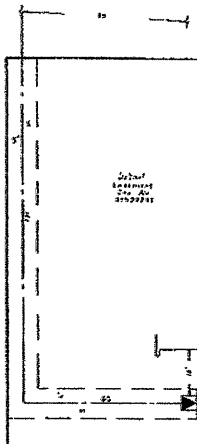
Not Included

Not Included

Block 2

SECTION 28, TOWNSHIP 43N, RANGE 10E, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. THIS SURVEY IS A RECONSTRUCTION OF THE ORIGINAL SURVEY MADE BY JOHN J. BLACKLEDGE, SURVEYOR, IN 1887. THE ORIGINAL SURVEY WAS MADE BY JOHN J. BLACKLEDGE, SURVEYOR, IN 1887. THE ORIGINAL SURVEY WAS MADE BY JOHN J. BLACKLEDGE, SURVEYOR, IN 1887.

DATE: 10/15/2010
BY: [Signature]
CHECKED BY: [Signature]



THIS PLAN IS NOT VALIDATED UNLESS AN IMPRESSED SEAL IS AFFIXED HEREOF



BLACKLEDGE LAND SURVEYING, INC.
528 WEST STREET
LIBERTYVILLE, ILLINOIS 60048
(815) 367-1370
FAX: (815) 372-1372
E-MAIL: [Email Address]

Attachment: Plat of Survey (855 E. Palatine Road - SU Amend (Massage))

Reclamation Massage Therapy Business Plan page 1

Reclamation Massage Therapy Business Plan

Attachment: Business Plan (855 E. Palatine Road - SU Amend (Massage))

Reclamation Massage Therapy Business Plan page 2

A. Executive Summary.....
3

B. Company Summary.....
5

C. Market Analysis.....
7

D. Market Strategy.....
10

A. Executive Summary*A1. Company Identification:*

Reclamation Massage Therapy will be located 855 E. Palatine Road, Palatine, IL 60074.

A2. Mission of the Company:

Helping folks feel more at home in their own bodies by providing relaxing, detail-oriented, deep tissue massage in a trauma-aware space where safety and comfort are prioritized.

A3. Business Goals:

1. Have 70% of clients rebook at the end of their session. If a large portion of clients rebook, we will know we have successfully provided a service in which they felt well cared for, comfortable, and safe.
2. Maintain a zero tolerance policy for therapist and client misconduct. Safety is a top priority and any inappropriate behavior will be addressed immediately and with finality to protect the safety of all parties.
3. Rebuild clientele at new location with the goal of working with 12-16 clients a week.

A4. Keys to Success:

1. Truly hear what clients are saying. Never make assumptions about what needs they want to see addressed in a massage session.
2. Never offer unsolicited commentary, advice, or touch. This is not only a safe way to steer clear of overstepping boundaries but also allows the client to have a truly meditative experience.

Reclamation Massage Therapy Business Plan page 4

3. Utilize high end tools for every single massage. Pamper clients with many elements of heat and aroma that are often reserved as “add-ons” at establishments. This will make each client feel truly special and valued.

B. Company Summary

B1. Company History: Amanda Arvanitis left her job at a spa to begin her own massage practice after feeling disillusioned with unsafe practices within the industry. In May 2018 she began working under the DBA “Andersonville Massage” within the Andersonville neighborhood of Chicago. Throughout her five years of practice in the Andersonville community, she acquired a reputation as an effective, reliable, and safe massage therapist and earned several five star reviews. Her schedule was frequently booked out a couple months in advance with loyal clientele. Due to major life changes, including moving to Arlington Heights and having her first child, she is relocating her practice to nearby Palatine under the new DBA “Reclamation Massage Therapy.”

B2. Legal Form of Ownership:

Sole Proprietorship.

B3. Location and Facilities:

Reclamation Massage Therapy will operate within a suite inside the East Palatine Professional Building at 855 E. Palatine Rd. The suite is approximately 500 square feet and features a waiting area, an individual restroom, and two offices, including one with a sink. The suite will be furnished and decorated using calming, minimalist interior design.

B4. Management Structure:

Reclamation Massage Therapy is a one-person massage practice, so the massage therapist will be responsible for everything, excluding tax-preparation, which will be outsourced to a CPA. Duties include formulating and implementing all business and marketing strategy. The massage therapist will write content for website, social media, and marketing emails. She will make and

track purchases of supplies needed for services as well as additional amenities for clients. She will pay and track all utilities and rent in a timely manner. She will keep the suite organized and sanitized. She will book and check out all clients, ensuring all protocols are followed. She will deliver a customized massage to each client, up to four clients per day.

B5. Products and Services:

Reclamation Massage Therapy will focus exclusively on one type of service—a relaxing, deep tissue massage. This service will be available in increments of 60 minutes, 75 minutes, 90 minutes, and 120 minutes all by appointment only. Hours of operation may change as needed to accommodate the shifting needs of the massage therapist's family, though will begin as Mondays, Wednesdays, and Fridays 11:00-5:30 and Sundays 10:00-3:30.

C. Market Analysis

C1. Target Market:

The target market for Reclamation Massage Therapy is women and gender nonconforming folks, aged 18-56 within the Northwestern suburbs. However, clients of all ages and genders seeking therapeutic, relaxing, deep tissue massage will be accommodated, as long as they are over the age of 18, have no contraindications for massage, and are respectful of Reclamation Massage Therapy's policies.

C2. SWOT Analysis:

S (Strengths)	W (Weaknesses)
<p>1. Five-star massage service. Reclamation Massage Therapy boasts nothing less than five star reviews.</p> <p>2. Easy to use online booking. Clients enjoy the ease and convenience of the online booking system.</p> <p>3. Strong focus on client safety and comfort. Clients are made to feel heard, seen, and safe.</p>	<p>1. Difficulty communicating through phone calls. The massage therapist is unable to take calls while with other clients, leaving many calls unanswered.</p> <p>2. Unable to cater to pregnant clients. Specific safety protocols are required for prenatal massage, which Reclamation Massage Therapy is unable to accommodate, leaving some of the target demographic unable to receive services.</p> <p>3. Small following on social media. Very little presence on social media, which means fewer potential clients reached.</p>

O (Opportunities)	T (Threats)
<p>1. Network of psychotherapists. Massage goes hand-in-hand with talk therapy. This network provides an opportunity to expand client base.</p>	<p>1. Insurance-covered massage. Reclamation Massage Therapy is unable to take insurance for massage, which is something many clients seek.</p>
<p>2. No other safety-focused massage therapists in area. Though there are many massage therapists in the area, none lead with safety. This leaves an opportunity to bring in clients seeking a trauma-aware massage therapist.</p>	<p>2. Large spas with more booking availability. As a one-person practice with the ability to see a maximum of four clients per day, Reclamation Massage Therapy will lose out on clients who prefer to book in last-minute.</p>
<p>3. No other openly trans-informed massage therapists in area. Again, while there are many massage therapists in the area, none promote inclusivity for transgender folks. This provides an opportunity to bring in transgender clients seeking a safe place for massage.</p>	<p>3. Other independent massage therapists with lower prices. Clients seeking a low price point may be turned off by Reclamation Massage Therapy's pricing, which is significantly higher than other neighborhood massage therapists.</p>

Attachment: Business Plan (855 E. Palatine Road - SU Amend (Massage))

D. Market Strategy

D1. Price List:

60 Minutes: \$126

75 Minutes: \$147

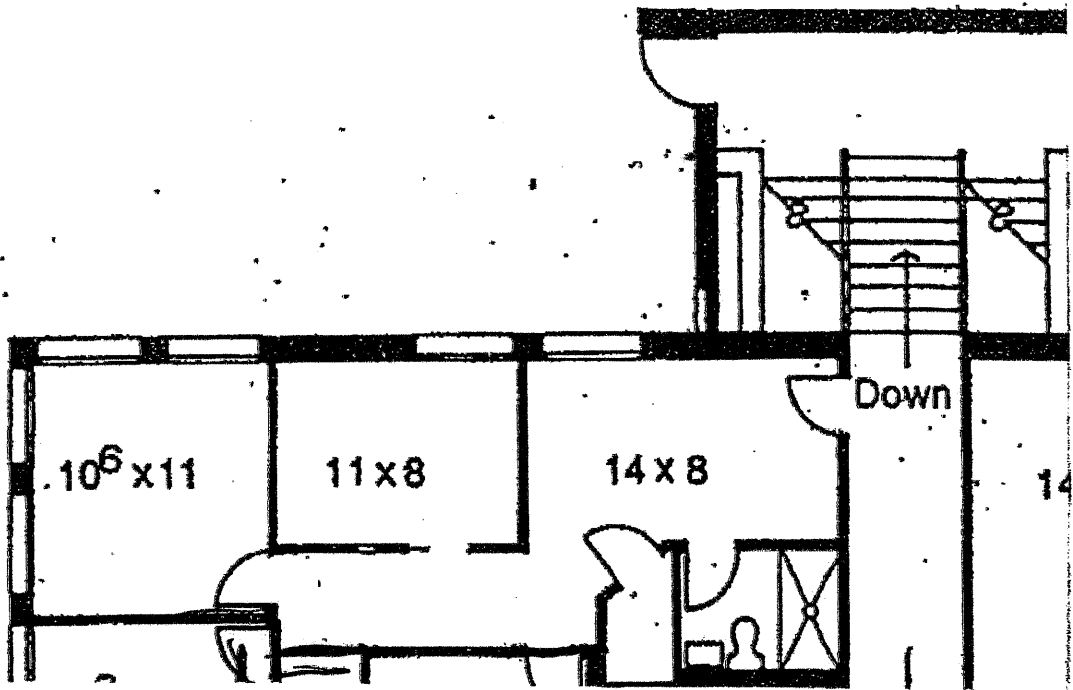
90 Minutes: \$168

120 Minutes: \$231

There will be a \$15 discount available to clients who return within four weeks from their last visit to encourage maintenance work. Prices may change in time to accommodate rising operating costs.

D3. Promotional Strategy: Focus on creating a web presence that will be easily searchable.

Utilize targeted ads. Additionally, talk therapists within the area will be contacted to create a referral network.



Attachment: Floor Plan (855 E. Palatine Road - SU Amend (Massage))



Cut on Dotted Line ✂

For future reference, IDFPR is now providing each person/business a unique identification number, 'Access ID', which may be used in lieu of a social security number, date of birth or FEIN number when contacting the IDFPR. Your Access ID is: 3787389



Cut on Dotted Line ✂

Attachment: Massage Therapist License (855 E. Palatine Road - SU Amend (Massage))

ORDINANCE NO. 0-19-70

AN ORDINANCE
GRANTING A SPECIAL USE IN AN R-1 DISTRICT
(PLANS ATTACHED)

WHEREAS, pursuant to a petition and a public hearing, of which notice was duly given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine in such case made and provided, has made its report to the President and Board of Trustees of the said Village of Palatine concerning said public hearing wherein petitioner asks that a special use be granted in order that a medical building may be constructed on the following legally described property:

The East 200 feet of the South 173 feet of the North 183 feet of Lot 1 in Block 2 in A. T. McIntosh and Company's Rohlwing Road Acres, a subdivision of the Northwest Quarter of the Northwest Quarter of Section 24, Township 42 North, Range 10 East of the Third Principal Meridian in Cook County, Illinois,

commonly known as the s. w. corner of Palatine Road and Leonard Street.

said special use to permit the construction of a medical building on the above described property in accordance with the attached plans.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Palatine, Cook County, Illinois, that:

SECTION 1: That a special use be and the same is hereby granted for the use of the above described property as a medical center.

SECTION 2: The granting of the special use is conditioned upon the conformity of the subject property with the following provisions:

(a) The Special Use granted herein shall be conditioned by and subject to the plans for said medical center which are attached hereto and form a part of this ordinance.

(b) The Special Use granted herein shall be conditioned upon the razing of the structure now existing on the property prior to the issuance of a building permit.

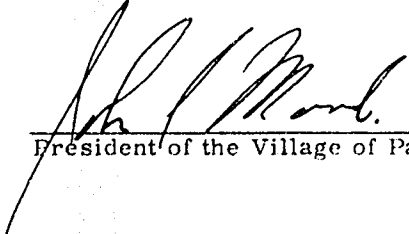
SECTION 3: That the petition for the special use, copy of the public notice, and report of the Zoning Board of Appeals recommending the granting of the special use be attached to and form a part of this ordinance.

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

PASSED: This 13th day of April, 1970.

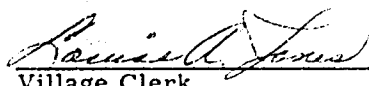
AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

APPROVED by me this 13th day of April, 1970.



President of the Village of Palatine

ATTESTED AND FILED in the office of the Village Clerk this 13th day of April, 1970.



Village Clerk

Attachment: Original Special Use O-19-70 (855 E. Palatine Road - SU Amend (Massage))

REPORT OF THE ZONING BOARD OF APPEALS
HEARING HELD JUNE 5, 1969

Present: Messrs. Kuh, Richter, Jacobs and Goodrich
Absent: Messrs Ahern, La Dore and Nelson

PETITION OF FIRST BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED May 16, 1967 AND KNOWN AS TRUST NO. 10-112 TO CONSIDER GRANTING A SPECIAL USE IN AN R-1 DISTRICT THAT WOULD PERMIT THE CONSTRUCTION AND MAINTENANCE OF A MEDICAL BUILDING

Mr. Kuh read the public notice as published in the Palatine Herald on the 16th day of May, 1969 and swore on Dr. Gerry Lingeman and Mr. Robert Andres as witnesses for the petition. The petitioner was represented by Mr. David Truninger, attorney with offices at 17 W. Railroad Avenue in Palatine, Illinois.

Mr. Truninger presented Chicago Title and Trust Policy #56-84-724 dated June 5, 1967 as petitioner's exhibit #1. It was checked with the legal in the public notice and found to be correct.

A plat of survey was presented as petitioner's exhibit #2 dated June 5, 1969. The subject property is bounded on the north by Palatine Road, with the Winston Park School directly across the road; on the east by Leonard Street, subject property has a frontage of 200 feet on Leonard Street; and a frontage of 173 feet on Palatine Road. The property is presently improved with a 1-1/2 story frame residence approximately 40 years old and a three car garage, both buildings in need of repairs. The property is presently zoned R-1 residential. A medical building is a special use in an R-1 district.

Dr. Robert Klein was called as a witness and sworn. He is a dentist presently practicing in the Village of Palatine on South Northwest Highway. He is one of the beneficial owners of the above mentioned Trust, along with Dr. Lingeman and Mr. Robert Andres.

Petitioner's exhibit #3 was presented. It is an architectural rendering of the type of building to be constructed on the subject property if the special use is granted. Plat layout was presented as Petitioner's exhibit #4 showing the location of the building on the lot if the special use is granted. The building is proposed to be used as a medical center only, with doctors and dentists, no other type of business in the building. At the present time they have 4 tentative occupants.

Dr. Klein stated that if the special use is granted they have plans to proceed immediately with the construction of the building.

Mr. Robert Jessen, the architect was sworn. He stated that he had prepared petitioner's exhibit #3 and this is the building proposed to be constructed by Dr. Klein and associates if the special use is granted. Petitioner's exhibit #4 shows the property as 200 x 173 feet - 34,600 square feet of area. The proposed building is 6,962 S. F; the zoning setbacks are based on the R-1 zoning; a front yard of 40 feet; side yard of 15 feet and 50 foot rear yard. Periphery parking will be provided with an entrance off Palatine Road and exit onto Leonard Street. These driveways will be placed wherever the Village recommends. The proposed building will be 1-1/2 story with a floor area ratio of 0.4. There is a question here of whether they use R-1 density figures based on residential or B-1 density figures based on commercial use. .3 density would permit 10,380 square feet of building, they have 13,604 square feet of building or .4. Under B-1 zoning they would be required to provide parking for 39 cars, they are providing parking for 41 cars. The building will be constructed of stone and concrete, with a stone entrance and a pre-cast concrete exterior; a tar and metal roof and concrete floors.

Page 2.

How Many offices? On the upper level there will be 4 complete suites and on the lower level there will be room for 4 more. A suite consists of treatment rooms, office, etc. They have investigated the availability of sewer and water and find they will have to bring them from Rohlwing Road. They will do this at their expense with the hopes that the Village will provide a recovery ordinance for people along the way who might want to tie into these utilities.

Mr. H. David Hanner, a realtor with Homefinders at 101 s. Northwest Highway appeared as an expert witness. He is a licensed broker in the State of Illinois and in business in Palatine for 2 years and has been selling property in Palatine and the Northwest area for 6 years, Palatine mostly. He was asked by the owner to appraise the subject property. He is very familiar with the area and took pictures, presented as Exhibit #5. They are pictures of the subject property and adjoining properties. All of the houses in the area are well kept and newer than the subject property. It would not be feasible to tear down the existing residence and replace it with another residence, the property is too expensive. In his opinion the highest and best use would be the proposed medical building. It is needed for the public convenience and would be of benefit to the Village in upgrading the tax base as the subject building would have an assessed valuation of \$260,000 and would produce more in taxes than the present structure.

Mr. and Mrs. Richard Gialdini of 16 S. Leonard Street and some of their neighbors were in the audience to hear the presentation and had no objection to the granting of the special use.

There were no objectors present.

Mr. Richter moved the petition be granted and that the recommendation of granting this petition would consider the potential variation that exists as well. Mr. Goodrich seconded the motion:

Ayes: Messrs. Kuh, Richter, Jacobs and Goodrich
Nays: None

The Zoning Board of Appeals recommends the granting of this special use.

Respectfully submitted,

June B. Boston, Secretary
Zoning Board of Appeals

DLT/js 5c.
4/30/69

APPLICATION FOR SPECIAL USE CLASSIFICATION

TO THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF PALATINE:

The undersigned respectfully represent that:

1. FIRST BANK AND TRUST CO., as Trustee under Trust Agreement dated May 16, 1967, and known as Trust No. 10-112, is the record owner of the following described real estate:

The East 200 feet of the South 173 feet of the North 183 feet of Lot 1 in Block 2 in A. T. McIntosh and Company's Rohlwing Road Acres, a Subdivision of the Northwest quarter of the Northwest quarter of Section 24, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois;

a plat of which is hereto attached.

2. That ROBERT N. KLEIN is one of the beneficiaries of said trust, and is authorized by the other beneficiaries of said trust to act as their agent in the matter of this application, and is fully authorized to make the representations made herein.

3. Said premises are presently zoned under the Zoning Ordinance of the Village of Palatine as R-1, Single Family Dwelling District.

4. Applicants respectfully request that a Special Use Classification, and such variation as may be required, be granted as to all of said land hereinbefore described to permit the construction and maintenance of a building to be occupied solely by doctors, dentists, or other members of the medical or dental profession, and to be used solely as offices for members of the medical or dental

profession.

5. The use sought is a permitted special use under the provisions of the Zoning Ordinance of the Village of Palatine as amended.

6. Applicants respectfully request a hearing on this application by the Zoning Board of Appeals.

FIRST BANK AND TRUST CO.
as Trustee under Trust Agreement
dated May 16, 1967, and known as
Trust No. 10-112

By

[Handwritten signature of Robert N. Klein]
Robert N. Klein

Robert N. Klein

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

ROBERT N. KLEIN, being first duly sworn, on oath says that he is one of the beneficiaries under Trust Agreement dated May 16, 1967, and known as Trust No. 10-112, wherein FIRST BANK AND TRUST CO. is Trustee; that he has read the above and foregoing Application for Special Use Classification, by him subscribed, and that the same is true in substance and in fact.

[Handwritten signature of Robert N. Klein]
Robert N. Klein

Robert N. Klein

Subscribed and sworn to
before me this 6 day
of May, 1969.

[Handwritten signature of Notary Public]
Notary Public

PUBLIC NOTICE
 A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, October 25, 2022 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use Amendment to Special Use Ordinance O-19-70 to permit a massage therapist, Reclamation Massage Therapy, at the Subject Property, in addition to the other medical and dental uses allowed by the Special Use.
 The property is commonly known as 855 E. Palatine Road.
 The Petitioner is proposing to relocate a licensed massage therapy business, Reclamation Massage Therapy, to the East Palatine Professional Building.
 The above petition has been filed by Amanda Arvanitis and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 22-40
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 10th day of October, 2022
 Published in Daily Herald October 10, 2022 (4589536)

CERTIFICATE OF PUBLICATION
Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

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

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a copy, was published 10/10/2022 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

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

Control # 4589536

Attachment: Public Notice (855 E. Palatine Road - SU Amend (Massage))

VILLAGE OF PALATINE
Zoning Board of Appeals

SCHEDULED 10/25/22 07:00 PM

CASE STAFF STATEMENT (ID # 7925)

550 W. Wood Street #300

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Katy Cushing

CASE NUMBER: 22-30

ADDRESS: 550 W. Wood Street #300

PROPOSAL:
Special Use Amendment to permit an expanded floor plan and alterations to the business plan for an existing animal kennel.

LOCATION: 550 W. Wood Street #300 District 1 (Millar)	CURRENT ZONING: M - Manufacturing District
---	---

SURROUNDING CONDITIONS:

North:	M - Manufacturing
South:	R-1 Single-Family Residential (Riemer Reservoir Park)
East:	M - Manufacturing
West:	R-1 Single-Family Residential (Palatine Prairie)

BACKGROUND:

The Petitioner is proposing to expand the floor plan for an existing animal kennel, *A Closer Bond*, into an adjoining tenant space. Per the submitted application, the 4,000 square foot expansion will be utilized to consolidate the business operations from their other associated location on Northwest Highway. Therefore, the Petitioner is requesting:

Special Use Amendment to permit an expanded floor plan and alterations to the business plan for an existing animal kennel.

SITE ANALYSIS:

- The Subject Property is zoned M - Manufacturing. The existing building is approximately 38,600 square feet. *A Closer Bond* currently leases 8,000 square feet. The facility provides group, private, and in-residency training for on leash and off leash training as well as behavior problem solving such as house training.

- The existing tenant space is a dog training facility, which was approved through a Special Use in June 2014 (Ord. O-74-14). This Special Use was later amended in 2017 to permit a pet friendly turf area outside, in the rear (east) of the subject tenant space. Per the submitted Business Plan, the outdoor area would be monitored at all times. The Business Plan further indicates that *A Closer Bond* staff are trained and will maintain a 1:3 staff member to dog ratio in order to limit barking in the outdoor space.
- The Petitioner is proposing to expand their indoor facility into adjacent tenant space to the south of their existing tenant space within 550 W. Wood Street. The expansion will provide space to eventually move all operations from their other associated facility at 842 W. Northwest Hwy into the Wood Street facility.
- Per the updated business plan, hours of operation are as follows:
 - Staff Hours (25 total employees): 7 AM - 9 PM Monday through Friday
 - Business Hours: 7 AM - 9 PM Monday through Friday, 8 AM - 7 PM Saturday and Sunday. Group classes are typically held in the evenings and on weekends.
- Per the submitted Site Plan & Floor Plan, the proposed expansion to the south will add approximately 4,000 square feet to the facility. This space would be utilized as additional training rooms and more kennels. The expansion space will ultimately be a duplicate floor plan of the facility's current training and recreation space.
- There are no plans to expand the outdoor area along the rear (east) side of the facility. In addition, per the submitted addendum to the business plan, there is a planned indoor bathroom area for the dogs. These areas will consist of enclosures with K9 turf and a drainage system connected to the sanitary sewer for the building. This will ultimately, eliminate the need for outdoor bathroom enclosures.
- There are 74 existing parking spaces. The parking requirement review for the original Special Use review calculated the existing space as approximately 1/3 office space and 2/3 warehouse, thus requiring 67 spaces. The expansion space was calculated as 1/10 office and 9/10 warehouse, as the office space will remain loaded in the current location within their facility (see floor plan). With that said, the expansion will increase the parking requirement by 5 spaces, pushing the total to 72 required spaces.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified
Engineering	N/A
Environmental Health	N/A
Fire Prevention	No Issues Identified

Public Works	N/A
Police	N/A

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

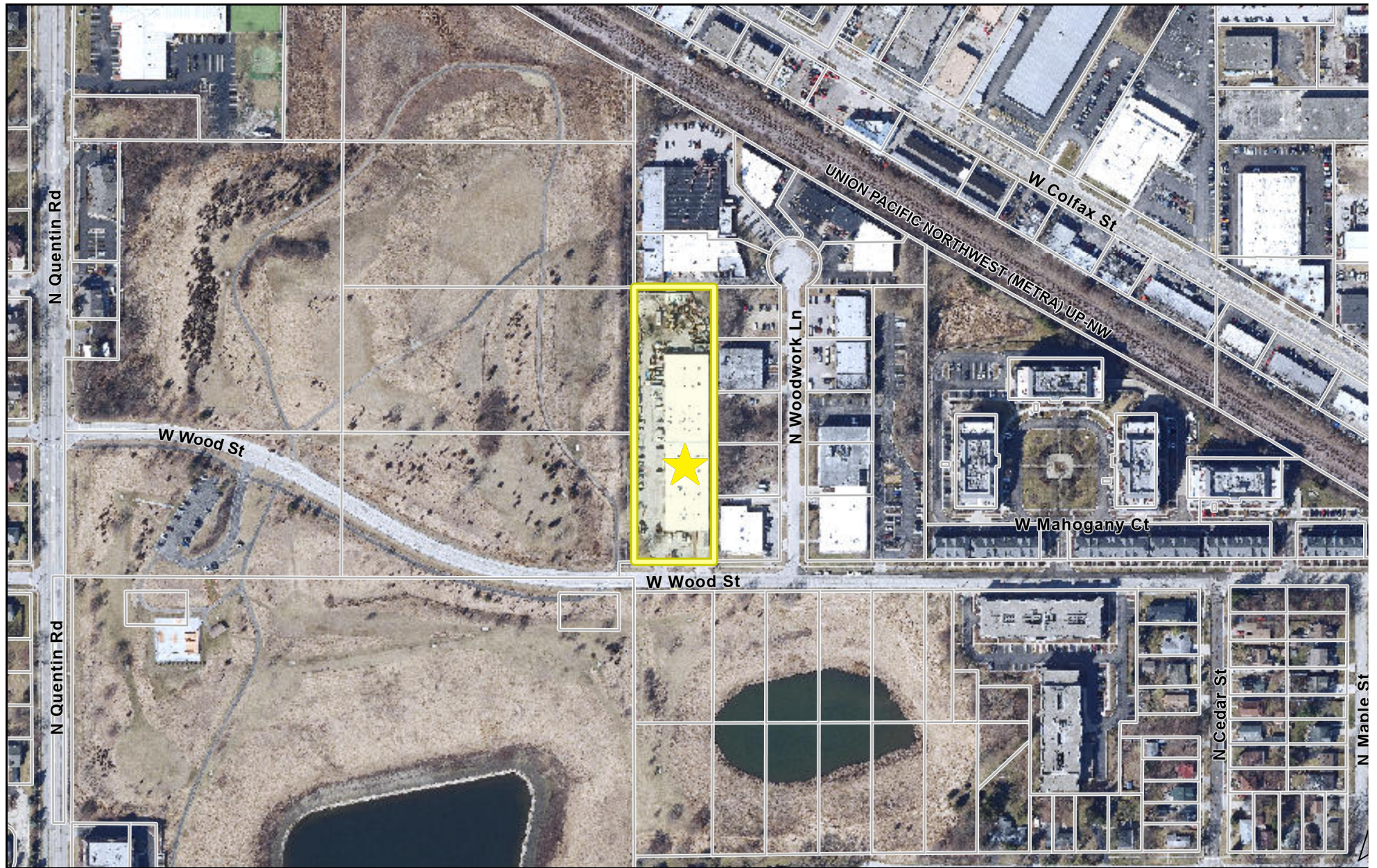
STAFF RECOMMENDATION:

The Petitioner is proposing to expand their existing floor plan into the 4,000 square foot adjoining tenant space to the south. This expansion will provide adequate space for A *Closer Bond* to begin the process of consolidating all business operations to a single location. As the majority of the operations will continue to take place inside the building, there should not be any injury to the value of the surrounding properties. Therefore, Staff recommends approval of the requested Special Use Amendment with the following conditions:

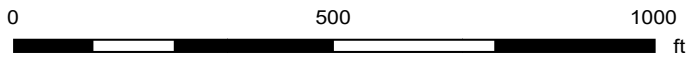
1. The Special Use Amendment shall substantially conform to the conditions set by the original Special Use (O-74-14), and the Floor Plan and Business Plan submitted by the Petitioner, Katy Cushing, except as such plans may be changed to conform to the Village Codes and Ordinances.
2. The Petitioner shall install baffles within the expansion tenant space to further reduce any noise generation from the dog training use, in a manner acceptable to the Village of Palatine.
3. Any expansion of the fenced-in outdoor space, east of the building, shall require additional Village review.
4. A *Closer Bond* shall be subject to a three-month and nine-month Staff review. Following A *Closer Bond's* expansion and ongoing operations, if determined to be necessary by the Staff review, an additional review will take place before the Village Council. If additional review by the Village Council is necessary, the Village Council reserves the right to impose any additional conditions on the Special Use without further public hearing, at such time of the three-month and nine-month review. Nothing shall preclude the Village from any other enforcement and/or compliance actions afforded under the Code of Ordinances.

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey - Site Plan
- Business Plan
- Floor Plan
- Original Special Use O-074-14
- Special Use Amendment O-090-17
- Public Notice



Attachment: Aerial Map (550 W. Wood Street #300 - SU Amend (A Closer Bond))



Print Date: 10/19/2022

Notes
Cook County Aerial 2020

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

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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



Background Information	PETITIONER(S)		Business Name (if applicable)	
	Katy Cushing A Closer Bond Dog Training, Inc			
	Subject Property Address 550 W Wood St, Palatine IL 60067			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Address		City/State/Zip Code	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
	TYPE OF APPLICATION (check one)			
	<input checked="" type="checkbox"/> Special Use <input type="checkbox"/> Special Use Amendment <input type="checkbox"/> Variation			
	Existing Zoning District	Existing Land Use	Proposed Land Use	
Manufacturing				
Generally describe your request: Create a dog training, learning, and educational center for daycare, grooming, training, boarding dogs and teaching people to train dogs.				
_____ _____ _____ _____ _____ _____ _____				

Attachment: Application (550 W. Wood Street #300 - SU Amend (A Closer Bond))



SPECIAL USE

Required Materials

- Filing Fee of \$ _____
- Application Form
- Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- Real Estate Interest Disclosure Form (see attached)
- Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)
- Business Plan (if applicable; including, but not limited to nature of business, hours of operation, number of employees, and menu)

Additional Materials (as required by the Village)

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

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. ***If you are applying for a Variation only, you do not need to answer these items.***

1. The use is deemed necessary for the public convenience at that location
 N/A

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

3. The use will not cause substantial injury to nearby property values
 No, we have been located at this location for over 6 years and property value has not been affected.

4. With respect to live entertainment uses, the use shall not:
 - a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
 - b. Impose undue health, sanitation or safety burdens on the village
 - c. Create excessive demands on the Village of Palatine Police Department
 - d. Be of a nature otherwise prohibited by law or village ordinance
5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance
 6 ft. fence to be placed on East side of building for safety purposes and training.

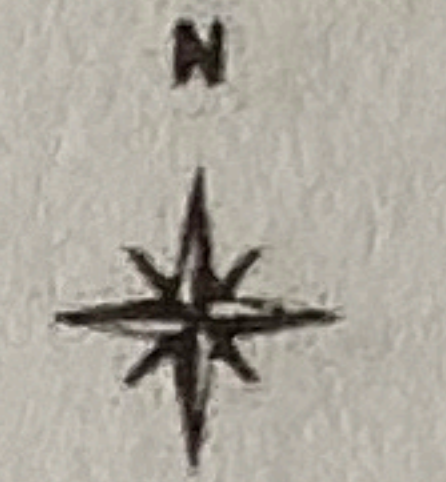
Attachment: Application (550 W. Wood Street #300 - SU Amend (A Closer Bond))

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

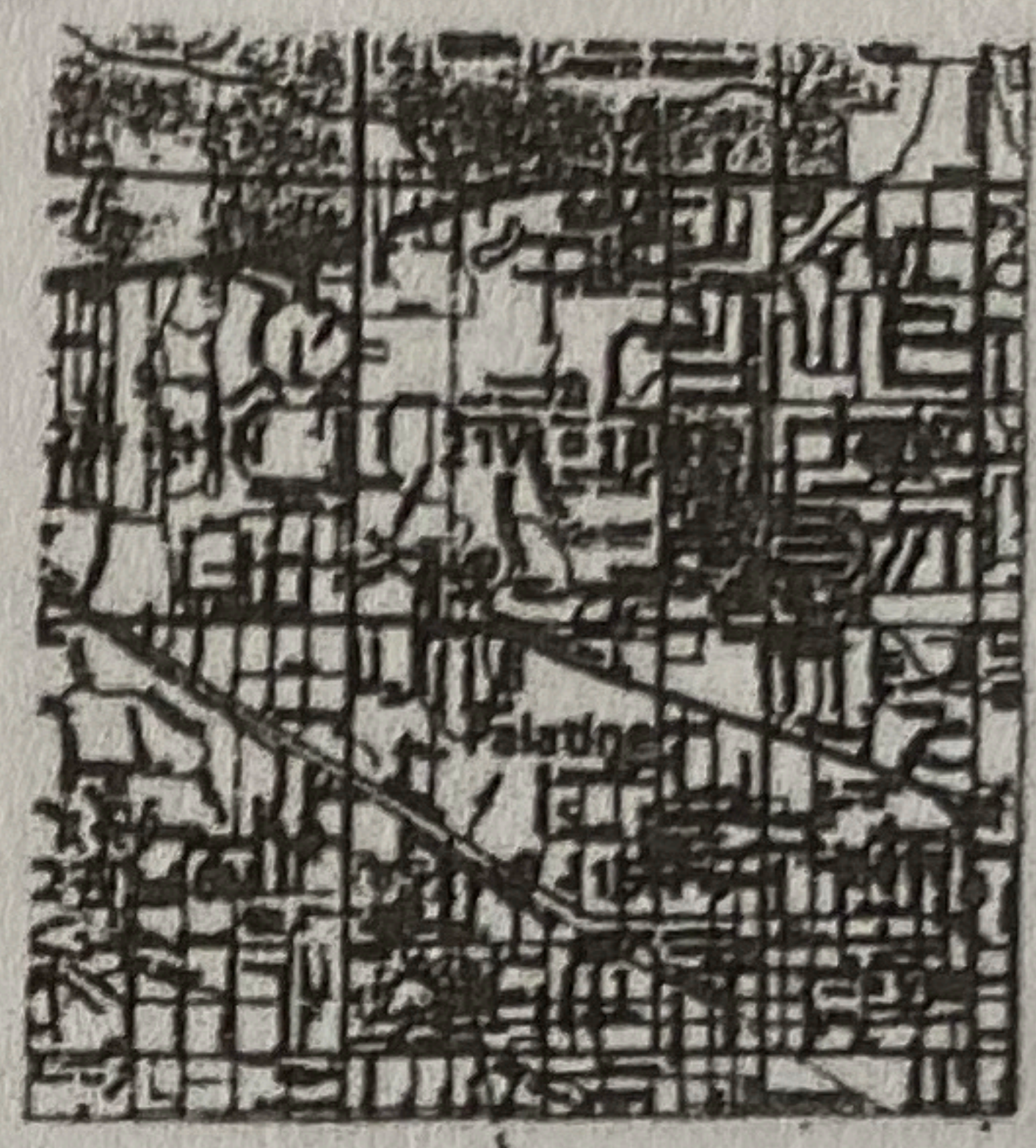
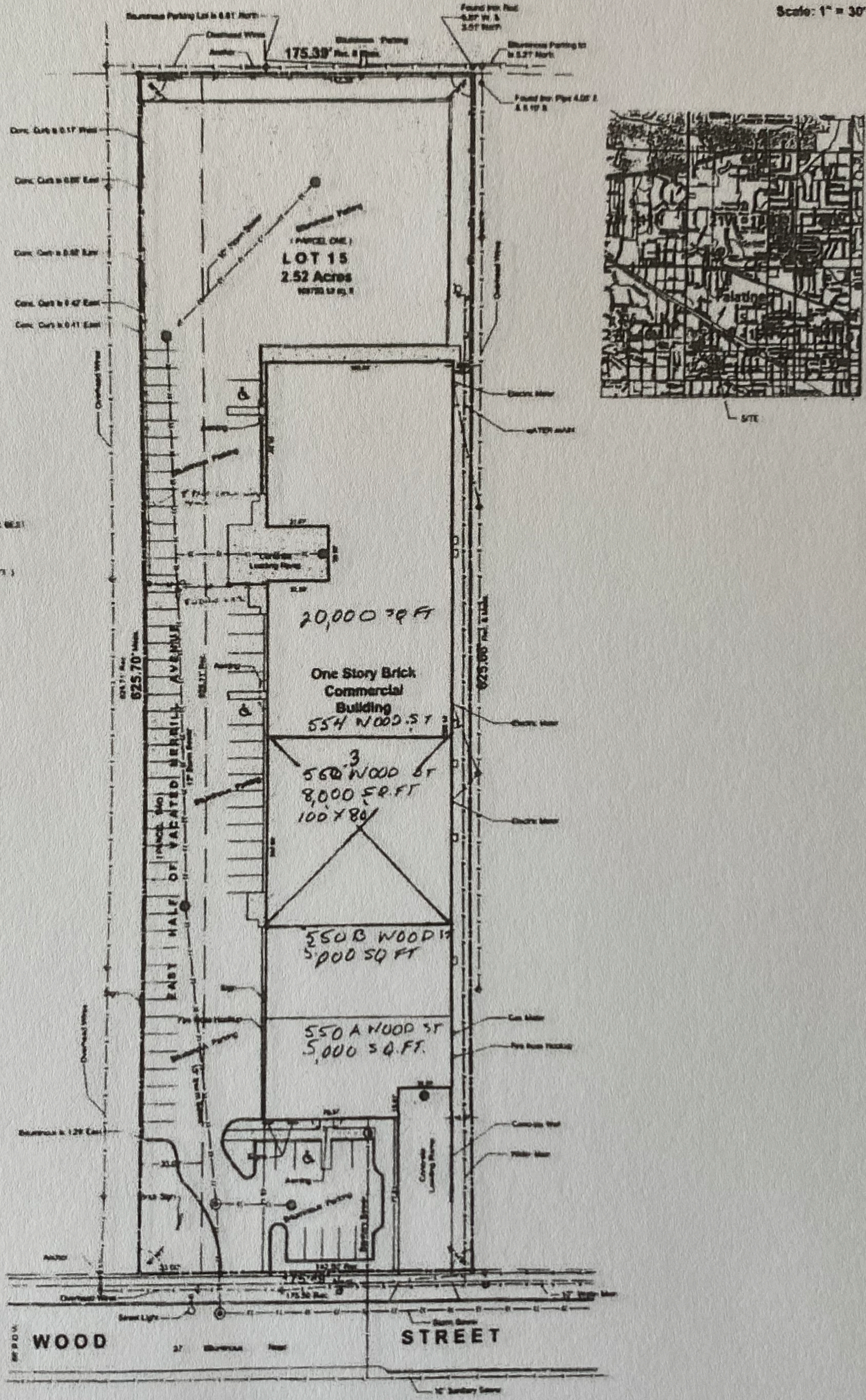
PARCEL 1, LOT 15 IN ANTHONY J. MONTOSH AND COMPANY'S PALATINE FARMS, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER AND OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, LYING SOUTHERLY OF THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD, ALSO OF THAT PART OF LOT 8 IN THE SCHOOL TRUSTEES SUBDIVISION OF SECTION 18, LYING SOUTHERLY OF THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD, ALL IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2, THE EAST HALF OF VACATED MERRILL AVENUE LYING WEST OF LOT ADJOINING PARCEL 1.

SEE W. WOOD STREET, PALATINE, ILLINOIS



Scale: 1" = 30'



NOTES:
THE UTILITIES SHOWN HEREON WERE TAKEN FROM THE BEST AVAILABLE RECORDS ON FILE.
LOT AREA ... 2.52 ACRES (108760 SQ. FT.)
BUILDING SQ. FT. AREA ... 5.88 ACRES (256230 SQ. FT.)
PARKING SPACES: STANDARD SPACES ... 71
HANDICAPPED SPACES ... 2

Attachment: Plat of Survey (1096 : 550 W Wood Street)

TO: LAWRENCE J. JARVIS & BILLYN ASHBY
HARRIS BANK HOFFMAN / SCHUMBERG
MEMPHIS TITLE COMPANY
STATE OF ILLINOIS
COUNTY OF COOK
I, *Keith E. Lacy II*, Surveyor, do hereby certify that this plat was prepared and drawn in accordance with the provisions of the Act to Regulate the Practice of Surveying in this State, and that the same is a true and correct copy of the original survey as shown to me by the client.



NO.	DESCRIPTION	DATE
1
2
3
4
5
6
7
8
9
10

THE LOCAL REGISTRATION COMMISSIONER HAS REVIEWED THIS SURVEY AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE PROVISIONS OF THE ACT TO REGULATE THE PRACTICE OF SURVEYING IN THIS STATE, AND HAS THEREUPON REGISTERED THE SAME.

ALTA / A.C.S.M.
BARRINGTON
ENGINEERING
CONSULTANTS, LTD.
1710 S. NORTHWEST HWY. - SUITE 200 - BARRINGTON, ILL. 60015
PHONE (815) 381-6577 FAX (815) 381-4338
REGISTRATION NUMBER: 19-02882

DRAWN BY: P.J.	PROJECT NO: 87744
CHECKED BY: REL	D.T.R.: 10-2-94
BOOK/PAGE: 174-6	SCALE: 1" = 30'

Packet Pg. 49



Business Operation Plan

A Closer Bond Dog Training and Learning Center
 550 W Wood St, Unit 300, Palatine IL 60067
 847-358-7312 ext 1

We are relocating our social and enrichment operations to 550 W Wood St. to have all services at one location. Our services will be all-inclusive pet care and include: obedience training (group, private, and in-residency training), behavior modification, social play day care with enrichment activities and manners training, overnight care, indoor dog potty areas & activity play yards, boarding, grooming, educational canine workshops & seminars, adoption events, service dog training, personal protection, tracking, retrieval, agility, and other sport dog training. We also operate a school to teach interested people how to read dog body language, understand dog nutrition, learn K9 CPR, and understand how to train dogs from puppyhood to adult.

Hours of Operation: Staff Hours: 7 AM - 9 PM Monday - Sun. Business hours: 7 AM – 9 PM Monday – Friday, 8 AM – 7 PM Saturday & Sunday.

Number of Employees: 25 Full Time and Part Time.

Group Classes consist of up to 15 clients with their dogs. Typically group classes will be held in the evenings and weekends. Classes include Puppy Preschool and Social Development, Obedience Classes, Off Leash Classes, AKC Canine Good Citizen Classes, Behavior Modification Classes such as Leash Reactivity and House Training, Distraction Classes, Agility Class, Rally Obedience, Tricks Class, Tracking/Retrieval Class, and other dog-sport classes.

Private Lessons will be held at mutually agreeable times.

In-Residency Training is for clients who would like a more concentrated form of training and can include dogs staying overnight for intensive behavior modification training programs.

School for Dog Education – As dogs are becoming more of a family member than a pet, it is important to understand how to raise them to be calm, confident, and healthy dogs. We offer a variety of seminars/webinars that cover topics like reading dog body

language, Nutrition, K9 CPR, and a course on how to train a dog for obedience and the many different jobs they can perform.

Grooming – We currently offer grooming services to clients and will be adding more groomers to our staff as needed. We also operate a DIY dog wash.

Outdoors:

We currently have pet friendly turf in a 9.5' x 80' area with a vinyl 6 foot fence. The area will be used for training purposes as well as a rescue area in case of emergencies in the facility. Dogs taken out to this area will be supervised at all times as we currently do. There is no plan for expansion of this outdoor area.

Indoors

We will be installing an indoor dog park area for potty breaks and social play groups. A section of this area will be closed in and used for a bathroom area, eliminating the need to use the outdoor area for potty breaks. Turf will be cleaned using a central flushing system under the turf and properly sanitized throughout the day to eliminate odors.

Justification:

Bringing both business under one roof will better serve the community, our clients, and our staff. We will alleviate noise issues located at our 842 W Northwest Hwy by moving the outdoor social play to our 550 W Wood St. location and creating an indoor play park for the dogs and clients to enjoy. This move will also reduce our business costs and environmental footprint.

Any questions can be sent to Katy Cushing at 847-358-7312 extension 1 or katy@acloserbond.com.

Alex Bradshaw

From: Katy Cushing <katy@acloserbond.com>
Sent: Friday, August 19, 2022 3:03 PM
To: Alex Bradshaw
Subject: RE: A Closer Bond Dog Training

Follow Up Flag: Follow up
Flag Status: Flagged

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

I just looked again, it's an old one for fencing. I will get you a business plan as it will need some updating. The goal of the expansion is to have all indoor areas for play and for potty breaks. For all of our outdoor potty breaks currently, we have a 3 dog rotation process where we have 3 dogs out with one staff member stationed with them at all times and a second staff member rotates the dogs in and out. They'll bring out a 4th dog and then take one in and continue the rotation until the dogs have all been out. We also have a puppy program that may have up to 6 puppies (8 wks - 20 weeks of age) with a staff member with them at all times.

I was talking with Mark Juliano, my landlord, and within a couple of years we may need more space. Is it possible to have the whole building rezoned or just the space we intend to lease?

Thanks!
Kind Regards,

Katy Cushing, Founder/Owner
CPACP, CDT, CDT-A, CDT-P



A Closer Bond Dog Center
847-358-7312 ext. 1
www.acloserbond.com

Connect with A Closer Bond at: [Facebook](#) [Pinterest](#) [Youtube](#) [Yelp](#)

Keeping dogs in their homes since 1988!

Disclaimer

Attachment: Business Plan (550 W. Wood Street #300 - SU Amend (A Closer Bond))

Alex Bradshaw

From: Katy Cushing <katy@acloserbond.com>
Sent: Sunday, September 18, 2022 12:18 PM
To: Alex Bradshaw
Subject: Review Summary Answers

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello Alex,

Here are the answers to the questions the Planning Staff asked. I am happy to clarify anything if needed. Mark Juliano will be getting me the building plan showing all addresses with the unit numbers and walls that separate the occupancies. Here are the answers to your questions:

1. Please provide a detailed list of all operations at the 842 W. Northwest Hwy facility that will be moving, and those that will remain, at the Wood Street location as part of this consolidation.

- Detailed list of operations at 842 W Northwest Hwy included Training, Grooming, Overnight Care and Social Play programs.
- All services are moving to the 550 Wood St. location. Social Play will be indoors at Wood St.
- The goal is to move all services and operations to the Wood St. location.

2. What is the average number of overnight stays, and the maximum capacity for overnight stays at the 550 W. Wood Street location? Are there any plans to continue housing dogs at the 842 W. Northwest Hwy facility as part of this consolidation?

- The average number of overnight stays is 35 dogs with a maximum capacity of 120 total number of dogs.
- The plan is to have all overnight dogs housed at our 550 Wood St. location with no plans to continue housing dogs overnight at 842 Northwest Hwy.

3. Show the number of existing overnight crates and the total proposed number of crates. In addition, for the overnight stays, how will restroom breaks or emergency needs be managed?

- Current existing enclosures at Wood St. is 80 and the total proposed number of enclosures is 120.
- There are 65 enclosures at the 842 Northwest Hwy location.

- The average daily overnight stays range depending on the season and holidays. Usually we have 30-40 dogs overnight at the 550 Wood St location and get to max capacity during holidays. The 842 locations is similar in overnight stays with the weekends being busier than the weekdays for overnight care.
- We will be building indoor potty areas for the dogs with direct connection to the sanitary sewer for potty breaks.
- Emergencies will be managed by Staff based on the emergency. Staff will move dogs to the safest part of the facility and exiting out the safest door if needed.
 - Our current policy for evacuation is to take dogs out the east exits if possible, otherwise out the front doors on the west side.
 - We would propose extending the fence on the east side of the building north and south to include the doors to the outside on each new section leased. The fence on each end currently stops about 10 feet from each existing door.

4. Is there a draft schedule for the classes and activities listed? Staff would like to confirm that there will not be an excessive number of classes being held at one time.

- We currently have group classes scheduled at 5 pm - 5:45 and 6 pm - 6:45 and occasionally 7 pm - 7:45 pm Monday - Thursday. Classes scheduled from 8:15 - 3 pm on Saturdays. Class size varies depending on the class type and typically averages 3 - 14 dogs per class. We currently have one group class at a time per time slot.
- Our private or individual sessions are scheduled between 10 am - 12 pm and from 4 pm - 7 pm Monday - Friday. Typically there are 3-4 sessions that take place per hour. Group Classes are considered in this count.

5. Further clarify the use of the current outdoor space. What are the hours of the day, and how often, are dogs taken to the outdoor space for training purposes? How do you intend to minimize noise when training is ongoing in the outdoor space?

- Current use of the outdoor space is for potty breaks, individual play, and puppy socials.
- Times outside are: Monday - Friday: 7 am - 8 am, 9 -10 am, 12pm - 1pm, 3pm - 4pm and 6 pm - 8 pm. Weekends the dogs are taken out 7 am - 9 am, 10 am - 12 pm, then 3 pm - 4 pm and 6 pm - 8 pm.
- 9am - 10 am and 12 -1 are puppy socials. The puppy socials have 1-2 trainers depending on the number of pups, which is usually 3-8 each day. With the additional space we will have an indoor park for the puppy socials
- When taking dogs out, we operate on a 3 dog rotation with one staff taking dogs in and out and the other staff outside with the 3 dogs to stop any nuisance barking.
- Training outdoors is one on one: One trainer/one dog or one trainer and one dog with the owner or done as a group class activity in which case each dog is with their owner.

6. Provide additional context related to the indoor bathroom area, how that will affect the use of the outdoor space. Additionally, the indoor bathroom use and removal of the

dog waste should be further clarified. Is this going to be a direct connect to the sanitary sewer?

- The indoor bathroom area will consist enclosures with K9 turf and a drainage system for cleaning. These potty areas will eliminate the need to have outdoor potty enclosures.
- Dog waste removal will consist of the same procedures used currently in our outdoor areas, removing feces with appropriate equipment and disposing of the waste properly, then using appropriate cleaning protocols of cleaner/disinfectant and enzymatic cleaner to remove odor-causing bacteria.
- The potty areas will be connected to the sanitary sewer.

Please let me know if you need further clarification or have any other questions.

Kind Regards,

Katy Cushing, Founder/Owner
CPACP, CDT, CDT-A, CDT-P



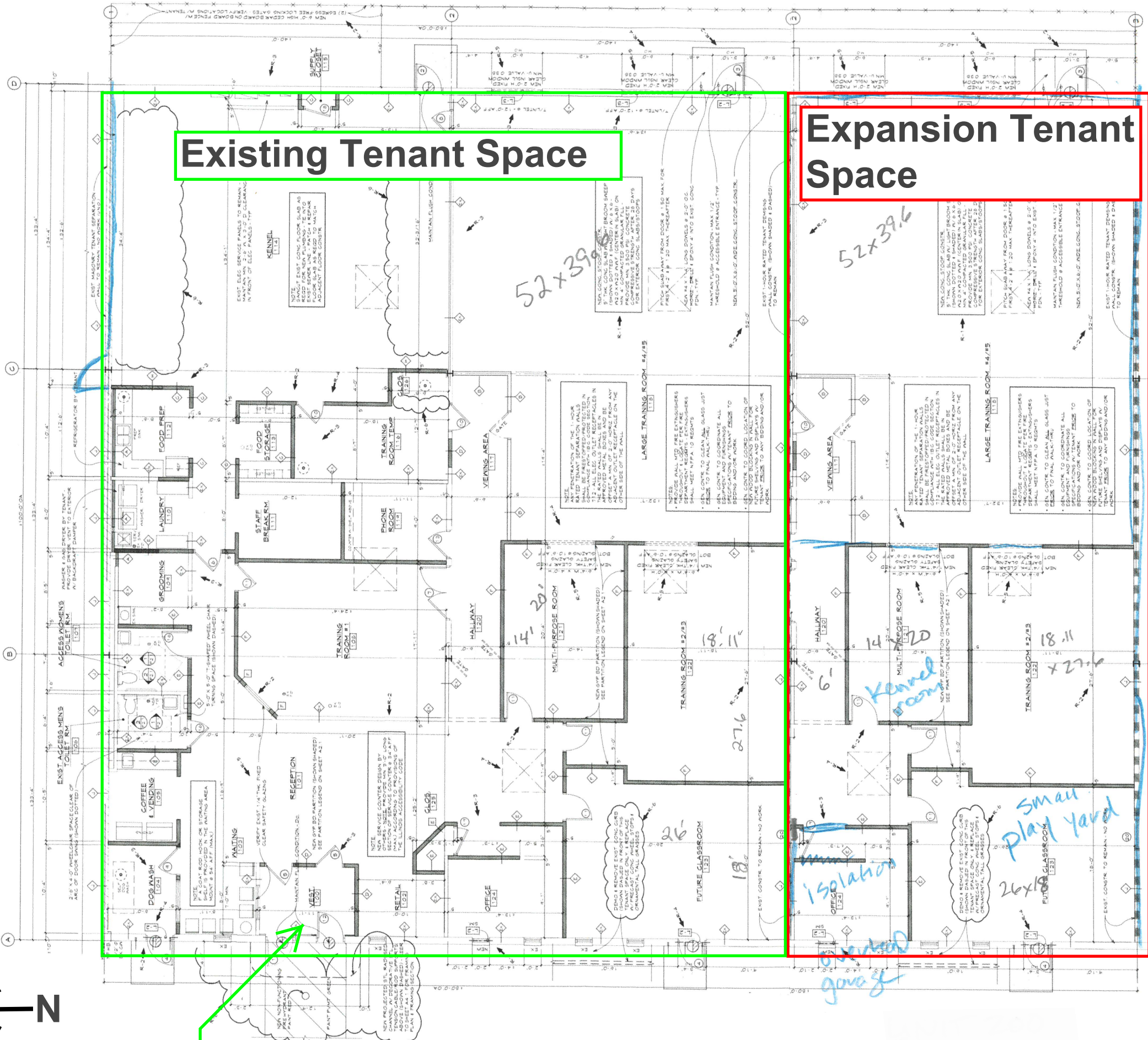
A Closer Bond Dog Center
847-358-7312 ext. 1
www.acloserbond.com

Connect with A Closer Bond at: [Facebook](#) [Pinterest](#) [Youtube](#) [Yelp](#)

Keeping dogs in their homes since 1988!

Disclaimer

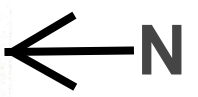
The information contained in this communication is confidential, private, proprietary, or otherwise privileged and is intended only for the use of the addressee. Unauthorized use, disclosure, distribution or copying is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender immediately.



Existing Tenant Space

Expansion Tenant Space

Existing Front Entrance



Attachment: Floor Plan (550 W. Wood Street #300 - SU Amend (A Closer Bond))

ORDINANCE NO. 0-74-14

**AN ORDINANCE GRANTING A SPECIAL USE
550 W. WOOD STREET (CASE NO. 14-34)**

Attachment: Original Special Use O-074-14 (550 W. Wood Street #300 - SU Amend (A Closer Bond))

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on June 2, 2014

ORDINANCE NO. 0-74-14

**AN ORDINANCE GRANTING A SPECIAL USE
550 W. WOOD STREET (CASE NO. 14-34)**

WHEREAS, pursuant to a petition and public hearing on May 13, 2014, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit Animal Hospitals and Kennels, (dog training and classes) pursuant to Section 12.01 (h) (3) of the Palatine Zoning Ordinance, on the following legally described property:

Parcel 1: Lot 15 in Arthur T. McIntosh and Company's Palatine Farms, being a subdivision of that part of the West half of the Northwest quarter and of the Northwest quarter of the Southwest quarter and the East half of the Southwest quarter of Section 15, lying Southerly of the Southwesterly line of the right of way of the Chicago and Northwestern Railway; also of that part of Lot 8 in the School Trustees Subdivision of Section 16, lying Southerly of the Southwesterly line of the right-of-way of the Chicago and Northwestern Railroad, all in Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: The East half of vacated Merrill Avenue lying West of lot adjoining parcel

commonly known as 550 W Wood Street (PIN# 02-15-301-002)

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 that:

Attachment: Original Special Use O-074-14 (550 W. Wood Street #300 - SU Amend (A Closer Bond))

SECTION 1: A Special Use to permit Animal Hospitals and Kennels (dog training and classes) pursuant to Section 12.01 (h) (3) of the Palatine Zoning Ordinance, is hereby granted, subject to the following conditions:

1. The Special Use shall substantially conform to the floor plan attached hereto as Exhibit 'A' and the business plan attached hereto as Exhibit 'B,' except as such plans may be changed to conform to Village Codes and Ordinances.
2. The Petitioner shall install baffles within the tenant space to further reduce any noise generation, from the dog training use, in a manner acceptable to the Village of Palatine.
3. Staff will conduct a 6-month review of the use and, if deemed necessary by the Village, will include additional conditions for the Special Use.

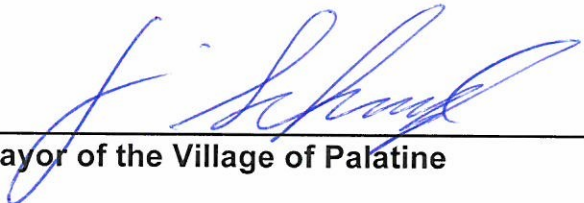
SECTION 2: That a copy of the public notice and the report of the hearing be attached hereto and form a part of this ordinance.

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 2nd day of June, 2014


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

APPROVED by me this 2nd day of June, 2014



 Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 2nd day of June, 2014



 Village Clerk

Attachment: Original Special Use O-074-14 (550 W. Wood Street #300 - SU Amend (A Closer Bond))

ORDINANCE NO. O-90-17

**AN ORDINANCE GRANTING A SPECIAL USE AMENDMENT TO PERMIT
AN OUTDOOR DOG TRAINING FACILITY AT
550 W. WOOD STREET – UNIT 300**

Attachment: Special Use Amendment O-090-17 (550 W. Wood Street #300 - SU Amend (A Closer Bond))

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on August 7, 2017**

ORDINANCE NO. 0-90-17

AN ORDINANCE GRANTING A SPECIAL USE AMENDMENT TO PERMIT AN OUTDOOR DOG TRAINING FACILITY AT 550 W. WOOD STREET – UNIT 300

WHEREAS, pursuant to a petition and public hearing on July 11, 2017, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use Amendment for Special Use Ordinance #0-74-14 to permit a change in the business plan and floor plan to allow an outdoor area for a dog training facility pursuant to Section 12.01 (h) (3) of the Palatine Zoning Ordinance, on the following legally described property:

PARCEL 1: LOT 15 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE FARMS, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER AND OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, LYING SOUTHERLY OF THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY; ALSO OF THAT PART OF LOT 8 IN THE SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, LYING SOUTHERLY OF THE SOUTHWESTERLY LINE OF THE RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD, ALL IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EAST HALF OF VACATED MERRILL AVENUE LYING WEST OF LOT ADJOINING PARCEL.

commonly known as 550 W. Wood Street #300 (PIN# 02-15-301-002)

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 that:

SECTION 1: A Special Use Amendment for Special Use Ordinance #0-74-14 to permit a change in the business plan and floor plan to allow an outdoor area for a dog training facility pursuant to Section 12.01 (h) (3) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

- 1. The Special Use Amendment shall substantially confirm to the plans prepared by Architects 127, dated 05/01/2017, except as such plans may be changed to conform to Village Codes and Ordinances.**
- 2. Waste receptacles shall be installed in a manner acceptable to the Village of Palatine.**
- 3. A solid 6-foot tall privacy fence shall be installed around the outdoor area in a manner acceptable to the Village of Palatine.**
- 4. Whenever one or more dogs are outside in the outdoor dog training facility, they must be supervised by an employee of A Closer Bond Dog Community Center.**
- 5. Dogs shall not be walked off-site, unless for training purposes.**
- 6. Dogs shall be leashed at all times when arriving and departing the facility.**
- 7. Dogs shall not be outside the building except between the hours of 7:00 AM and 9:00 PM.**
- 8. A 6-month review of the use and outdoor area shall be conducted, and, if necessary, Staff will recommend additional conditions to the Village Council regarding the outdoor area and Special Use.**

SECTION 2: That a copy of the public notice is 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 7th day of August, 2017

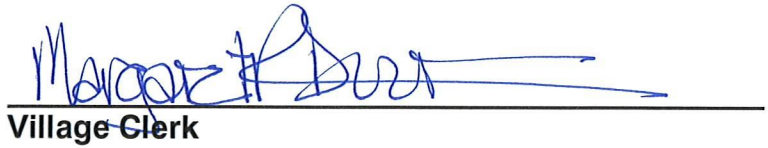
AYES: 4 NAYS: 0 ABSENT: 2 PASS: 0

APPROVED by me this 7th day of August, 2017



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 7th day of August, 2017



Village Clerk

Attachment: Special Use Amendment O-090-17 (550 W. Wood Street #300 - SU Amend (A Closer Bond))

PUBLIC NOTICE
 A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, October 25, 2022 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use Amendment to permit an expanded floor plan and alterations to the business plan for an existing animal kennel.
 The property is commonly known as 550 W. Wood Street #300.
 The Petitioner is proposing to expand the floor plan for an existing animal kennel, A Closer Bond, into an adjoining tenant space. Per the submitted application, the 4,000 square foot expansion will be utilized to consolidate the business operations from their other associated location on Northwest Highway.
 The above petition has been filed by Katy Cushing and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 22-30
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 10th day of October, 2022
 Published in Daily Herald
 October 10, 2022 (4589535)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

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

County(ies) of Cook

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notice as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a copy, was published 10/10/2022 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Daule Baltz
Designee of the Publisher and Officer of the Daily Herald

Control # 4589535

Attachment: Public Notice (550 W. Wood Street #300 - SU Amend (A Closer Bond))