



PLANNING AND ZONING COMMISSION

JUNE 9, 2026 AT 7:00 PM

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

AGENDA

REGULAR MEETING

7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Draft PZC Minutes: May 26, 2026

IV. PUBLIC HEARING

- A. 317 W. Northwest Highway

- 1. Special use to permit the operation of a massage therapy business.

- B. 1244 N. Jack Pine Court

- 1. Special use permitting a rear setback of 17 feet, encroaching upon the minimum required rear yard setback of 40 feet in the R-2 zoning district.

- C. 630 N. North Court, Unit:140

- 1. Special use to permit the operation of a massage therapy business.

V. PUBLIC COMMENT

VI. COMMUNICATIONS

VII. ADJOURNMENT



PLANNING AND ZONING COMMISSION

MAY 26, 2026 AT 7:00 PM

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

MINUTES

REGULAR MEETING

7:00 PM

I. CALL TO ORDER

Chairman Wood Called the Meeting to Order at 7:05PM

II. ROLL CALL

PRESENT :	Planning & Zoning Commissioner Jan Wood, Planning & Zoning Commissioner Cindy Roth Wurster, Planning & Zoning Commissioner Tim Schubert, Planning & Zoning Commissioner Kevin Cavanaugh, Planning & Zoning Commissioner Stephen Fedota, Planning & Zoning Commissioner Eric Friedman, Planning & Zoning Commissioner Patrick Noonan, Planning & Zoning Commissioner Rodney Bettenhausen, Planning & Zoning Commissioner Robert Kolososki
ABSENT :	
ARRIVED :	

III. APPROVAL OF MINUTES

A. 5-12-2026 PZC Draft Minutes

Commissioner Bettenhausen moved to approve the minutes of May 12th, 2026 - Commissioner Kolososki seconded the motion. Motion approved by Voice Vote

RESULT:	APPROVED BY VOICE VOTE
MOVER:	Bettenhausen
SECONDER:	Kolososki

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

IV. PUBLIC HEARING

A. 649 W. Revere Lane

1. Special use to permit a rear yard setback of 34 feet, instead of the minimum required setback of 40 feet in the R-2 zoning district.

SU-000261-2026 – 649 W Revere Ln

Notice was published in the Journal & Topics on May 7th, 2026 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Special Use Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Site Plan**
5. **Elevations**
6. **Public Notice**

Background:

Mr. Auer provides background and states the petitioner is requesting a Special Use to allow a 275 square foot sunroom addition to the rear of the principal structure. The request includes relief for a rear yard setback of 34 feet instead of the minimum required 40 feet in the R-2 Single Family zoning district.

Sworn in petitioner: Dhaval Parekh – 649 W Revere Ln

Mr. Parekh states he is proposing to construct a three-season sunroom addition at the rear of the home for recreational purposes. He explains the addition would extend approximately six feet from the rear of the house, resulting in the requested setback relief. He states the proposed sunroom was designed with assistance from TimberBuilt Sunroom Company, who also prepared the submitted plans. The structure would be built on piers and measure approximately 13' x 16', with a width of approximately 17 feet east-to-west.

Commissioner Cavanaugh asks whether the petitioner has spoken with neighboring property owners.

Mr. Parekh states he has spoken with the surrounding neighbors and there were no objections or concerns expressed.

Chairperson Wood references the site plan and notes there do not appear to be any line-of-sight concerns related to the proposed addition.

Commissioner Roth-Wurster asks whether the property has experienced any drainage or water issues, noting the structure would be built on piers.

Mr. Parekh states there have been no water issues on the property. He notes the property has good elevation and explains the proposed sunroom would include gutters directing water toward the side of the house.

Mr. Auer provides additional information regarding setback standards within the R-2 zoning district and identifies several nearby properties that previously received zoning relief for reduced rear yard setbacks. He states the proposed addition does not exceed the bulk, lot coverage, or height standards of the R-2 district. He reviews the surrounding area and notes that some nearby properties were developed under prior regulations, resulting in existing setbacks that do not meet current standards.

Commissioner Schubert asks whether the 28-foot setback at 639 W. Revere Lane is due to the angle of the lot.

Mr. Auer confirms that the lot configuration contributes to the reduced setback. He reiterates that the proposed addition at 649 W. Revere Lane would maintain a 34-foot setback from the rear lot line.

Staff Recommendation:

The Petitioner is proposing to construct a "three seasons" room to the rear of the principal structure. The proposal does not conflict with area and bulk standards of the R-2 Single Family Zoning District. Staff identified a number of properties in the surrounding area that were granted setbacks below the minimum required 40 feet. Staff has determined that the proposal is consistent with the character and qualities of surrounding properties. Therefore, Staff recommends approval of the proposed Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the plans prepared by Dhaval Parekh, dated 04/09/2026, except as such plans may be changed to conform to Village Codes and Ordinances.

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

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

DISCUSSION:

Commissioner Kolososki states the addition fits the site nicely, works well within the yard space, and has a low roof pitch. He states the additional space would be beneficial for the family and is in favor of the request.

Commissioner Friedman states the proposal is a one-story addition and does not create the full vertical bulk of a larger structure. Although the setback reduction is notable, he feels the footprint and open design prevent it from appearing overly bulky or heavy.

Chairperson Wood states the request is reasonable and appropriately sized. She notes the addition does not extend across the entire rear of the home and states a three-season room is a desirable feature. She further states the proposal does not create any concerns related to public health, safety, welfare, or injury to neighboring properties and finds the standards have been met.

Chairperson Wood summarized that this request has met the standards and was unanimously approved by a vote of 9-0. This item will tentatively go to Village Council on Monday June 15th, 2026.

RESULT:	APPROVED BY ROLL CALL
MOVER:	Noonan
SECONDER:	Cavanaugh
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

B. 100 E. Wood Street

1. Special use to permit a fence in side yard abutting a street, where the side lot line of the side yard abutting a street abuts the side lot line of a front yard of an adjacent lot.
2. Variation to not include landscaping between a fence in a side yard abutting a street, and the abutting street.

SU-000262-2026 – 100 E Wood Street

Notice was published in the Journal & Topics on May 7th, 2026 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**

3. **Plat of Survey**
4. **Site Plan**
5. **Fence Elevation**
6. **Public Notice**

Background:

Mr. Auer provides background and states the petitioner is requesting a Special Use to allow a 4-foot tall fence in the side yard abutting a street, along with a variation to waive the landscaping requirement.

Sworn in petitioner: Brandon Naser, Owner – 100 E Wood St

Mr. Naser states he and his family moved to Palatine in 2024 and describes the neighborhood as very friendly and active with dog walkers. He states they recently welcomed both a new puppy and a new daughter and have experienced situations where dogs on loose leashes have entered their yard. He also notes that delivery drivers occasionally leave packages at the rear door because the backyard is open and accessible. He states the proposed fence would help minimize conflicts between passing dogs and his puppy, provide additional safety and privacy for his family, and help keep wildlife out of the yard.

Mr. Naser notes that he revised the original proposal to reduce the overall length of the fence. He states there is existing garden landscaping, shrubs, and flowers along the side of the home and explains the fence would primarily enclose the rear grassy area for family use and recreation.

Mr. Auer states revisions were made to the plan to reduce the width of the proposed fence line. He notes there were no changes to the location or fence style and states the fence would remain the same distance from the lot line and continue to meet the criteria for Special Use review. Mr. Auer identifies the proposed fence location on the submitted site plan.

Commissioner Cavanaugh asks whether the petitioner intends to fully enclose the backyard area.

Mr. Naser states they are still deciding whether the rear yard would be fully enclosed. He explains they are considering either continuing the wood fence, replacing the existing partial fence entirely, installing a smaller decorative fence, or utilizing additional vegetation.

Commissioner Fedota asks whether the fence could be aligned farther back toward the house and driveway rather than remaining close to the sidewalk.

Mr. Naser states that option was initially considered; however, he notes the sidewalk partially encroaches onto the property and he does not want to lose additional usable yard area. He states the proposed fence would be approximately one foot from the sidewalk.

Chairperson Wood asks for clarification regarding the Benton Street side setback and how close the fence would be to the sidewalk.

Mr. Auer explains the sidewalk encroaches approximately 2.5 feet into the property in that location. He states the proposed fence would be set back approximately 6 inches from the sidewalk, resulting in an overall setback of approximately 3 feet from the property line.

Commissioner Bettenhausen asks why the sidewalk encroaches into the property.

Mr. Auer states the condition is the result of older lot configurations and historic sidewalk construction and describes it as a unique site condition.

Commissioner Kolososki asks what impact there would be if the fence were moved an additional foot away from the sidewalk to provide more separation.

Commissioner Fedota asks why the fence cannot align directly with the side of the house.

Mr. Naser states he is attempting to remain consistent with other properties in the neighborhood and identifies nearby properties on Benton, Elmwood, and Forest that have similar fence-to-sidewalk conditions. He states many of those fences are located approximately 6 inches to 1 foot from the sidewalk. He further explains the Village landscaping requirement would require vegetation at least 36 inches high between the fence and sidewalk, which he believes could create additional line-of-sight concerns. He states he is attempting to find a reasonable compromise and notes that if the fence must be moved farther inward, they would comply.

Mr. Auer provides additional staff analysis regarding the request. He states the proposal consists of a 4-foot tall open-style fence along Benton Street, where the side yard abuts the front yard of an adjacent property, thereby requiring Special Use approval. He presents the fence elevation and revised site plan with the reduced fence width.

Mr. Auer states staff reviewed nearby properties with similar configurations and identified varying setbacks and fence styles throughout the area. He notes that most approved fences in similar locations are set back a greater distance from sidewalks to minimize the potential for damage to persons or property.

Commissioner Cavanaugh asks whether the comparable properties reviewed by staff also involved sidewalks encroaching into private property.

Mr. Auer states that most of the surveyed properties did not involve that condition.

Commissioner Roth-Wurster references another fence approval on Benton Street involving a historic home and asks whether that request also required relief.

Mr. Auer confirms that it did.

Staff Recommendation:

The Petitioner is requesting approval of a Special Use application to allow for a 4-foot tall open-style fence in a side yard abutting N. Benton Street, with a proposed 3-foot

setback from the Benton Street property line. Staff evaluated corner-yard fences (abutting a front yard) located in the surrounding area. Among them, the fences have some variation in design (setbacks and fence height). Setback less than one foot from the sidewalk, the proposed fence is generally inconsistent with the fence setbacks in the surrounding area. To minimize damage to persons or property, the majority of approved fences are set back at a reasonable distance from the sidewalk. Staff believes that the proposed setback of 6" is inconsistent with the majority of observed fences. Staff is recommending that the setback between the fence and sidewalk be increased (corresponding with condition #2). Therefore, Staff is recommending action at the discretion of the Planning and Zoning Commission.

If the Planning and Zoning Commission recommends approval of the project, Staff recommends the following conditions be included:

- 1. The Special Use shall substantially conform to the plans prepared by Brandon Naser, dated 04/30/2026, except as such plans may be changed to conform to Village Codes and Ordinances.
- 2. The setback for the proposed open-style fence shall be increased from the property line, with the site plan revised in a manner acceptable to the Director of Planning and Zoning.
- 3. The fence gate will open only to the inside of the residence.

:

Commissioner Cavanaugh asks whether the petitioner would be agreeable to approval of the request if the Commission required the fence to be moved back approximately two feet or another acceptable distance, rather than aligned directly with the house.

Mr. Naser states he would not want to proceed with the project if the fence had to align fully with the house, as it would eliminate approximately eight feet or more of usable yard space.

Commissioner Roth-Wurster asks Mr. Auer whether the prior Benton Street fence approval also included a landscaping variation.

Mr. Auer states he is unsure, noting that prior approvals varied by application.

Commissioner Cavanaugh notes the Benton Street property includes vegetation on the inside of the fence but not on the sidewalk side.

Commissioner Noonan requests clarification regarding Condition #2 of the staff recommendation and asks whether the final setback determination would be resolved between the petitioner and the Director of Planning and Zoning.

Commissioner Friedman states the recommendation can be modified by the Commission and discusses possible revisions to the recommended conditions.

Commissioner Cavanaugh asks whether a revised setback requirement of two feet would become part of the recommendation forwarded to the Village Council.

Mr. Auer confirms that it would.

Commissioner Fedota asks whether changing the setback requirement would alter the nature of the petitioner's original request.

Commissioner Friedman explains that staff recommendation conditions may be modified by the Commission as part of the motion.

Commissioner Schubert states the record should clarify that any revised setback would be measured relative to the sidewalk rather than strictly from the property line.

Mr. Auer states the condition can be revised to specify the exact setback distance from the sidewalk or lot line.

Commissioner Cavanaugh asks whether a setback of two to three feet from the sidewalk would be acceptable to the petitioner.

Mr. Naser states he would need to better visualize the revised layout before committing to a specific distance.

Commissioner Cavanaugh states the Commission is attempting to balance the petitioner's needs with neighborhood consistency and overall safety considerations.

Mr. Auer states staff believes a minimum setback of approximately one foot from the sidewalk would be more consistent with surrounding properties and neighborhood character.

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

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

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DISCUSSION:

Commissioner Cavanaugh proposes modifying Condition #2 to require the proposed open-style fence to be set back between one and three feet from the sidewalk, with the final site plan to be reviewed and approved by the Director of Planning and Zoning.

Commissioner Fedota requests clarification regarding how the revised setback would be measured, noting the sidewalk alignment shifts along Benton Street.

Mr. Auer states the revised condition would establish a minimum required setback distance from the sidewalk.

Commissioner Cavanaugh states the petitioner appears mindful of project costs and notes that staff identified several comparable fence conditions within the surrounding neighborhood. He states the proposal is generally consistent with the character of the area and does not present safety concerns. He further states the request represents a reasonable investment in the petitioner's family and property.

Commissioner Roth-Wurster states corner lot fences require careful review and consideration. She states the proposal addresses health, safety, and welfare standards and notes she likes the proposed fence style. She adds that moving the fence slightly farther from the sidewalk would improve comfort and visibility for pedestrians and dog walkers while still allowing the petitioner substantial use of the yard.

Commissioner Friedman addresses the request to waive the landscaping requirement and states that, due to the visibility and safety considerations associated with the location, approving the variation to remove landscaping meets the minimum standards. He states the open-style fence already addresses the primary safety concerns.

Chairperson Wood states the lots in the area are smaller and the property is located on a busy corner. She states she understands the petitioner's desire for additional privacy and safety and notes the proposed fence is not a solid board-on-board design. She describes the request as reasonable and states the modified recommendation appropriately balances the petitioner's needs with public safety considerations related to the sidewalk area.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 9-0. This item will tentatively go to Village Council on Monday June 15th, 2026.

RESULT: APPROVED AS AMENDED TO MODIFY CONDITION #2 TO REQUIRE THE SETBACK FOR THE PROPOSED OPEN STYLE FENCE BE INCREASED TO A MINIMUM DISTANCE BETWEEN ONE AND THREE FEET FROM THE SIDEWALK, SUBJECT TO APPROVAL BY THE DIRECTOR OF PLANNING AND ZONING

MOVER: CAVANAUGH

SECONDER: NOONAN

AYES: Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki

NAYES: None

V. PUBLIC COMMENT

Joseph McArthur – Lot 20, Highland Meadows Subdivision – Ward 1 – 6006 Highland Drive, Palatine (Rolling Meadows address)

Chairwoman Wood confirms the property referenced by Mr. McArthur is located in Rolling Meadows.

Mr. McArthur states his comments are not related to a property currently before the Commission. He references prior testimony provided under oath at a Village Council meeting regarding property located at 951 S. Benton Street and states he previously questioned ownership of an easement on the property. He states he appealed the meeting minutes and submitted materials to the Public Access Counselor for review.

Mr. McArthur states he believes the Metropolitan Water Reclamation District (MWRD) owns the easement in question and references a court judgment which, according to him, created a permanent flood control easement owned by MWRD. He further discusses what he describes as easement encroachments affecting the property.

Mr. McArthur states the Village of Palatine entered into an intergovernmental agreement with the Park District and Cook County in 2006 related to the Euclid bike path. He states the easement holder is MWRD and alleges the bike path encroaches upon his property without authorization or compensation. He references provisions of the agreement regarding termination by competent authority and states he considers himself a competent authority regarding the matter.

Chairperson Wood asks when the events referenced took place.

Mr. McArthur states the matter is ongoing. He further alleges the Village is not complying with court-ordered drainage obligations and references stormwater outfalls, EPA reports, and alleged violations of the Clean Water Act. He states he has participated in onsite meetings with Village and MWRD officials regarding the matter.

Mr. McArthur further alleges the Village expanded right-of-way areas without due process or compensation and states the bike path was installed without proper authorization. He also references alleged dumping activities on property associated with Harper College and states portions of the property are subject to permanent MWRD easements. He states he has provided supporting documentation to the Village and notes the matter has been ongoing for approximately two years.

Mr. Auer interrupts and states the matters being discussed are outside the jurisdiction of the Planning and Zoning Commission and offers to meet with Mr. McArthur following the meeting.

Commissioner Friedman asks Mr. McArthur to clarify the address involved and confirms the jurisdiction is within Palatine.

Chairperson Wood states she understands Mr. McArthur wishes to place the comments on the public record; however, the issues raised are outside the authority and jurisdiction of the Planning and Zoning Commission. She advises him to continue working directly with Village staff regarding the matter.

Mr. McArthur states he intends to continue appearing before the Commission until the matter is resolved. He states he wants his land restored and the wetlands returned to their prior condition. He continues discussing MWRD easements and related documentation.

Chairperson Wood reiterates that the Commission’s authority is limited to zoning matters such as Special Uses and variations.

Mr. McArthur continues discussing alleged dumping activities and the bike path installation on the property without compensation.

Chairperson Wood states the Commission does not have the background, authority, or jurisdiction to address the matter and again advises Mr. McArthur to continue working with staff. She acknowledges his desire to have the matter reflected in the public record.

Commissioner Friedman reiterates that the Planning and Zoning Commission does not have jurisdiction over the matter and asks when the bike path was installed.

Mr. McArthur states the bike path was installed on August 15, 2006.

Mr. McArthur states he intends to run for Mayor of Rolling Meadows and hopes to resolve the issue. He states he has learned a great deal through the process and reiterates concerns regarding flooding and placement of the bike path.

Mr. McArthur concludes by stating, “Teamwork makes the dream work.”

VI. COMMUNICATIONS

COMMUNICATIONS BY MR. AUER:

- FPD-000258-2026 - 4-20 SLADE STREET CROSSING WAS APPROVED AT VILLAGE COUNCIL
- SU-000228 & SU-000227-2025 - 560 & 630 S HICKS ROAD WAS APPROVED AT VILLAGE COUNCIL
- A MEETING IS SCHEDULED FOR JUNE 9TH, 2026. THERE WILL BE 3 ITEMS ON THE AGENDA

VII. ADJOURNMENT

APPROVED TO ADJOURN - 8:30PM

RESULT:	APPROVED TO ADJOURN BY VOICE VOTE
MOVER:	FEDOTA
SECONDER:	NOONAN

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

317 W. Northwest Highway**STAFF REPORT:**

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: R. Auer

PETITIONER: Melissa Ohnsted

PLAN NUMBER: SU-000260-2026

BACKGROUND:

The Petitioner is requesting approval of a Special Use to operate a business that includes massage uses. Therefore, the petitioner is requesting the following:

1. **Special Use to permit a massage therapy business at the subject property.**

The required notification procedures were not fulfilled for the June 9th public hearing. Therefore, Staff is recommending that this application be continued to the June 23, 2026 Planning and Zoning Commission hearing.

ATTACHMENTS:

None

1244 N. Jack Pine Court**STAFF REPORT:**

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: R. Auer

PETITIONER: Jenna Froehlich, Owner

PLAN NUMBER: SU-000266-2026

BACKGROUND:

The Petitioner is requesting to construct a rear addition to the principal structure on the subject property. Therefore, the Petitioner is requesting:

1. **Special use to permit a rear setback of 17 feet, instead of the minimum required rear yard setback of 40 feet in the R-2 zoning district, pursuant to Section 10.06(c)(12) of the zoning ordinance.**

KEY ISSUES:

- The Subject Property is zoned R-2, Single-Family District and is within the Cedar Grove of Palatine Subdivision. The property is approximately 11,386 square feet and consists of a single-family residence.
- The Petitioner is proposing two additions to the principal structure, in the rear and side (behind the garage) areas of the residence. The expansion is, in total, 513 square feet in area. The additions are both one-story in height.
- Presently, at its closest point, the principal structure is set back 27 feet from the rear lot line. The proposed expansion will encroach 10 feet further into the rear yard – resulting in an 17-foot rear yard setback.
 - The second addition will result in a 27-foot setback from the rear lot line.
- The proposal does not conflict with additional height, building, and lot coverage

maximums set for the R-2 district.

- The subject property is located on a cul-de-sac, and results in a unique lot design.
 - Portions of the lot extend far beyond the principal structure at a sharp angle to the southwest, creating a disproportionate space of unimproved area at the southwest corner of the lot. Additions in this area may result in a smaller setback encroachment, however, may be complicated by factors such as lot shape and design compatibility. Expanding the principal structure into these areas is unlikely as it would warrant an uncommon residential design and may be considered inconsistent with the surrounding area.

Surrounding Properties

- The majority of the surrounding area is zoned R-2, Single Family Zoning District.
- Upon review of the surrounding area, Staff identified a number of properties within the nearby area that possess a non-compliant rear yard setback; below 40' from the rear lot line.
- The former zoning ordinance — active at the time of development — contemplated portions of the principal building as a permitted obstruction in the rear yard. This provision allowed for the principal structure to encroach upon the minimum 40' setback.
 - The ordinance contemplated portions of the principal building in the required rear yard, located no closer than 25 feet from the rear lot line.
 - The zoning ordinance has since been amended and no longer includes this provision.
- The following properties feature their principal building set back below the minimum required 40-foot rear setback for the R-2 district:
 - 1237 N. Jack Pine Ct – 20'
 - 1673 Sherwood Ct – 27.2'
 - 1229 N. Jack Pine Ct - 29'
 - 1240 N. Jack Pine Ct – 29'
 - 1236 N. Jack Pine – 31.4'

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.

STAFF RECOMMENDATION:

The Petitioner is requesting to construct a rear addition to the principal structure and an encroachment upon the minimum required 40-foot setback for the R-2 zoning district. At the nearest point, the proposed addition would be located 17 feet from the rear lot line. Upon review of the surrounding properties, Staff confirmed many principal structures, which are set back from the rear lot line at a distance below the required 40 feet. The proposed addition does not conflict with any additional R-2 zoning district standards.

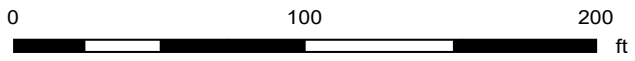
Staff recognizes the encroachment upon the rear setback is a sizable difference from the 40-foot setback, but also notes that the existing residence has a legal non-conforming rear yard setback of 27 feet. Staff also considers the lot's shape and its direct relationship to the petition. Staff believes the lot design simultaneously creates a disproportionate area of open space on one side, and, is less compatible for an addition to the principal building on the south side of the lot.

Accounting for the aforementioned items, Staff recommends approval of the Special Use application, subject to the following conditions:

1. The Special Use shall substantially conform to the Floor Plan and Elevations submitted by the petitioner, except as such plans may be changed to conform to the Village's Codes and Ordinances.

ATTACHMENTS:

1. Aerial Map
2. Special Use Application
3. Plat of Survey
4. Site Plan
5. Floor Plan
6. Elevations
7. Public Notice



Print Date: 5/13/2026

Notes

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



SPECIAL USE APPLICATION

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

Petitioner Name

Jenna Froehlich

Business Name (if applicable)

Subject Property Address

1244 N. JACK PINE CT Palatine, IL 60067

Please provide a description of your proposed request:

Single story home addition that consists of two small additions at the rear/side of home.

Petitioner Justification

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

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

Adding square footage to include laundry/mudroom and kitchen expansion.

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

Yes. The project is within property lines, however encroaches on setback limits and therefore requires a special use request. Project is single story, does not impact neighboring homes sight lines, and does not contain any project details that would impact health, safety and welfare of others.

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

No. The additions are small, single story rear additions that will match with the home's exterior and style and do not have any impact on overall neighborhood appeal nor value.

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

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

a. Will meet the following aesthetic criteria:

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

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

No fencing will be added as a part of this project.



MURRY AND MOODY, LTD.

Land Surveyors

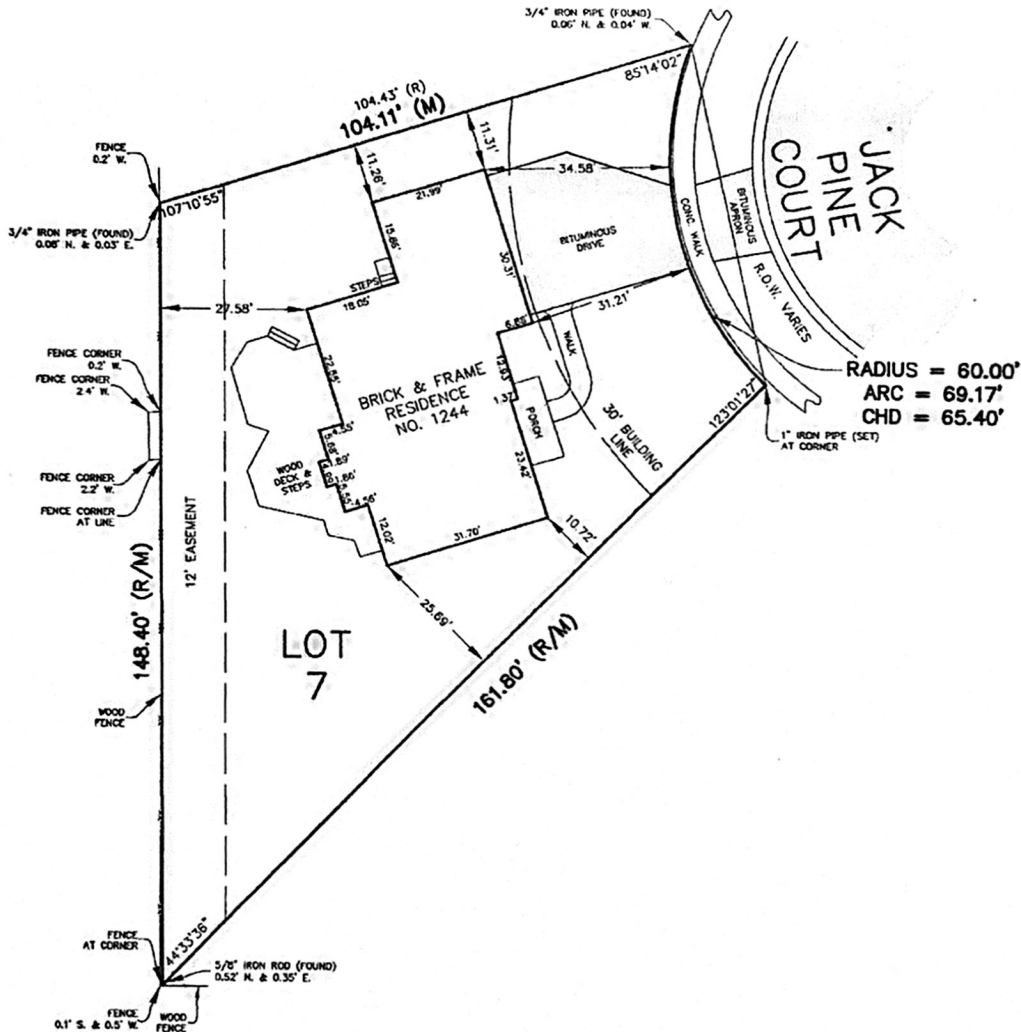
Illinois Professional Land Surveying Firm Corporation License No. 184-002845
 933 S. Plum Grove Road, Suite 101
 Palatine, Illinois 60067
 www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960



PLAT OF SURVEY OF

LOT 7 IN CEDAR GROVE OF PALATINE, BEING A RESUBDIVISION OF PART OF PERCY WILSON'S SECOND ADDITION TO FOREST VIEW HIGHLANDS, A SUBDIVISION OF THAT PART LYING SOUTH OF CENTER LINE OF DUNDEE ROAD OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA = 11,386.51 ± S.F. / 0.261 ACRE



LEGEND AND NOTES

Dimensions shown thus: 50.25 are feet and decimal parts thereof. Angular data shown thus: 90°00'00" indicate degrees, minutes and seconds.

50.25 / N 90°00'00" E indicates measure dimension / bearing.
 (50.25) / (N 90°00'00" E) indicates record dimension / bearing.
 [50.25 d] / [N 90°00'00" E d] indicates deed dimension / bearing.

Bearings shown hereon, if any, per local or assumed data, unless shown otherwise.

Compare your points before using same and report any differences immediately.

Check legal description with deed or title policy and report any discrepancy immediately. Building lines and easements, if any, shown hereon are as shown on the recorded subdivision plat or as indicated.

Order Number: 21-1300

Survey Made For: Mazek Law Group LLC

STATE OF ILLINOIS } S.S.
 COUNTY OF COOK }

I, Barbara C. Murry, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey and that this professional service conforms to the current Illinois minimum standards for a boundary survey.

Date of completion of field work: July 27, 2021

Palatine, Illinois: July 28, 2021



Illinois Professional Land Surveyor - Barbara C. Murry License Renewal date: November 30, 2022

Project Number: 21130000

Field Book: 209L-67-66

Drawing File: 21130000.dwg



MURRY AND MOODY, LTD.

Land Surveyors

Illinois Professional Land Surveying Firm Corporation License No. 184-002845
 933 S. Plum Grove Road, Suite 101
 Palatine, Illinois 60067
 www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960

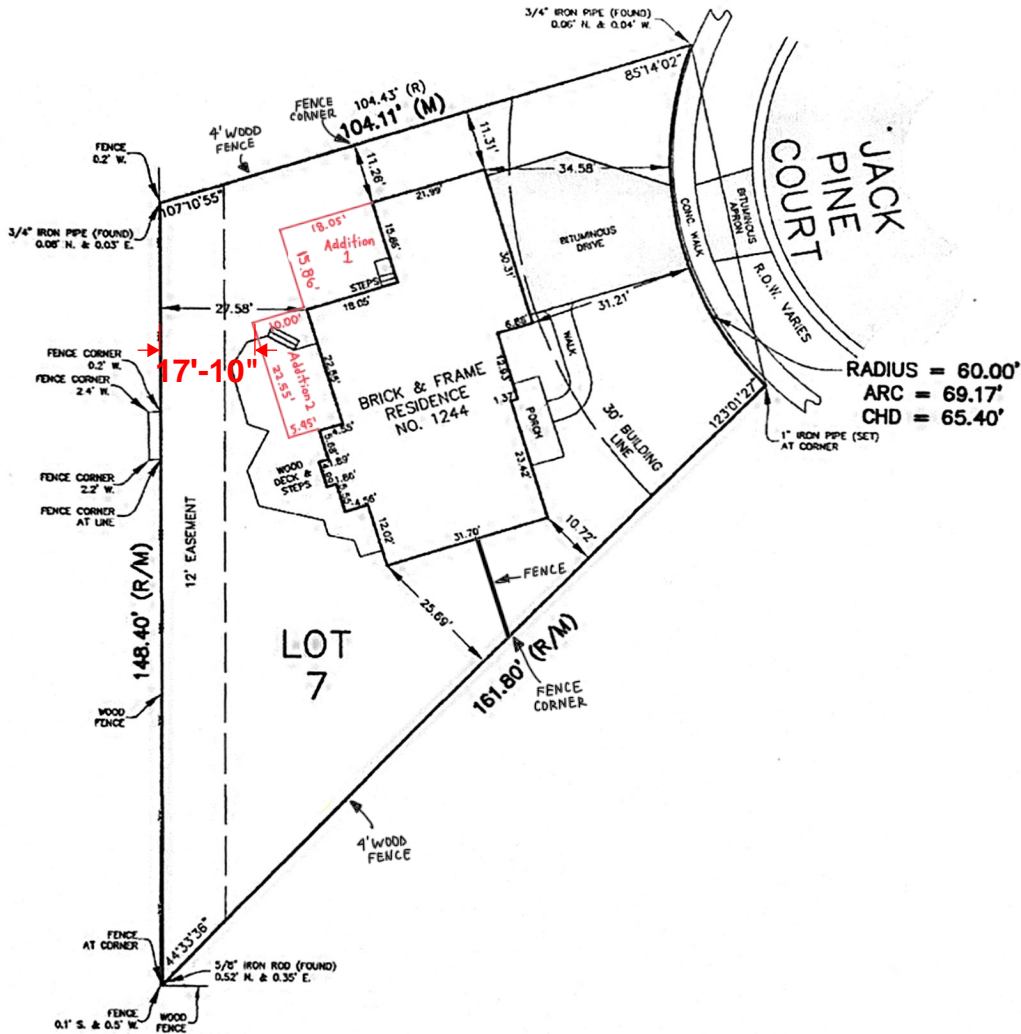


PLAT OF SURVEY

OF

LOT 7 IN CEDAR GROVE OF PALATINE, BEING A RESUBDIVISION OF PART OF PERCY WILSON'S SECOND ADDITION TO FOREST VIEW HIGHLANDS, A SUBDIVISION OF THAT PART LYING SOUTH OF CENTER LINE OF DUNDEE ROAD OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA = 11,386.51 ± S.F. / 0.261 ACRE



LEGEND AND NOTES

Dimensions shown thus: 50.25 are feet and decimal parts thereof. Angular data shown thus: 90°00'00" indicate degrees, minutes and seconds.

50.25 / N 90°00'00" E indicates measure dimension / bearing.
 (50.25) / (N 90°00'00" E) indicates record dimension / bearing.
 [50.25 d] / [N 90°00'00" E d] indicates deed dimension / bearing.

Bearings shown hereon, if any, per local or assumed data, unless shown otherwise.

Compare your points before using same and report any differences immediately.

Check legal description with deed or title policy and report any discrepancy immediately. Building lines and easements, if any, shown hereon are as shown on the recorded subdivision plat or as indicated.

Order Number: 21-1300

Survey Made For: Mazek Law Group LLC

STATE OF ILLINOIS } S.S.
 COUNTY OF COOK }

I, Barbara C. Murry, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey and that this professional service conforms to the current Illinois minimum standards for a boundary survey.

Date of completion of field work: July 27, 2021

Palatine, Illinois: July 28, 2021

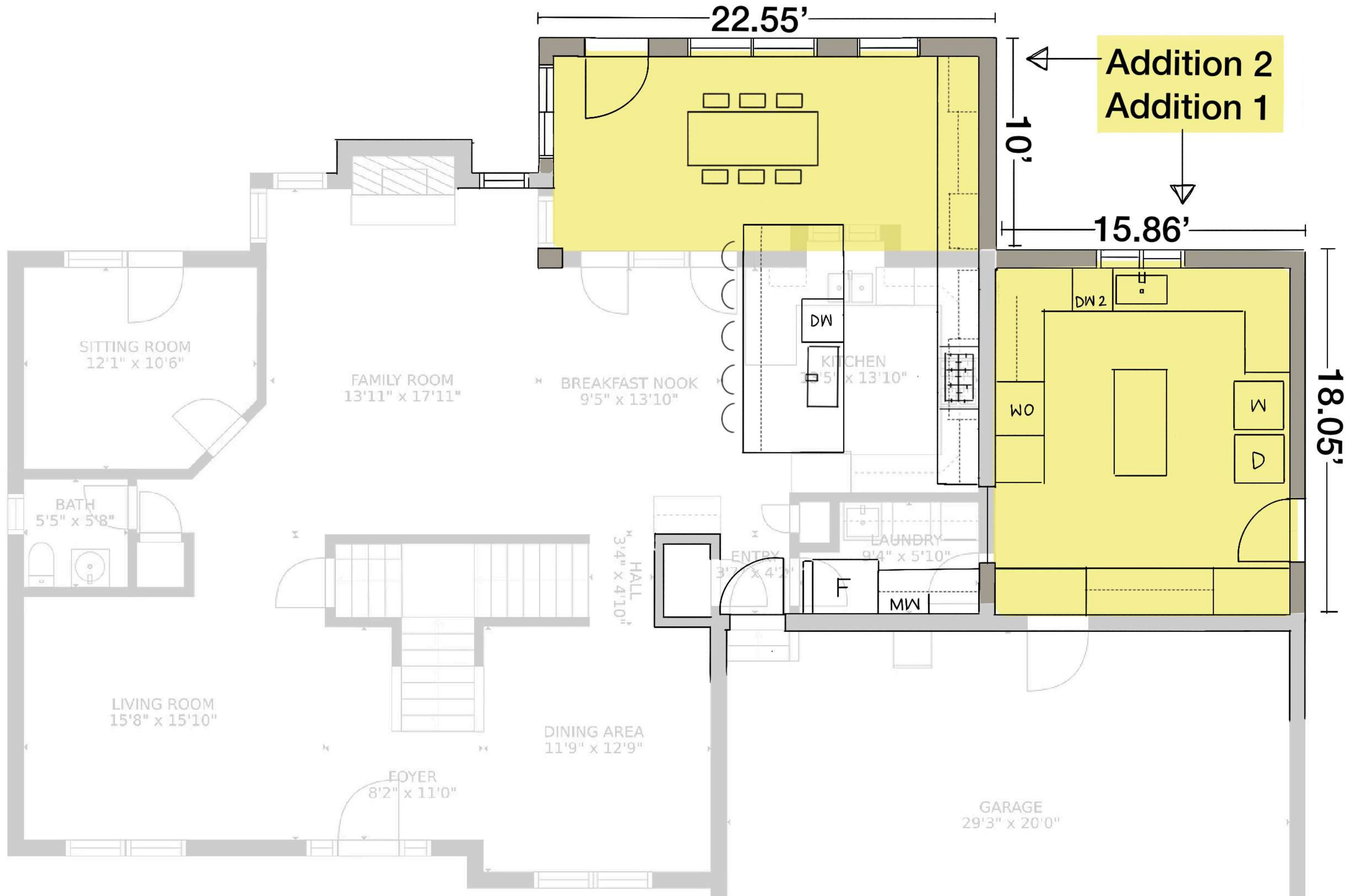


Illinois Professional Land Surveyor - Barbara C. Murry License Renewal date: November 30, 2022

Project Number: 21130000

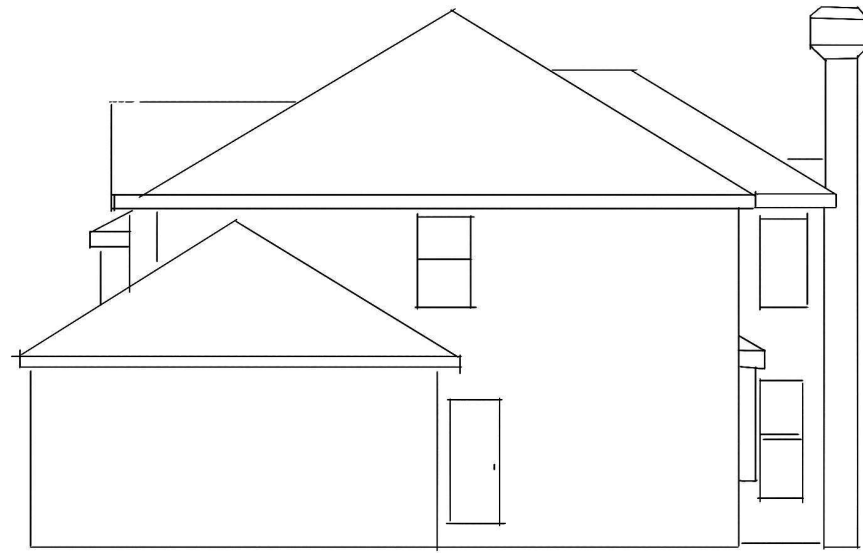
Field Book: 209L-67-66

Drawing File: 21130000.dwg



Side elevation

Current

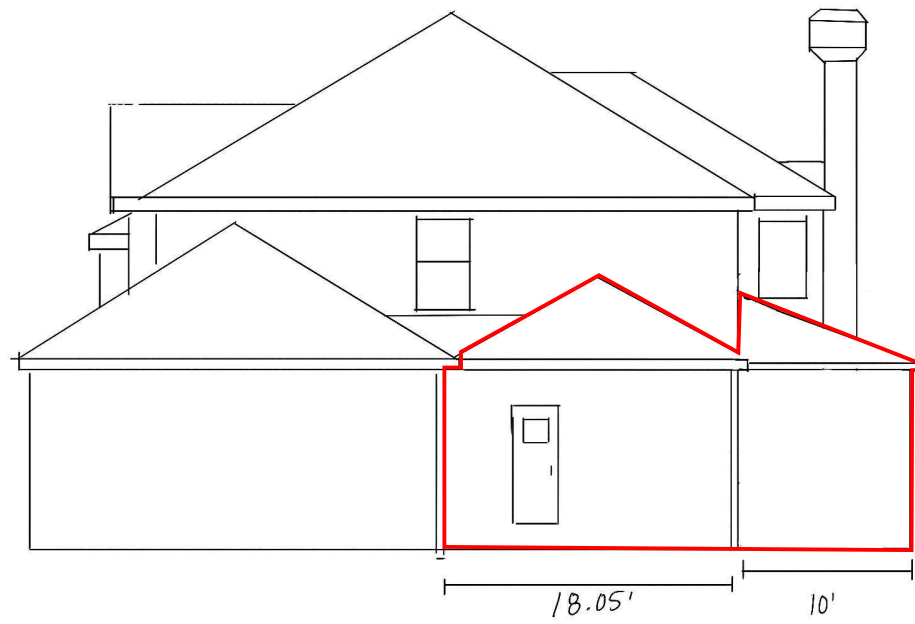


Rear elevation

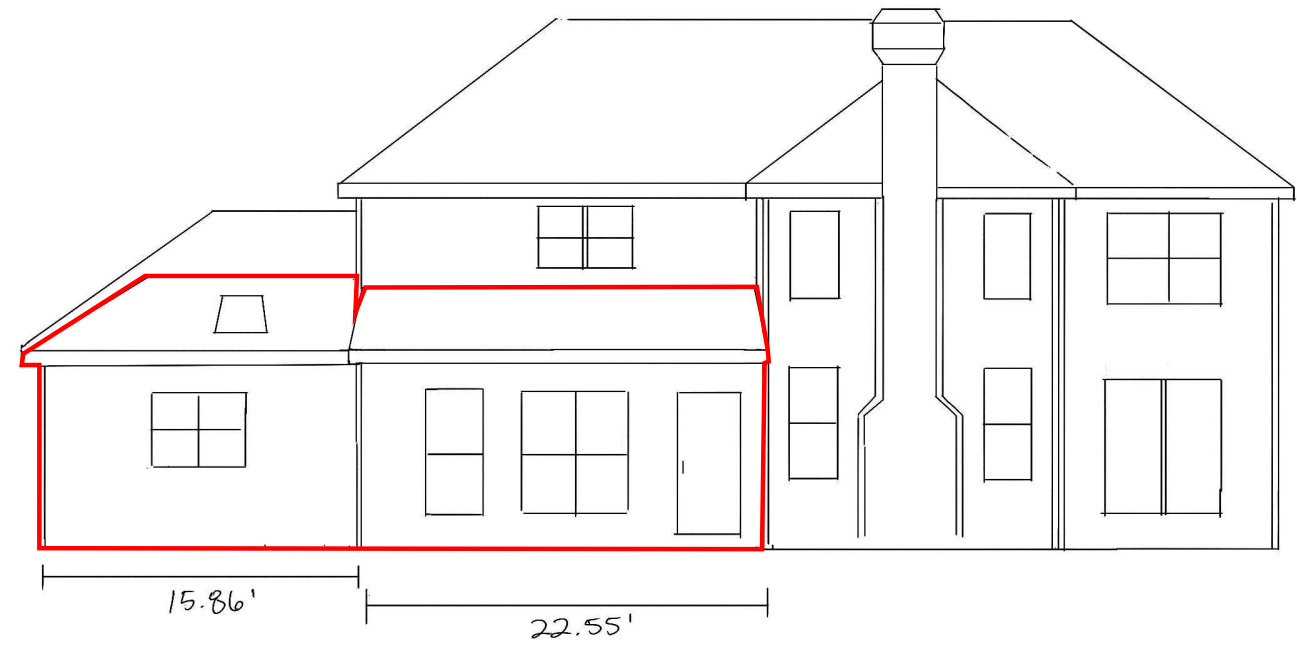
Current



Proposed additions



Proposed additions



CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

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

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

(Village) (Town) (City) (Township) of PALATINE 1244 N. JACK PINE CT.



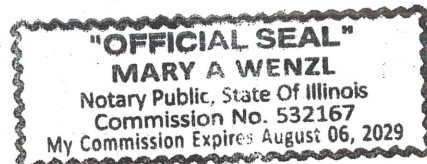
County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 21ST day of MAY, A.D. 2026, and the last publication thereof was made on the 21ST day of MAY, A.D. 2026.

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

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



Mary A. Wenzl
IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 21 day of MAY, A.D., 2026.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 21ST day of MAY, A.D., 2026.

My commission expires the 6TH day of AUGUST, A.D., 2029.

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, June 9, 2026 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit a rear yard setbacks of 17 feet and 27 feet, instead of the minimum required rear yard setback of 40 feet.

The property is commonly known as 1244 N. Jack Pine Court.

The Subject Property is zoned R-2 single-family residential and the Petitioner is proposing two additions to the principal structure, in the rear and side areas of the residence. Presently, the home is set back 27 feet from the rear lot line. The proposed closest expansion will encroach into the rear yard – resulting in a 17-foot rear yard setback, with the second addition complying with the required side yard setback and would also resulting in a 27-foot rear yard setback.

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

FILE #: SU-000266-2026

VILLAGE OF PALATINE

Jan Wood, Chair

Palatine Planning and Zoning Commission

DATED: This 22nd day of May 2026

RA

630 N. North Court, Unit:140**STAFF REPORT:**

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: R. Auer

PETITIONER: Yvette Sitkowski

PLAN NUMBER: SU-000260-2026

BACKGROUND:

The Petitioner is requesting approval of a Special Use to operate a business that includes massage uses. Therefore, the petitioner is requesting the following:

1. **Special Use to permit a massage therapy business at the subject property.**

KEY ISSUES:

- The Petitioner is seeking Special Use approval to permit a therapy business.
- The Subject Property is located in the Renaissance Office subdivision and zoned P, Planned Unit Development.
- Subject to Ordinance #0-8-77, uses on the subject property are limited to permitted and Special Uses in the B-1 and B-2 zoning districts. The zoning districts both contemplate massage uses as a Special Use.
- The Petitioner has submitted documentation and has confirmed licensure in the state of Illinois.
- The business will operate five days a week (unspecified), between 8am and 6pm.
- The submitted business plan confirms that no walk-in appointments are permitted. Appointments are required to be scheduled in advance.
- This tenant space is approximately 315 square feet in area. The business operation will not contain any equipment of significant scale.
- The proposed use (required parking @ 1/300 SF) does not increase the required parking, beyond what is provided. Calculating for business and office uses, the parking spaces provided on the subject property exceeds minimum parking requirements.
 - $6,785/300 = 23$ minimum required spaces

- 39 spaces provided

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.

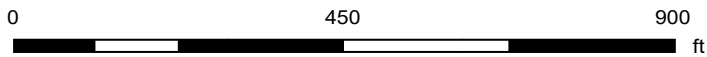
STAFF RECOMMENDATION:

The Petitioner is requesting to operate a business massage therapy use at the subject property. Following the evaluation of the submitted business plan, Staff does not foresee the proposed business conflicting with the Special Use standards. Also, the proposed business does not increase the required parking facilities beyond the excess parking that is currently provided by the Renaissance subdivision. Therefore, Staff recommends approval of the proposed Special Use application, subject to the following conditions:

1. The Special Use shall substantially conform to the floorplan and business plan submitted by Yvette Sitkowski, dated 05/01/2026, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

1. Aerial Map
2. Special Use Application - 630 N. North Court
3. Proof of Ownership
4. Plat of Survey
5. Business Plan
6. Floor Plan
7. Public Notice



Print Date: 6/4/2026

Notes

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



SPECIAL USE APPLICATION

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

Petitioner Name

Yvette Sitkowski

Business Name (if applicable)

Subject Property Address

630 N. NORTH CT Unit:140

Please provide a description of your proposed request:

The applicant is requesting approval of a Special Use to operate a small, appointment-only lymphatic practice. The business, The Lymph Current, is a solo practitioner office led by a licensed Certified Lymphedema Therapist and Massage Therapist specializing in manual lymph drainage catered toward post-surgical lymphatic drainage and patients needing fascia support.

The proposed use is low-impact and office-based. Services are provided privately by appointment only, with no walk-in traffic, no group classes, no retail storefront activity, no amplified sound, no outdoor activity, and no exterior building changes proposed. The practice will typically serve one client at a time in a quiet treatment-room setting.

The business is not intended to operate as a high-volume spa, salon, or walk-in massage establishment. Its focus is specialized lymphatic care for patients seeking lymphatic drainage, post-surgical recovery support, and relief from swelling, heaviness, and fluid retention.

The use is compatible with the surrounding commercial/office environment because it generates minimal traffic, minimal parking demand, no noise, no odors, and no adverse impact on neighboring tenants or properties.

The applicant will comply with all applicable Village requirements, building occupancy requirements, licensing requirements, and any reasonable conditions of approval. The proposed use supports the health, safety, and general welfare of the community by providing a professional, appointment-based wellness service in an appropriate commercial/office location.

Petitioner Justification

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

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

The proposed use is necessary for the public convenience because it offers a specialized service that is not commonly available in a focused, professionally operated, appointment-only setting. Lymphatic care is an area that is underserved. Patients benefit from having access to this type of service in a convenient local office location rather than needing to travel farther to access specialized care.

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

The proposed use will protect the public health, safety, and welfare by operating as a professional, licensed, and carefully managed practice within an existing commercial office setting. The Lymph Current will provide private, one-on-one lymphatic services in a clean, controlled treatment environment. The applicant will maintain all required business licensing, professional licensing, liability insurance, sanitation protocols, and compliance with applicable Village, building, fire, and occupancy requirements.

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

The proposed use will not cause substantial injury to nearby property values because it will operate as a professional, appointment-based practice within an existing commercial office space. The use is consistent with the type of quiet professional and personal-service activity commonly found in commercial office settings. No exterior alterations are proposed, and the practice will not change the appearance, character, or function of the property. The business will be conducted entirely indoors and will not create conditions that could negatively affect neighboring properties, such as excessive noise, odor, outdoor storage, heavy customer volume, or disruptive activity. The practice is limited in scale and will be maintained in a clean, orderly, and professional manner. Because the use is compatible with the surrounding commercial environment and does not introduce adverse physical or operational impacts, it is not expected to diminish nearby property values.

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

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

a. Will meet the following aesthetic criteria:

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

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

Not applicable. The proposed Special Use does not include any new fencing or modification to existing fencing. No front yard fence, rear yard fence, side yard fence, or fence abutting a street is proposed as part of this application. Therefore, the additional fencing standards are not applicable to this request.

OFFICE LEASE

On This Date, April 30, 2026, Moats Office Properties, Inc., agent for Palatine Professional Center LLC (herein referred to as “We”, “Us”, “Our”, and “Landlord”) and Yvette Sitkowski (herein referred to as “You”, “Your”, “Yours” and “Tenant”) agree as follows: To lease the Premises, defined below, under the following terms:

Basic Terms

Suite number 140, (the “Premises”) the Premises, in a building known as 630 N. North Ct., Palatine, Illinois, containing approximately 315 Rentable Square Feet of an office building (the “Building”) containing a total rentable area of approximately 14,013 square feet. The Term of the Lease shall begin July 1, 2026 and continue through [REDACTED]. The Base Rent shall be [REDACTED] per month. The Base Rent shall increase 3% annually from the previous year’s Base Rent, beginning July 1, 2027.

[REDACTED]

The Base Rent for a partial month shall be pro-rated on a per diem basis if the Term begins on other than the first day of a calendar month.

Tenant shall have a one-time right to cancel this Lease by giving Us written notice that the Tenant’s special use permit was not approved by the Village of Palatine, within ninety (90) days upon execution of this Lease. Any Rent paid to date will be forfeited and Your security deposit will be refunded.

Tenant shall without set-off or deduction on the first day of each and every month of the term stated above pay in advance to the Landlord, at the Landlord’s address shown below, or such other address as Landlord or its agent may from time to time designate in writing, the monthly base rent set forth above and all taxes, assessments, insurance premiums, costs of repairs and replacements, and all other expenses as required by this Lease (except all income, franchise and other purely personal taxes imposed upon Landlord) which shall be assumed and paid by Tenant, except as hereinafter expressly provided to the contrary. This covenant to pay rent shall be independent of all other covenants contained in this Lease.

Landlord shall provide water, gas and electric (covers Heating, Air Conditioning, Lights and Outlets) at a rate of [REDACTED] per month in addition to the Base Rent.

Proportionate Increases in Real Estate Taxes shall be calculated on a rentable square foot basis. Professional fees incurred in controlling or reducing the amount of the Property’s tax assessment or rate will be added to the Tax bill for the purpose of this calculation. Real Estate Tax billings will be made using the year the taxes are payable. We will prepare and submit a billing to You detailing the amount of real estate taxes and Your proportional share, if any, as soon after We receive the tax bill as possible. You will pay these charges within thirty (30) days of that billing. In Cook County the current years Real Estates Tax bill are for the previous year Real Estates taxes. Thus, Landlord shall have the right to collect any excess Real Estates taxes after the term of this Lease that accrued during the term of the lease.

Proportionate Increases in Operating Expenses shall be calculated on a rentable square foot basis. Expense items included are utility charges except those individually metered to specific office suites, insurance, wages and related benefits, services, management fees, legal and accounting fees, and all other expenses relating to the protection, preservation, and operation of the Property as determined by generally accepted accounting principles. Expenditures or charges excluded are depreciation on the Building, capital improvements to the Land or Building, principal and interest on mortgage indebtedness, advertising, real estate broker’s leasing commissions, and legal fees for the eviction of other tenants. We will prepare and submit a billing to You detailing the operating expenses and Your proportionate share, if any, as soon after the end of each calendar year as possible. You will pay these charges within thirty (30) days of that billing.

Tenants share of both operating and tax expenses shall be 2.25% based on Your share of the rentable square footage

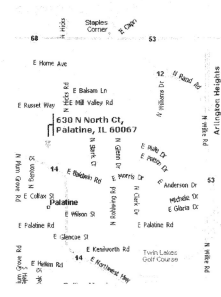
Initial: Landlord:  Ryan M. Tenant:  YS

ALTA/ACSM LAND TITLE SURVEY

OF
PARCEL 1:
LOT 12 EXCEPT THE EAST 30 FEET, AS MEASURED RADIALLY OF LOT 12) IN
RENAISSANCE SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 14,
TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

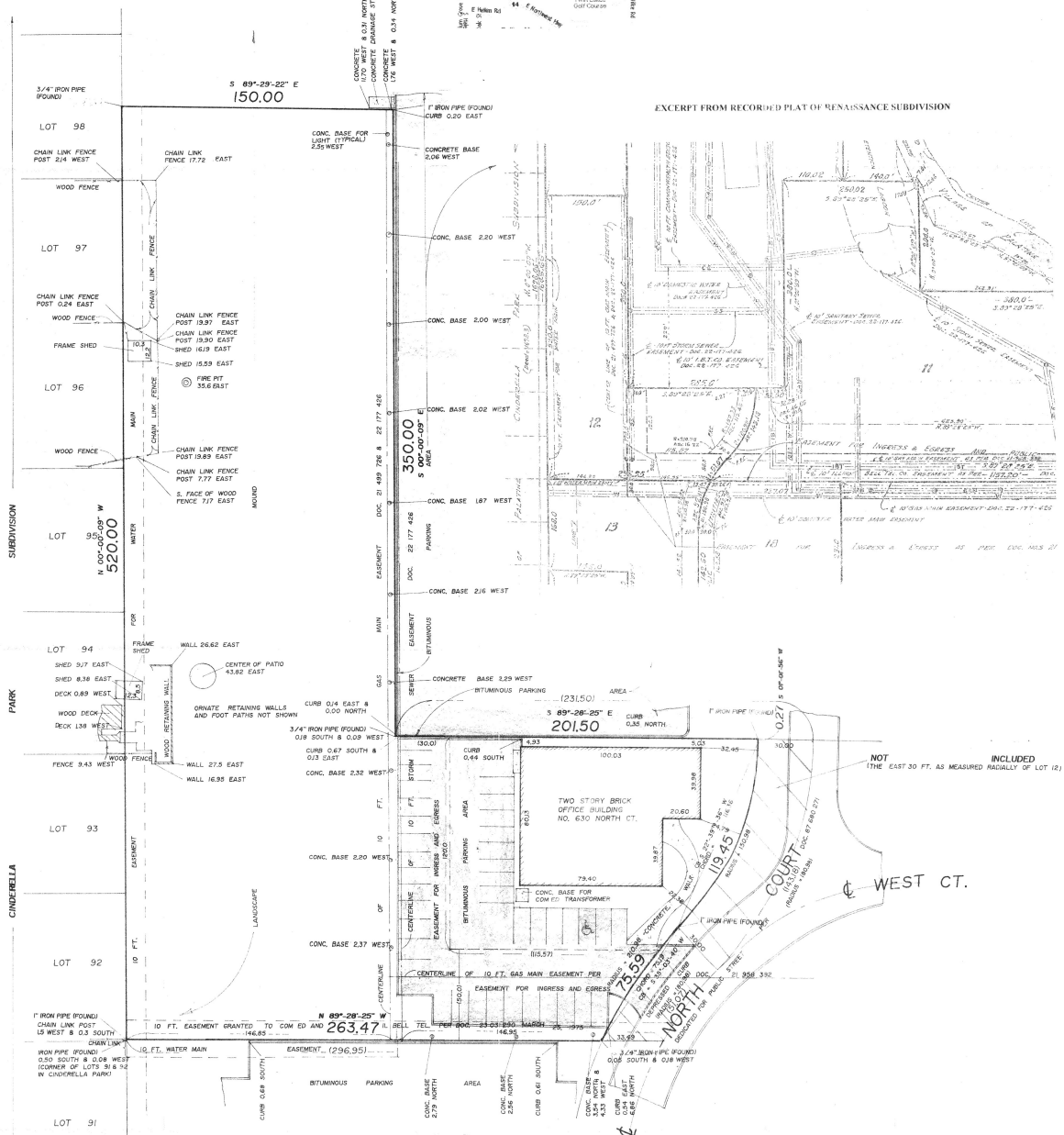
PARCEL 2:
EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET
FORTH IN RENAISSANCE SUBDIVISION IMPROVEMENT ASSOCIATION
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED
JANUARY 31, 1975, AND RECORDED AS DOCUMENT NUMBER 22 984 173 AND AS
CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE
UNDER TRUST AGREEMENT DATED SEPTEMBER 10, 1973, KNOWN AS TRUST
NUMBER 62945 TO ESTHER KARRER DATED JANUARY 31, 1975, AND RECORDED
MAY 8, 1975, AS DOCUMENT NUMBER 23075710, FOR INGRESS AND EGRESS, IN
COOK COUNTY, ILLINOIS.

VICINITY MAP (NO SCALE)

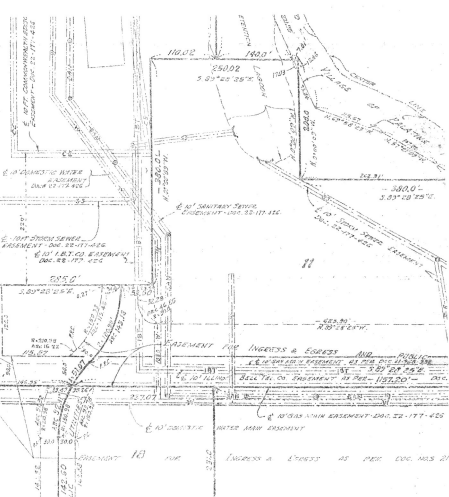


SCALE 1" = 30'

AREA = 106,435.87 ± SQ. FEET / 1.680 ACRES



EXCERPT FROM RECORDED PLAT OF RENAISSANCE SUBDIVISION



PARKING SPACES: 39 REGULAR SPACES
1 HANDICAP SPACE

LEGEND AND NOTES:

DIMENSIONS SHOWN THUS: 40.25 ARE FEET AND DECIMAL PARTS THEREOF
ANGULAR DATA SHOWN THUS: 90°-00'-00" INDICATES DEGREES MINUTES
SECONDS

50.25(N 90°-00'-00"E) INDICATES MEASURED DIMENSION/BEARING
(50.25)(N 90° 00' -00" E) INDICATES RECORD DIMENSION/BEARING
(50.25)(N 90°-00'-00"E d) INDICATES DEED CALL AND BEARING

BEARING SHOWN HEREON, IF ANY PER LOCAL OR ASSUMED DATA UNLESS
INDICATED OTHERWISE.

COMPARE YOUR POINTS BEFORE USING SAME AND REPORT ANY DIFFERENCE AT
ONCE.

CHECK LEGAL DESCRIPTION WITH TITLE POLICY OR DEED AND REPORT ANY
DISCREPANCY IMMEDIATELY. BUILDING LINES AND EASEMENTS, IF ANY,
SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION PLAT OR AS
INDICATED.

SURVEYOR'S NOTES

ALL EASEMENTS, EXCEPT 10 FT. EASEMENT PER DOCUMENT NO. 23 031 290,
SHOWN HEREON ARE PER PLAT OF RENAISSANCE SUBDIVISION RECORDED AS
DOCUMENT NO. 22 955 436 (SEE EXCERPT FROM SAID DOCUMENT), OR AS
INDICATED.

PORTIONS OF THE SITE ARE COVERED WITH SNOW AND SNOW PILES.
IMPROVEMENTS ARE SHOWN TO THE BEST OF OUR ABILITY.

STATE OF ILLINOIS
COUNTY OF COOK, ILL.
TO: CHICAGO TITLE INSURANCE COMPANY
COMMUNITY BANK OF DU PAGE
PALATINE PROFESSIONAL CENTER LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED
WERE MADE (I) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS
FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY
ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 3.4, 7(a), AND 9 OF TABLE "A"
THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, AND
NSPS, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER
CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR OR REGISTERED
IN THE STATE OF ILLINOIS, RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES
NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS NOT IN THE FLOOD
PLAIN AS IDENTIFIED ON FIRM COMMUNITY FLOOD INSURANCE RATE MAP (CFIRM) DATED
AUGUST 19, 2008.

PALATINE, ILLINOIS, FEBRUARY 19, 2011
BARBARA C. MURRY, P.L.S.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3529
LICENSE EXPIRATION DATE: NOVEMBER 30, 2012



MURRY AND MOODY, L.P.D.
Land Surveyors
115 S. Plain (near Rock) Suite 300 Palatine, Illinois 60067
Phone (847) 318-2900

ORDER NO. 04-1584 240MS1 II-05
REFER TO: 84-795 240MS1

Business Plan

The Lymph Current is a small, appointment-only lymphatic practice providing one-on-one services in a private treatment-room setting. The practice specializes in manual lymph drainage, post-surgical lymphatic support, swelling and fluid-retention support, and decongestive fascia therapy.

Services are provided in a quiet, professional environment for clients seeking lymphatic wellness and therapeutic support. The practice will be operated by the owner/practitioner, who is a licensed massage therapist and Certified Lymphedema Therapist and Certified Post-Surgical Lymphatic Therapist. The business is expected to have one employee/operator, consistent with the same private appointment model.

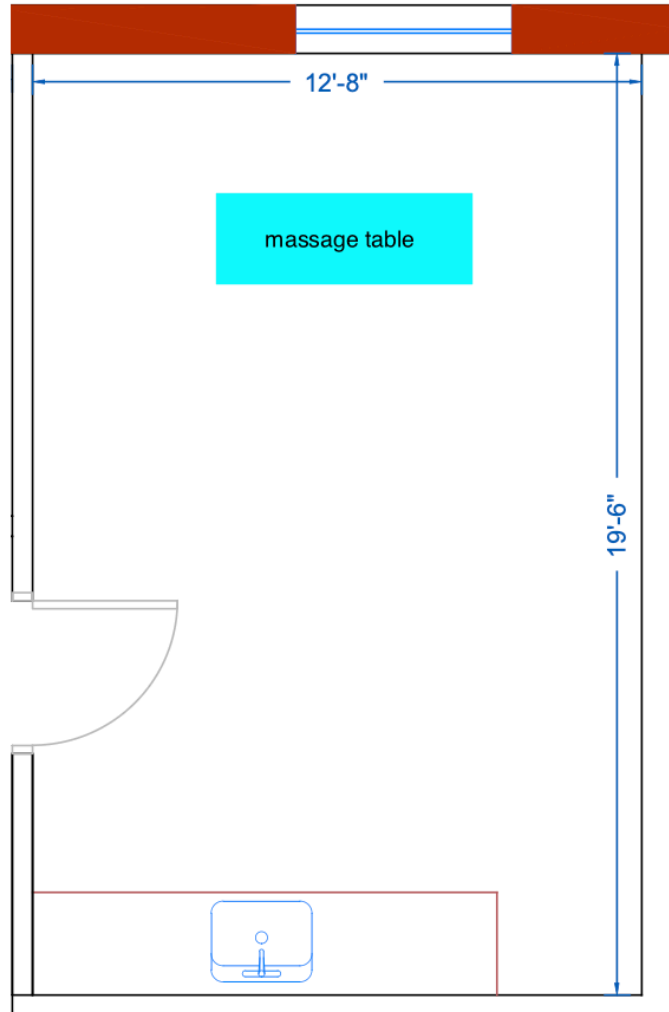
Hours of operation are expected to be by appointment only, at this time 5 days a week between 8am and 6pm. The practice will not operate as a walk-in establishment. Clients will schedule appointments in advance, and appointments will be spaced to allow time for intake, treatment, room turnover, sanitation, and client departure. The typical number of clients will vary by day, but the practice is expected to serve approximately 2 to 3 clients per day, with only one client being served at a time. Because the practice operates by scheduled private appointments, client volume will remain limited and controlled.

The business will not include retail storefront activity, group classes, outdoor operations, amplified sound, or high-volume customer traffic. The practice will operate entirely indoors and will maintain professional licensing, business licensing, sanitation standards, liability insurance, and compliance with applicable Village and occupancy requirements.



The Office Park of Palatine

630 N North Ct, Suite 140
315 Rentable Square Feet



Scale: 1/4" = 1'-0"

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

(Village) (Town) (City) (Township) of PALATINE 630 N. NORTH CT., #140



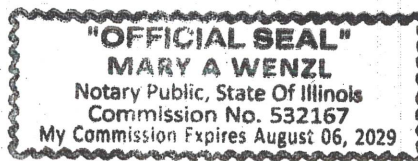
County of COOK

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Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 21ST day of MAY, A.D. 2026, and the last publication thereof was made on the 21ST day of MAY, A.D. 2026.

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

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- Arlington Heights Topics
- Buffalo Grove Topics
- Palatine Topics
- Rolling Meadows Topics
- Wheeling Topics
- Suburban Journal
- Northwest Journal
- Glenview Journal



Mary A. Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 21 day of MAY, A.D., 2026.

By Todd Wenzel

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 21ST day of MAY, A.D., 2026.

My commission expires the 6TH day of AUGUST, A.D., 2029.

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, June 9, 2026 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit a massage therapy business at the subject property.

The property is commonly known as 630 N. North Court Unit #140.

The Petitioner is requesting approval of a Special Use to operate a business that specializes in massage therapy.

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

FILE #: SU-000265-2026 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 22nd day of May 2026

RA