



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 • FEBRUARY 11, 2020

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Dec 10, 2019 7:00 PM

III. PUBLIC HEARING

1. 212 E. Colfax Street

Special Use to permit a side yard setback to be 5 feet from the side lot line instead of the minimum required 10 feet pursuant to Section 10.06 (c)(13) of the Palatine Zoning Ordinance.

2. 570 N. Smith Street

Special Use for a Unique Use (Canine Rescue Adoption Center) pursuant to 11.03 (d) (33) of the Palatine Zoning Ordinance.

Variation to permit an 8-foot tall fence, instead of the maximum permitted 6-foot fence, pursuant to Section 6.03 (c) of the Palatine Zoning Ordinance.

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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PALATINE, IL 60067-5339 – (847) 359-9050
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ZONING BOARD OF APPEALS MINUTES • DECEMBER 10, 2019

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Brent Larson	Commissioner	Absent	
Cindy Roth-Wurster	Commissioner	Present	
Jan Wood	Commissioner	Present	
Jerry Luszcak	Commissioner	Present	
Theodore McGinn	Commissioner	Late	7:07 PM
Kevin Cavanaugh	Commissioner	Absent	
James Dittrich	Commissioner	Present	
John Pirog	Commissioner	Present	

Staff present: Ms. Lyn Bremanis

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Nov 13, 2019 7:00 PM - **Accepted**

Mr. Dittrich made a motion to approve the minutes of the November 13, 2019 ZBA meeting; seconded by Mr. Pirog.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	James Dittrich, Commissioner
SECONDER:	John Pirog, Commissioner
AYES:	Roth-Wurster, Wood, Luszcak, McGinn, Dittrich, Pirog
ABSENT:	Larson, Cavanaugh

Minutes Acceptance: Minutes of Dec 10, 2019 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 203 N. Benton Street - **Recommended to Approve**

Notice was published in the Daily Herald on November 25, 2019 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. Elevations
6. Public Notice

Sworn in staff: Ms. Lyn Bremanis

Sworn in the petitioner: Mr. Dan Johnston 203 N Benton

Mr. Johnston explained they are looking to redo the stoop in the front of the house as part of an addition to add curb appeal. He stated along with updating the stoop they would like to add a small peaked roof to cover and protect people in doorway and to give home depth in appearance. Mr. Johnston stated this will hopefully add to the neighborhood and enhance the home not cause it to stick out. He stated they would like to blend in and have nice curb appeal.

Mr. Pirog asked if it will be a big oversized front porch.

Mr. Johnston referred to site plan showing the area in red that shows the new porch.

Ms. Bremanis explained its 6ft. by 7ft.

Ms. Wood asked Mr. Johnston if he looked onto any line of site issues.

Mr. Johnston stated they spoke to the neighbor to the north who's home also extends out and they have no issues.

Mr. Luszczak asked if the gable will be even with the home next door.

Mr. Johnston state it will be pretty much even.

Ms. Roth-Wurster clarified they are just covering the stoop.

Mr. Johnston answered yes.

Ms. Bremanis gave a brief overview explaining the property is zoned R-2 with a setback of 30ft. She further explained the home is currently nonconforming at 22ft. She referred to the slide showing almost the entire block is nonconforming. Ms. Bremanis stated the request would be just about even with the home to the north. She referred to the slide showing the elevations of the home explaining it would be approx. 7ft. by 6ft. wide at 42 square feet. Ms. Bremanis stated both building and lot coverage meet code. She referred to the existing conditions

slides to show the neighboring properties setbacks.

STAFF RECOMMENDATION:

The Petitioners are proposing to install a covered front porch. The first floor principal structure is existing non-conforming and the proposed porch will encroach farther into the required front yard. This area is unique as all the homes on the block have setbacks ranging from 12 feet to 23 feet, including the Subject Property. The addition of the porch should not negatively impact the surrounding property owners or alter the essential character of the neighborhood. Therefore, Staff recommends approval of the Special Use subject to the following condition:

1. The Special Use shall substantially conform to the site plan and elevation plan submitted by the Petitioner on 11/1/2019 except as such plans may be changed to conform to Village Codes and Ordinances.

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

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

DELIBERATIONS:

Ms. Roth-Wurster stated it meets the standards. She stated she drove past the home to take a look at the neighborhood setbacks and thinks the improvements will look great. She spoke to the standards stating it will be operated in a manner consistent with the public health safety and welfare and won't have negative impact on the value of surrounding properties.

Mr. Luszczak agreed with Ms. Roth-Wurster.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will go to Village Council on January 6, 2020.

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

2. 2377 N Hicks Road - Recommended to Approve

Notice was published in the Daily Herald on November 25, 2019 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. Business Plan
5. Menu
6. Floor Plan
7. Public Notice

**Sworn in the petitioner: Mr. Terry Yormark II owner of Lake Cook Commons 16 Vandenberg Drive South Barrington, IL
Mr. Binh Nguyen Owner of restaurant 2377 N. Hicks**

Mr. Yormark II stated he purchased the center 3 years ago which was an eye sore at the time. He spoke to the improvements he has made including new roof, parking lot, back doors, façade, lights, landscaping, and pylons. He stated he thought after all the work he would get tenants immediately but unfortunately has not happened. Mr. Yormark II stated he started his own laundry business to occupy a unit and pay the taxes. He stated the requested space was previously a Pakistani restaurant referring to the slide to show the floor plan explaining to change layout to accommodate anything other than a restaurant would cost a considerable amount of money. He stated Mr. Nguyen has 2 other locations in Norridge and Libertyville so he has experience. Mr. Yormark II stated he is requesting approval of a use that the space was previously used for.

Ms. Roth-Wurster asked how about the number of employees and hours of operation.

Mr. Nguyen explained they will start with 7-10 employees with the hours being 11am-9pm every day.

Ms. Bremanis gave a brief overview of the request stating 50% of their business will be take out. She stated the floor plan indicates 100 seats with a tenant space of 4800sqft. She spoke to the parking requirement explaining the center is over parked. Ms. Bremanis stated the petitioner understands any signage will need to meet code. She stated the center is a planned development following the B-2 which requires a special use for a restaurant. Ms. Bremanis stated Community Services, Environmental Health and Fire Prevention have review and had no issues.

Ms. Roth-Wurster clarified you can go to the juice bar and pick up bubble tea.

Mr. Nguyen answered yes

STAFF RECOMMENDATION:

The Petitioner is proposing to open a new restaurant in a vacant tenant space previously occupied by a restaurant. The proposed restaurant would maintain the number of seats from the previous restaurant. Lake Cook Commons Shopping Center is over parked by 31 spaces; therefore, Staff does not have any parking concerns. The Petitioner currently owns two restaurants in Illinois and the proposed location will be their third restaurant. As the proposed use would be occupying a vacant tenant space previously occupied by another restaurant, it should not have a negative impact on the surrounding properties. Therefore, Staff recommends approval of the Special Use subject to the following conditions:

1. The Special Use shall substantially conform to the floor plan and business plan submitted by the petitioner on 10/28/2019, except as such plan may be changed to conform to Village Codes and Ordinances.

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

Mr. McGinn made a motion to approve subject staff's conditions; seconded by Mr. Dittrich.

DELIBERATIONS:

Mr. McGinn stated it is straight forward replacing a previous restaurant so there should be no adverse impact on the surrounding properties. Mr. McGinn pointed out the petitioner has experience in owning other restaurants so will be operated in a manner consistent with public health safety and welfare.

Ms. Wood stated adding another tenant to the plaza would be a wonderful thing. She stated there is a lot of traffic in that area so this use would be a huge plus for Palatine. She stated the business compliment the center and she thinks this is the perfect business for that location.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will go to Village Council on January 6, 2020.

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
MOVER:	Theodore McGinn, Commissioner
SECONDER:	James Dittrich, Commissioner
AYES:	Roth-Wurster, Wood, Luszczak, McGinn, Dittrich, Pirog
ABSENT:	Larson, Cavanaugh

IV. COMMUNICATIONS

V. ADJOURNMENT

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

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

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

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 02/11/20 07:00 PM

CASE STAFF STATEMENT (ID # 5813)

212 E. Colfax Street

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Fayleen Bander and Joe Horcher

CASE NUMBER: 19-81

ADDRESS: 212 E Colfax St.

PROPOSAL:

Special Use to permit a side yard setback to be 5 feet from the side lot line, instead of the minimum required 10 feet pursuant to Section 10.06 (c)(13) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 212 E. Colfax Street District 6 (Helms)	<u>CURRENT ZONING:</u> R-2 Single Family Residential
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SURROUNDING CONDITIONS:

<u>North:</u>	R-2 Single Family Residential
<u>South:</u>	R-2 Single Family Residential (Ost Field)
<u>East:</u>	R-2 Single Family Residential
<u>West:</u>	R-2 Single Family Residential

BACKGROUND:

The Petitioners are requesting to construct a two-story addition, which includes replacing an existing single-story garage with a two-car garage and would be set back 5 feet from the interior side yard (10 feet is the minimum required). Therefore, the Petitioners are requesting:

**Special Use to permit a side yard setback to be 5 feet from the side lot line,
instead of the minimum required 10 feet.**

SITE ANALYSIS:

- The Subject Property is zoned R-2 Single Family. The existing residence has a non-conforming side yard setback (western side), at approximately 3.5 feet. The current minimum side yard setback is 10 feet.

- In the R-2 District, the side yard setback requirements are determined by the width of the lot. Lots under 67 feet in width have a minimum side yard setback of 5-foot setback, whereas lots over 67 feet wide have a minimum required 10-foot setback. The subject lot is 100 feet wide, thus requires the minimum 10-foot setback.
- The Petitioners are proposing to replace an existing single-story one-car garage, with a two-car garage and add a second story. The side yard setback will increase from approximately 3.5 feet to approximately 5 feet. Although the side yard is increasing to 5 feet, the Code requires a minimum of 10 feet and a Special Use for a setback reduction is required.
- In 2011, the Petitioners received a Special Use for a front yard setback reduction to 27 feet to accommodate a front porch addition.
- The proposed addition is approximately 24 feet in height, which meets Code.
- The Subject Lot is 12,500 square feet. Both building and lot coverage meet code at 21% and 36% respectively (maximum of 35% and 45%).

DEPARTMENTAL REVIEWS:

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

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The Petitioners are requesting to construct a two-story addition that includes replacing an existing single-story one-car garage with a two-car garage. The existing one-story garage is set back approximately 3.5 feet and the proposed addition's setback will increase to 5 feet. While the setback is increasing, the height of the structure is also increasing from a one-story to two. This property is unique as the side yard abuts the

neighbor's rear yard; therefore, the proposed addition is approximately 40 feet from the neighboring home. The Petitioners indicate that they are attempting to repair the existing one-car garage and both make the addition more functional and match the existing elevations. However, the addition will still encroach into approximately 50 percent of the required setback. Therefore, Staff recommends action at the discretion of the Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the site plan and elevation plan prepared by Studio 23 Architects dated by 1/15/2020 except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial
- Application
- Plat of Survey
- Site Plan
- Floor and Elevation Plans
- Public Notice

3.1.a



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)	
	<i>Fayleen Bender & Joe Horcher</i>			
	Subject Property Address <i>212 E. Colfax St. Palatine IL 60067</i>			
	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)			
	☐ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District		Existing Land Use	
Generally describe your request: <i>Tear down existing breezeway + Garage and replace rebuild in same location.</i>				

Attachment: Application (212 E. Colfax Street - SU 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

N/A

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

Replacing structure in same location

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

Structure already exist, should have no negative effect on neighboring properties

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

Property at 212 E Colfax Street
To whom it may concern,

Our intentions for the garage is that we would like to repair it to make it more functional. In doing so, we would like the curb appeal of the garage to match that of the house and look like it was originally built that way, and with the house.

The loft area in the garage is intended for garage type storage. You know that stuff you generally put in your way in the garage .

We do not intend to connect the loft to the living space. As the loft area is adjacent to is the master bedroom.

Please feel free to reach out to us if you have any more questions.

Thank you

Fayleen Bender & Joe Horcher



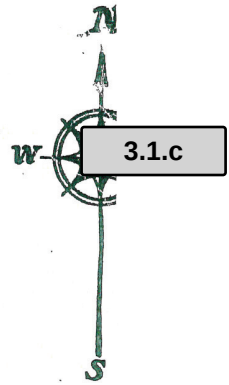
MURRY AND MOODY, LTD.

Land Surveyors

933 S. Plum Grove Road
Suite 101
Palatine, Illinois 60067

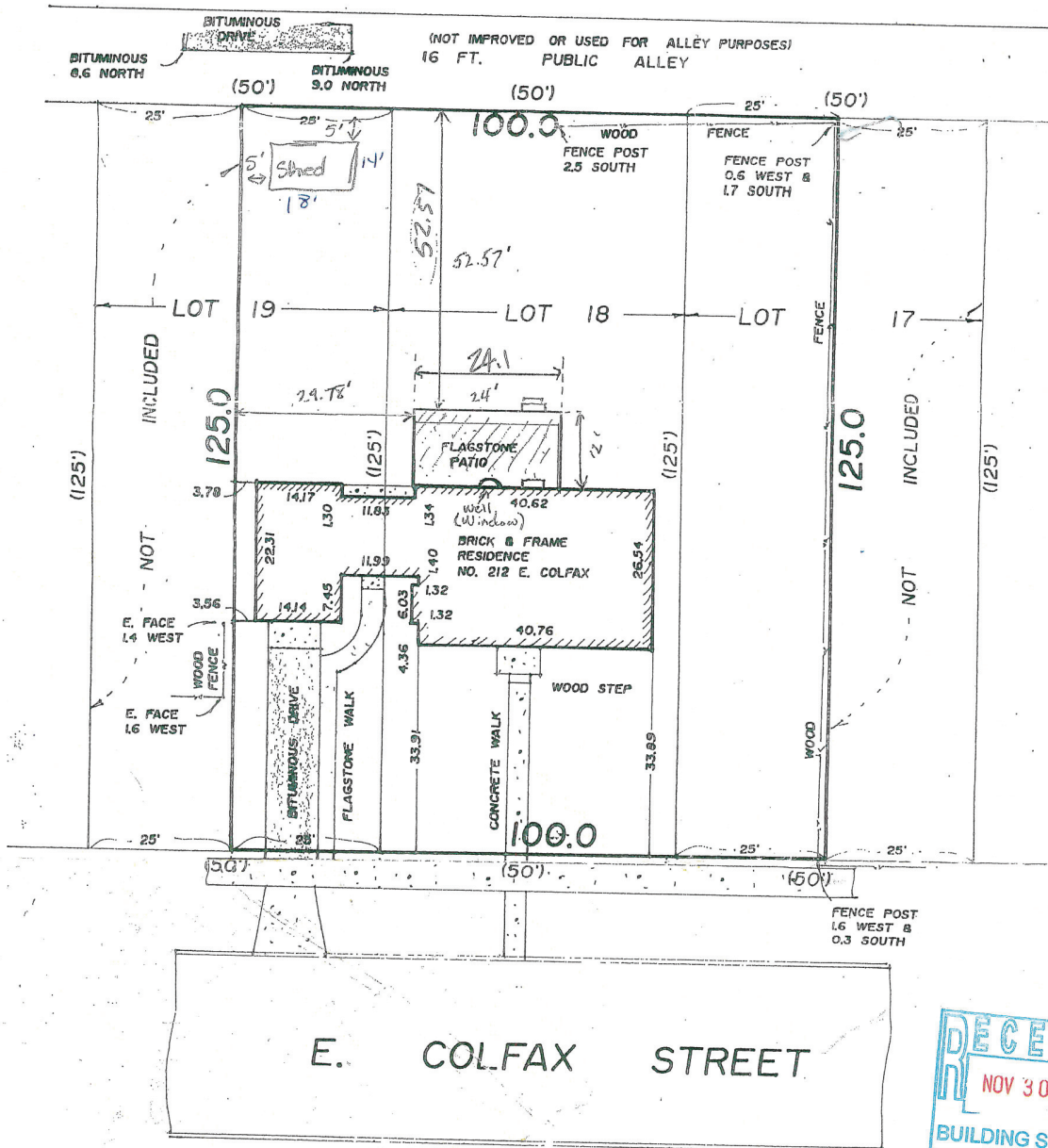
P.O. Box 608
Huntley, Illinois 60142

Phone: (847) 358-5960



PLAT OF SURVEY OF

THE WEST 1/2 OF LOT 17, ALL OF LOT 18 AND THE EAST 1/2 OF LOT 19 IN BLOCK 4 ALL IN JOHNSON AND WEBER'S PALATINE RIDGE, IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 29, 1926, AS DOCUMENT NUMBER 9257784.



E. COLFAX STREET



STATE OF ILLINOIS }
COUNTY OF McHENRY } ss.

Dimensions shown thus: 50.25 are feet and decimal parts thereof.
Dimensions shown thus: 50'-3" are feet and inches.

APPROVED
12/1/17
PLANNING & ZONING

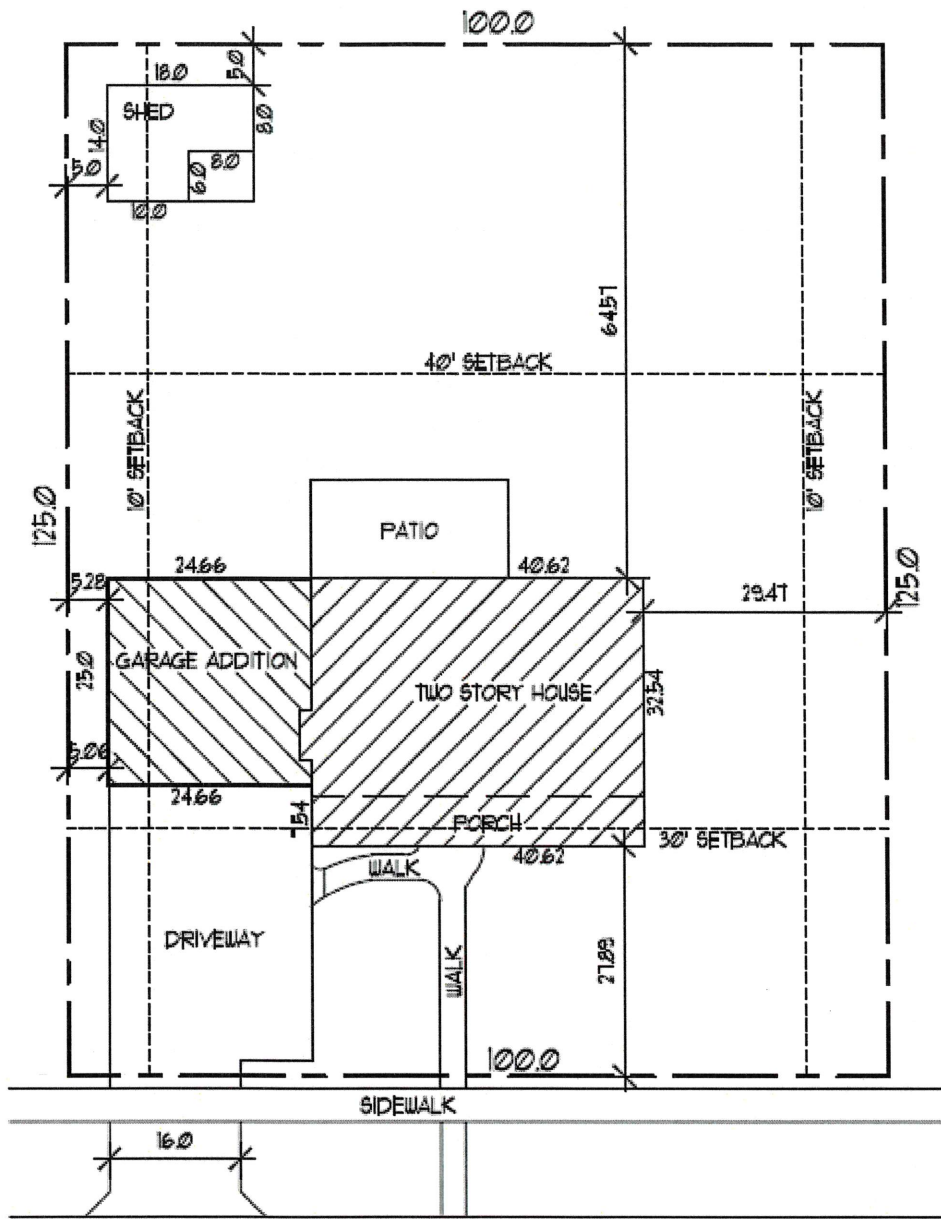
I, Thomas M. Sheets an Illinois Professional Land Surveyor hereby certify that I have surveyed the above described property and that the above plat is a correct representation of said survey.

MAY 22, 1997

Huntley, Illinois

Check legal description, building lines and easements with Title Data...

Attachment: Plat of Survey (212 E. Colfax Street - SU Setback)



E. COLFAX STREET



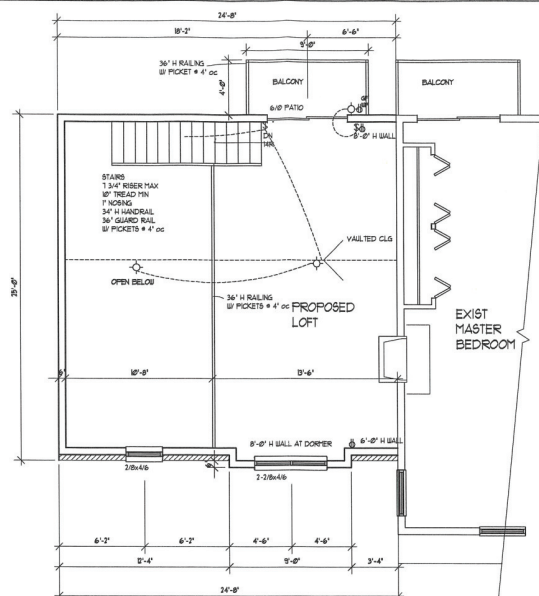
SITE PLAN

SCALE : 1" = 20'-0"



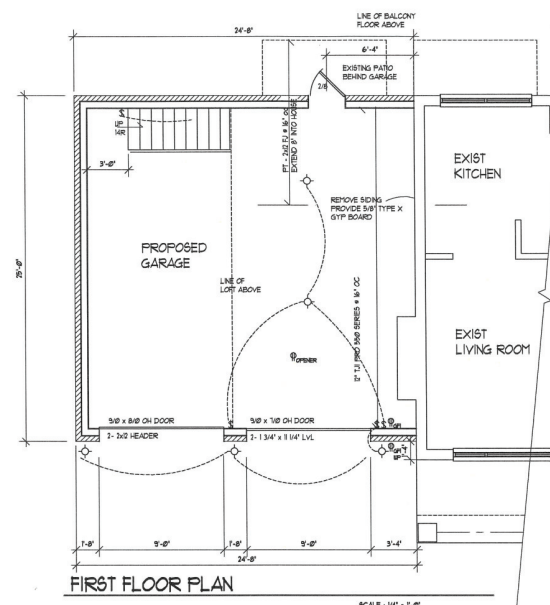
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN

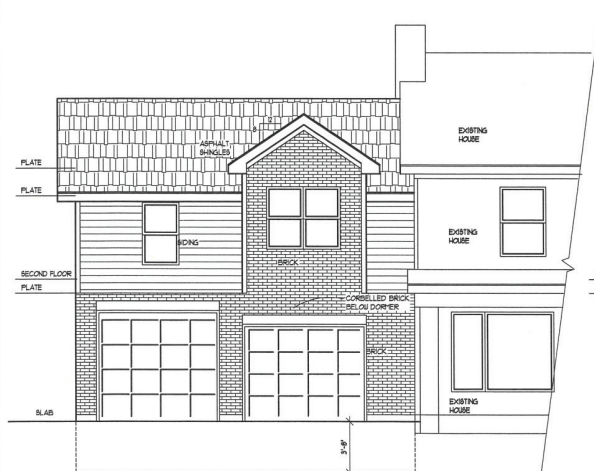
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

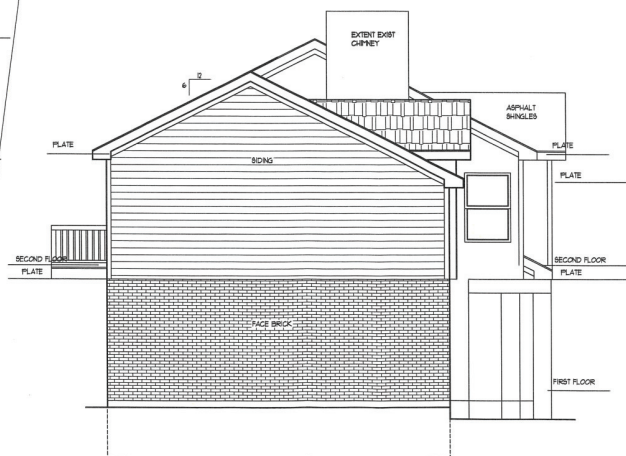
SCALE: 1/4" = 1'-0"

WALL BRACING USING APA SPLYFIED
WALL BRACING METHOD
C-300P
20" WALL = 4.25 FT REQUIRED
24" WALL = 4.42 FT REQUIRED



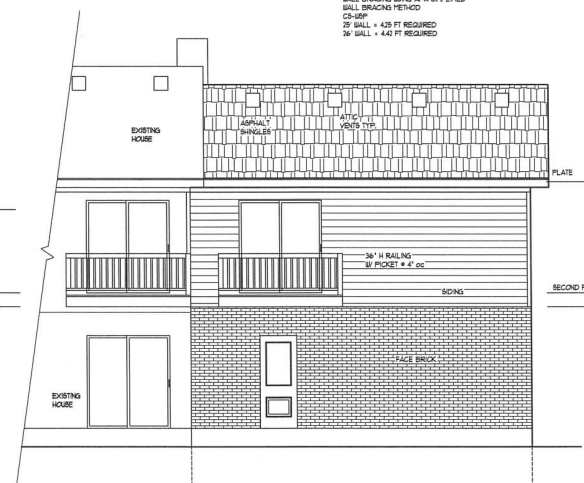
SOUTH ELEVATION

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



WEST ELEVATION

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



NORTH ELEVATION

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

Attachment: Floor and Elevation Plans (212 E. Colfax Street - SU Setback)

STUDIO 23 ARCHITECTS
PO BOX 486
LAKE, ILLINOIS
60034-0486



HORCHER RESIDENCE
212 E COLFAX
PALATINE, ILLINOIS

ELEVATIONS
FLOOR PLANS

DB NUMBER
11-HORCHER

DATE
10-14-15

REVISIONS
01-B-20

WEST
A1



PUBLIC NOTICE

A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, February 11, 2020 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit a two story addition to be setback 5 feet from the side lot line instead of the minimum required 10 feet pursuant to Section 10.06 (c)(13) of the Palatine Zoning Ordinance.

The property is commonly known as 212 E. Colfax Street (02-14-305-044).

The Petitioner is proposing to replace a single story garage and breezeway with a two-story addition including a two-car garage in place of the existing one car garage. The existing side yard setback will be increased to 5 feet.

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

FILE #: 19-81
VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Zoning Board of Appeals

DATED: This 27th day of January, 2020
Published in Daily Herald
January 27, 2020 (4539552)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

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 **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette

County(ies) of Cook, Kane, Lake, McHenry

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 01/27/2020 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Danula Baltz
Authorized Agent

Control # 4539552

Attachment: Public Notice (212 E. Colfax Street - SU Setback)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 02/11/20 07:00 PM

CASE STAFF STATEMENT (ID # 5812)

570 N. Smith Street

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Jacqueline Cobb, Second City Canine Rescue

CASE NUMBER: 19-78

ADDRESS: 570 N. Smith Street

PROPOSAL:

Special Use for a Unique Use (Canine Rescue and Adoption Center), pursuant to 11.03 (d) (33) of the Palatine Zoning Ordinance.

Variation to permit an 8-foot tall fence, instead of the maximum permitted 6-foot fence, pursuant to Section 6.03 (c) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 570 N. Smith Street District 6 (Helms)	<u>CURRENT ZONING:</u> B-2 General Business District
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SURROUNDING CONDITIONS:

North:	B-2 General Business District
South	U- Utility Municipal
East:	B-2 General Business District
West:	B-2 General Business District

BACKGROUND:

The Petitioner is proposing to open a Canine Rescue and Adoption Center, which will include an outdoor area on the west side (rear) of the property. It will be surrounded by an 8-foot fence. Therefore, the Petitioner is requesting:

Special Use for a Unique Use (Canine Rescue Adoption Center)

Variation to permit an 8-foot tall fence, instead of the maximum permitted 6-foot fence

SITE ANALYSIS:

Case Staff Statement (ID # 5812)
Meeting of February 11, 2020

- The Subject Property is zoned B-2 General Business District. The Subject Property is approximately 21,000 square feet and contains the former Fortune Kookie Restaurant (approximately 3,500 square feet). A Special Use for a Korean Restaurant was approved in 2017; however, the restaurant never opened and the property has remained vacant, since that time.
- The Subject Property is surrounded on three sides by B-2 zoned properties. To the south are separate properties owned and use by the Public Works Department (Village) and Road District (Palatine Township). The closest residential property is across the street and approximately 130 feet to the southeast.
- Second City Canine Rescue currently houses dogs in residential foster homes and does not have a brick and mortar location. If approved, the Subject Property would be their first canine rescue and adoption center.
- The proposed location would house 5-10 dogs at one time, and it would also serve as a place for perspective dog owners to have a meet and greet. The dogs would be housed in kennels in an approximate 480 square foot area, in the northwest corner (rear) of the building
- The proposed canine rescue center will employ 4 people, and there could be up to 10-15 Volunteers/Adopters on site at one time. The proposed hours of operation will be Monday - Friday from 3 PM - 7 PM, and Saturday and Sunday from 10 AM - 4 PM. There will be a Veterinarian will be on staff but will only be working with rescue dogs.
- The interior of the building would be remodeled to suit the needs for a canine rescue center. This would include a video camera system and complete fire alarm system, as required by the state. In addition to the Village's Special Use review, this use is regulated and inspected through a Department of Agriculture license.
- The proposed canine rescue center would have an outdoor area that includes the installation of K9 Grass, and an 8-foot tall solid fence, and drainage system. The 8-foot tall fence requires a Variation as the maximum permitted fence height in the business districts is 6 feet. Per the Petitioner, 2-3 dogs would be in the fenced outdoor area at one time and supervised at all times.
- There are 47 existing parking spaces. The proposed outdoor area would eliminate 3 spaces leaving a total of 44 spaces. The proposed use requires 12 spaces per the 1/300 standard.

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

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

STAFF RECOMMENDATION:

The Petitioner is requesting to open a Canine Rescue Center in a stand-alone building previously occupied by Fortune Kookie Restaurant. The property has been vacant for approximately 3-1/2 years. The outdoor space will be taking the place of 3 spaces however; the site will still be over parked by 32 spaces. Therefore, Staff does not anticipate any parking issues. A proposed 8-foot fence will surround the outdoor area and will have a limited number of supervised dogs out at a time. In addition, the closest residence is approximately 240 feet away from the outdoor area.

The proposed use will be occupying a vacant property, and while Staff does not believe this will have a negative impact on the surrounding properties, this is a new use to Palatine. Therefore, Staff recommends action at the discretion of the Zoning Board of Appeals of the proposed Special Use and Variation subject to the following conditions:

1. The Special Use and Variation shall substantially conform to the business plan submitted by the Petitioner on 2/3/20 and the site plan/floor plan prepared by RWE Design Build, submitted on 2/3/20, except as such plans may be revised to conform to Village Codes and Ordinances.
2. The Special Use shall be granted only to Second City Canine Rescue and is the only entity permitted to operate this facility. Any future changes in the proposed user shall require the review and approval of the Village Council.
3. The Petitioner shall install a waste receptacle proximate to the front of the tenant space, including a maintenance and disposal plan, in a manner acceptable to the

Village of Palatine.

4. No more than 3 dogs shall be permitted outside at any one time and shall be supervised while outside.
5. Dogs shall not be outside the building except between the hours of 7 AM - 8 PM.
6. The Subject Use shall apply for and obtain a Village of Palatine business license.
7. Additional soundproofing shall be provided within the building and outdoor area, if required by the Village of Palatine.
8. The Village shall conduct a 6-month review of the operations following its opening and, if deemed necessary by Staff, will forward the review to the Village Council, reserving the right to add additional conditions if deemed necessary.

ATTACHMENTS:

- Aerial map - 570 N. Smith Street
- Application
- Plat of Survey
- Site Plan
- Business Plan
- Floor Plan
- SCCR Overview
- Public Notice



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) Jacqueline Cobb		Business Name (if applicable) Second City Canine Rescue	
	Subject Property Address 570 N Smith Street, 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) ☒ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District B2	Existing Land Use Restaurant	Proposed Land Use Operational Headquarters and Adoption Center	
	Generally describe your request:			
	We are seeking to create a home-like operational headquarters for Second City Canine Rescue, that will function as a meeting space, adoption center and community-centric volunteer organization. We provide a resource to add fully-vetted, behaviorally-sound animals to families looking to expand their homes. We make a promise to each dog coming through our program: that they will never have to experience the fear of being dumped in another shelter. It is our goal to create an environment that is as far-removed from a typical "shelter" or "animal control" as possible. Additional information can be found in our attached business plan.			

Attachment: Application (570 N Smith Street - SU Dog Rescue)

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

1. That the property cannot yield a reasonable return if used only under the conditions allowed by the regulations governing the zoning district in which it is located

An 8 ft fence would allow our dogs (monitored by staff or volunteers at all times) to exist in the yard without the ability to scale the barrier.

2. That the plight of the owner is due to unique circumstances

While most dogs would be unable to scale a 6ft barrier, it has been known to happen, and for their safety and that of the community, we would want to ensure an escape-free enclosure for our animals.

3. That the variation, if granted, will not alter the essential character of the locality

An 8ft fence would not alter the character of the locality.

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

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

On the contrary, an 8ft fence would increase the safety of the animals in our care and the well-being of the surrounding property and community.

Required Materials

- ☐ Filing Fee of \$ **898**
- ☐ 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

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached



SECOND CITY
CANINE ♥ RESCUE
RESCUING RESPONSIBLY™

3.2.b

P.O. Box 721094
Roselle, IL 60172

T: 847.807.5364
F: 847.807.4407

www.sccrescue.org

info@sccrescue.org

To Whom It May Concern:

We are pleased to submit this Special Use Application.

Second City Canine Rescue (SCCR) wishes to open a location in the Village of Palatine located at 570 North Smith Street. Second City Canine Rescue has been in the business of dog rescue since 2011; this will be its first physical location, serving as Headquarters and Adoption Center.

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

Second City Canine Rescue provides a facility where dog adoptions can occur and citizens can volunteer their time.

The Adoption Center is open to the public seven days a week, with hours convenient to the clients of the community. Public hours will be Mon-Fri 3p-7p, Sat-Sun 10a-4p. Volunteers and staff will be present prior to and after opening hours to care for the animals.

Security & Safety: SCCR will be fully outfitting the building with video monitoring as well as a fire sprinkler system to ensure the safety of our staff, volunteers, and animals in their care.

Dog Adoption: According to the American Society for the Prevention of Cruelty to Animals (ASPCA), 1.6 million dogs are adopted each year. This is a valuable service that SCCR will provide to the citizens of Palatine and throughout the Chicagoland area.

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

The facility will be managed by an SCCR employee with a degree in shelter management. This employee is aware of and will ensure we are in compliance with all required health and safety regulations. Two veterinarians serve on the Board of Directors and will ensure the animals at the facility are in good health and are of sound temperament.

Overnight Boarding: SCCR will be providing sanitary, spacious kennel space that exceeds the standards set by the Humane Society of the United States (HSUS). SCCR does not utilize chain link enclosures or crates for boarding.

Ventilation system is designed to turn the air in the building 4 to 6 times per hour to reduce any odor.

Automatic trench drain system carries waste away from the building directly to city sewer system.

Attachment: Application (570 N Smith Street - SU Dog Rescue)

Daycare: The surface material for the outdoor play area is comprised of a perimeter nailer board attached to the concrete with tapcon screws or ramset nails, then a layer of 1" rubber air grid and the final layer of the K9 Grass™. The K9 Grass™ has a unique knitted backing with flow-through technology and is treated with an antimicrobial agent to mitigate any odor. The outdoor area will have drainage that will connect to the trench drain system in the building. The fencing material for the outdoor play area will be the polyvinyl chloride (PVC). This type of fencing is five times stronger than wood or chain link and features a steel reinforced bottom rail for a stronger, more rigid fence.

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

Second City Canine Rescue does not believe it would cause any harm to nearby property values but rather enhance them with a first class Adoption Center in a desirable area of the Village. This will not only provide a place for community members to adopt pets, but also to volunteer and visit to brighten their days.

This facility is in a business area that does not border any residential property. Dogs will be walked on-leash and allowed in the yard with a maximum of two at a time, always supervised.

SCCR has a longstanding history of being a valuable member of the community. Its partnerships with local businesses, including PetSmart and Hanover Park Animal Care Center, highlights its outstanding reputation.

Thank you for your consideration. Please feel free to contact us with any questions you may have.

Sincerely,



Dr. Jacquie Cobb
President



Residential
Commercial
ALTA

ALTA/NSPS LAND TITLE SURVEY

Studnicka and Associates, Ltd.

studnicka2000@gmail.com

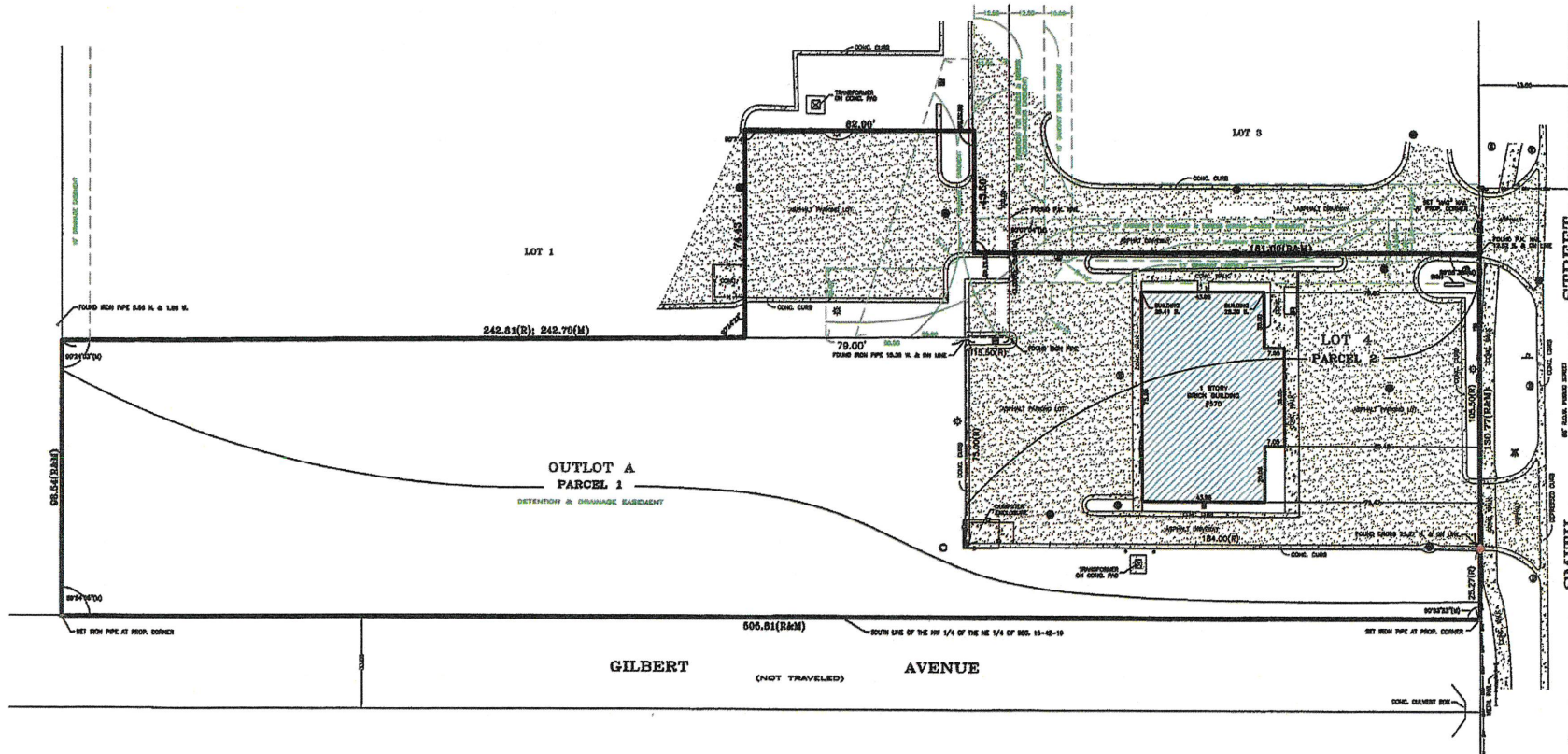
Topographical
Condominium
Site Plans

Tel. 815 485-0445
Fax 815 485-0528

17901 Haas Road
Mokena, Illinois 60448

PARCEL 1:
OUTLOT A IN NORTH-SMITH'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 4 IN RIO'S SUBDIVISION OF LOTS 2, 3 AND 4 IN NORTH-SMITH SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 1991 AS DOCUMENT 91988830 AND RIO'S RESUBDIVISION RECORDED NOVEMBER 22, 1994 AS DOCUMENT NO. 96812858, IN COOK COUNTY, ILLINOIS.



LEGEND:

- - MONUMENT
- ⊙ - ANTI-TECH MONUMENT
- ⊖ - WATER MONUMENT
- ⊕ - SEWER MONUMENT
- ⊗ - STORM MONUMENT
- ⊘ - LIGHT POLE
- ⊙ - HALEY
- ⊙ - FENCE POLE
- ⊙ - TRAFFIC SIGN
- ⊙ - FIRE HYDRANT
- ⊙ - ROLLING
- ⊙ - WOODCHIP SIGN
- ⊙ - RT MONUMENT
- ⊙ - GAS METER
- ⊙ - ELECTRIC METER
- ⊙ - WATER METER
- ⊙ - ELECTRIC BOX
- ⊙ - CABLE INTERFERENCE
- ⊙ - ANTI-TECH INTERFERENCE
- ⊙ - OVERHEAD WIRE
- ⊙ - WOOD FENCE
- ⊙ - CHAIN LINK FENCE
- ⊙ - MASONRY
- ⊙ - RECORD

NOTES:

THE UTILITIES SHOWN ON THIS PLAT ARE BASED ON OBSERVED EVIDENCE ONLY.

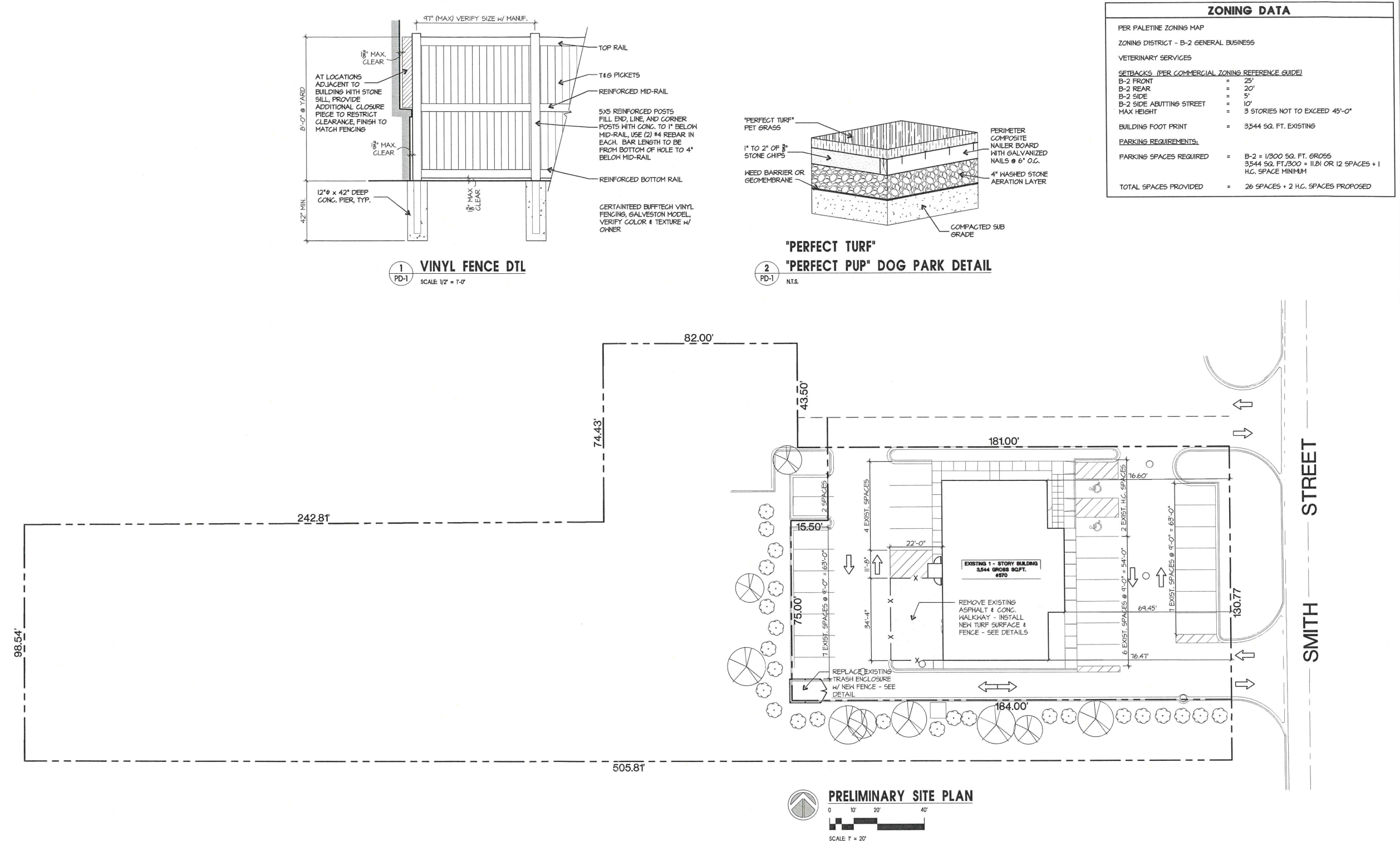
Scale: 1" = 50 feet
Dimensions are marked in feet and decimals.
Ordered by: Anthony Barwood
Order No.: 17-7-247
Compare all points before building by
using steel at those points any difference.
For building lines, restrictions, or comments not
shown herein, refer to abstract, deed or ordinance.
Field work completed: 7/24/17
Drawn by: J.E.
Checked by: T.E.
Design Firm Registration # 104-000791



TO: GRATER ILLINOIS TITLE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE
MADE IN ACCORDANCE WITH THE 2010 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSP
LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES
ITEMS 1 AND 11 OF TABLE A THERETO.

Mokena, IL July 27, A.D. 2017
by *[Signature]*
License No. 5304 Expires 11/30/18



16 W 361 S. FRONTAGE RD., SUITE 106
BURR RIDGE, IL 60527
(630) 734 - 0883

SECOND CITY CANINE RESCUE

570 N SMITH STREET
PALETINE, IL

No.	Description	Date

Sheet Name		
Project number	Project Number	Arch-0001
Date	Issue Date	
Drawn by	INITIAL	
Checked by	INITIAL	
		Scale 1/8" = 1'-0"

04 DECEMBER, 2019



SECOND CITY
CANINE ♥ RESCUE
RESCUING RESPONSIBLY™

P.O. Box 721094
 Roselle, IL 60172

T: 847.807.5364
 F: 847.807.4407

www.sccrescue.org

info@sccrescue.org

To Whom It May Concern:

The property located at 570 N Smith Street, Palatine is being considered for the future home of Second City Canine Rescue's Adoption Center. This property will serve as our organization's first brick and mortar facility, and we will be committed to creating a vibrant and inviting homelike space from which we will continue our mission of rescuing responsibly.

Since 2011, Second City Canine Rescue has been committed to saving homeless dogs and placing them with loving forever families. Over 3,200 dogs have been saved (and families completed) since our inception. The organization is experiencing rapid growth, and it is our intention that with a facility, we will be able to increase our adoptions and rescue more at-risk dogs.

All of our dogs are currently living in foster homes with temporary families. It is our vision for the Adoption Center to be as home-like as possible, in order to provide a smooth transition for our dogs, as they start their new lives with adoptive families.

SCCR's Adoption Center will house approximately 5- 10 adoptable dogs at a time. They will be housed overnight at the facility, and be kept in free-standing modular kennels inside of the Adoption Center. We will not be housing any dogs outside, nor will more than 2-3 dogs be allowed outside for *supervised* play. Adoptable dogs will be allowed to lounge in our living room area on dog beds, or sofas, while accompanied by one of our volunteers. We anticipate no more than 10 – 15 volunteers and adopters on-site on a normal basis.

The Adoption Center will operate with 4 staff members:

- Adoption Center Manager, Jennifer Moreland
- Two Adoption Center Assistants
- Part time Veterinarian, Jacquie Cobb, DVM, President and founder of SCCR

Hours of operation will be as follows:

Monday - Friday 3:00p - 7:00pm

Saturday and Sunday: 10:00am - 4:00pm

Center will be staffed with volunteers and employees during morning animal care hours:

7-10am and from 6-8pm.

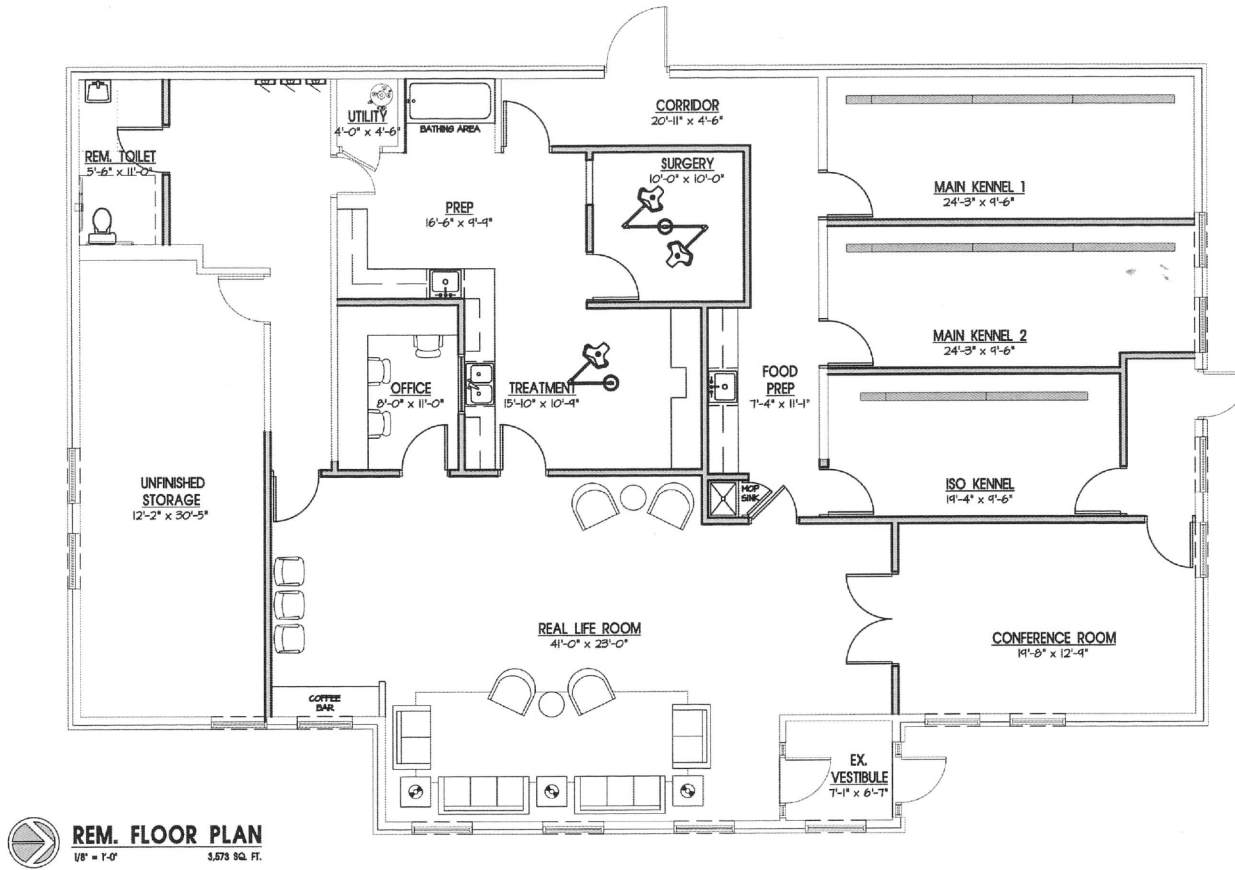
The veterinary role will be to ensure the health of all dogs at the facility and provide any care necessary. All dogs will be "quarantined" in foster homes prior to entering the facility, and will have previously been cleared by one of our many existing partner "private practice" veterinarians. The adoption center will not be providing any veterinary care to the public.

We are very excited about the prospect of making our home in Palatine, attracting incremental revenue to existing businesses, and cultivating a community of dog rescue advocates!

Please feel free to address any questions or concerns to Jennifer Moreland at Jennifer@sccrescue.org.

Attachment: Business Plan (570 N Smith Street - SU Dog Rescue)

Rescuing Responsibly™



RWE
DESIGN BUILD

16 W 361 S. FRONTAGE RD., SUITE 106
BURR RIDGE, IL 60527
(630) 734 - 0883

SECOND CITY CANINE RESCUE

570 N SMITH STREET
PALATINE, IL

No.	Description	Date

Sheet Name

Project number	Project Number	Arch-000
Date	Issue Date	
Drawn by	INITIAL	
Checked by	INITIAL	
Scale 1/8" = 1'-0"		



SECOND CITY
CANINE ♥ RESCUE
RESCUING RESPONSIBLY™



SCCR Overview

2020

Phone: 847.807.5364

Fax: 847.807.4407

P.O. Box 721094

Roselle, IL 60172

www.sccrescue.org

**Our mission is to rescue homeless animals
and responsibly place them into permanent, loving
homes.**

We believe in *rescuing responsibly*.SM

Executive Summary

Since 2011, Second City Canine Rescue has been committed to responsibly rescuing homeless dogs and placing them with loving forever families within our community. SCCR has saved over 3,000 dogs and completed as many families. Our organization is experiencing rapid growth, and it is our intention that, with the purchase of an adoption facility, we will be able to increase our adoptions by at least 25% the first year, just 2.4 additional adoptions per week, and save more dogs.

Second City Canine Rescues strives to be a neighborhood-centered organization that the community thinks of first when looking to add a furry friend to their family. We provide a resource to add fully-vetted, behaviorally-sound animals to families looking to expand their homes. We make a promise to each dog coming through our program: that they will never have to experience the fear of being dumped in another shelter. It is our goal to create an environment that is as far-removed from a typical “shelter” or “animal control” as possible. Our hope is to purchase a home-like building, and provide a unique, upscale, boutique dog adoption experience to our adopters and a comfortable, albeit temporary, living situation for the dogs.

Competition

Our customers will also consider other area rescues such as The Buddy Foundation, Kay’s Animal Shelter, Heartland Animal Shelter, and Almost Home Foundation, as well as backyard breeders and pet shops. We compete for adoptions with other rescues, though we are all on the same team, so it is more of a friendly competition. We also compete with pet stores and breeders, and will continue to strive to encourage the importance of adoption in our community. We also “compete” for charitable contributions with other animal organizations as well as nonprofits in completely different fields.

Team

We are an enthusiastic and energetic group with a passion for what we do, from top management down to our newest volunteers. From our inception in 2011 until 2017, we have done this as a 100% volunteer-managed and volunteer-operated organization. We currently have 3 part-time employees and a full-time Executive Director. Once our physical location is purchased, we will be hiring additional staff members. By adding professionalized staff and a physical location, we will be able to take our vision further, faster. We have approximately 250 volunteers currently and are looking to expand these efforts as well.

Funding Requirements

SCCR was bequeathed the funding to secure a physical adoption center by the late Geraldine Van Der Meyden, who was a big supporter of our organization. This generous gift will help us to fund the purchase and build-out of our new headquarters.

In order to help maintain the operations of the adoption center, we introduced a monthly membership program in 2018. These funds have created a reliable, consistent source of income to allow for predictability and security in budgeting and continue to grow. Additionally, we have existing annual fundraising programs such as our Cocktails for Canines Gala (held at the nearby Inverness Golf Club in 2018, Itasca Country Club in 2019, and scheduled back at Inverness for 2020), Michelson Savings Pets Challenge, and Giving Tuesday Holiday Appeal.

Another source of income for our non-profit includes grants. We have been working with a professional grant writer and over the last year have secured in excess of \$100,000. The grants we apply for are consistent with our strategic plan and long-term goals. Obtaining a physical facility will open SCCR up to additional grant opportunities, as there are many that require the applicant to have a physical location.

Opportunity

Reducing Euthanasia

According to the Humane Society of the United States, approximately 2.4 million healthy pets are euthanized annually in our country. The goal of SCCR is to help every homeless pet in our community find a home and reduce the number of companion animals that are being euthanized. With the purchase of a facility, we will be able to more robustly fulfill our mission of responsibly saving lives, and making a larger impact on our community. Having a physical location, particularly the kind of building we intend to purchase, will set us apart from our competitors, and give us more credibility within our community and help us to continue to grow our brand. We want SCCR to be the first rescue group someone thinks of when they decide to volunteer, donate, or adopt. Having a building will help achieve that goal, by anchoring ourselves within a thriving community.

We have maxed out our current organizational structure, and in order to maintain the rapid growth we have experienced over the last 8 years we need to purchase a facility. This facility will allow us to reach our goals, make a larger impact, and save more lives.

Target Market

We strive to complete families; families as diverse as the dogs that come through our doors. Our target market consists of forward-thinking, community-minded people who choose to adopt because they know it's the right thing to do; not only does adoption complete their family, but they value the "good" they are doing by choosing to complete their family via adoption, rather than going to a pet store. Our key customer, volunteer, donor, and adopter groups are enthusiastic, responsible pet lovers.

Advantage

Our biggest advantage is our foster homes. Our dogs will be living in foster homes before coming to the Adoption Center. We will be aware of their personalities and any behavioral issues before coming to the center, as well as confirm their health status, so as to prevent the

spread of disease. Our foster home base will be able to increase by expanding into another territory and offering a “limited time” foster situation (ie one in which they only have to commit to a dog for a set length of time rather than “until it is adopted”). Another advantage is that we are a transparent organization that responsibly uses its resources and does not turn away a dog due to medical conditions.

Marketing

In 2018, SCCR went through a total rebrand. This new look is exciting our audience, and getting them interested in what we do and what we have to say. Our marketing strategy is based on exposure from social media, as well as developing relationships with local vendors and the media to draw people in. With our brand new website, SEO marketing and Google Ads (courtesy of a grant that we already have) will be utilized to point dog lovers in our direction. Our newly wrapped van is out and about in the community, alerting potential adopters and supporters to our presence. Dogs will be walked in the community surrounding our building with “Adopt Me” vests and volunteers will be given business cards to hand out to people that come up to greet the adoptable dogs. We will also be working together with our graphic designer to create a social media calendar to promote upcoming events.

Community Relationships

We are a local-minded organization that wants to get involved with city festivals, farmer’s markets, parades, and other family-friendly events. Joining organizations like the Chamber of Commerce, hosting events such as Open Houses, and supporting our neighborhood businesses will help to integrate us into our community.

Key Players

Jacquie Cobb, veterinarian, DVM, MS in Humane Leadership, BS in Animal Science

Judy Anglada, Executive Director, former President of Best Travel

Jennifer Moreland, 10-year veteran of animal rescue, certified in Shelter Management

Steven Ratzek (Retired) Motorola Solutions Inc. Senior Operations Controller

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, February 11, 2020 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use for a Unique Use (Canine Rescue Center) pursuant to 11.03 (d) (33) of the Palatine Zoning Ordinance.
Variation to permit an 8-foot tall fence, instead of the maximum permitted 6-foot fence, pursuant to Section 6.03 (c) of the Palatine Zoning Ordinance.
 The property is commonly known as 570 N. Smith Street (02-15-200-033).
 The Petitioner is proposing to a canine rescue center that will include housing 5-10 dogs and provide a location for prospective dog owners to have meet and greet events. The fence would enclose and screen an outdoor area in the rear of the building on the west side of the property.
 The above petition has been filed by Jacqueline Cobb, Second City Canine Rescue and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 19-78
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 27th day of January, 2020
 Published in Daily Herald
 January 27, 2020 (4539553)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

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 **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette

County(ies) of Cook, Kane, Lake, McHenry

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 01/27/2020 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY Lauren Baltz
 Authorized Agent

Control # 4539553

Attachment: Public Notice (570 N Smith Street - SU Dog Rescue)