



RIVER FOREST ZONING BOARD OF APPEALS MEETING AGENDA

A meeting of the River Forest Zoning Board of Appeals will be held on Thursday, June 26, 2025, at 7:30 P.M. in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

Anyone interested in this matter is encouraged to share their comments with the Zoning Board of Appeals. If you are unable to attend the public hearing, you may submit written comments to Clifford Radatz, Building Official, by 12:00 p.m. on the day of the hearing. Comments may also be emailed in advance to Clifford Radatz at cradatz@vrf.us. All written and emailed comments will be read into the record during the public meeting.

You may listen to the meeting by clicking here:

https://us02web.zoom.us/webinar/register/WN_jKlVnT-SHep5GzIU5JPQQ

- I. Call to Order
- II. Approval of the Minutes from the meeting of the Zoning Board of Appeals on April 10, 2025
- III. Hearing - Special Use Permit – 7355 North Avenue - Pet care (except veterinary) services in the C-1 Commercial District – Diamond in the Ruff of River Forest, Inc.
- IV. Approval of Findings of Fact for the Special Use Permit for 7355 North Avenue
- V. Public Comment
- VI. Adjournment

**MINUTES OF THE MEETING OF THE
VILLAGE OF RIVER FOREST
ZONING BOARD OF APPEALS**

April 10, 2025

A meeting of the River Forest Zoning Board of Appeals was held at 7:30 pm on Thursday, April 10, 2025, in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

I. CALL TO ORDER

Chairman Martin called the meeting to order at 7:30 pm. Meeting started by calling roll. Upon a roll call the following persons were:

Present: Chairman Frank Martin, Members Garry Dombrowski, Chris Plywacz, , Ron Lucchesi, and Corina Davis

Absent: Member Mary Shoemaker and Sheila Price

Also present at the meeting: Jessica Spencer, Assistant Village Administrator

II. APPROVAL OF THE MINUTES FROM THE MEETING OF THE ZONING BOARD OF APPEALS ON MARCH 13, 2025

Chairman Martin asked if there were any comments about the minutes from the last meeting, there were none.

A **MOTION** was made by Member Lucchesi and seconded by Member Plywacz to approve the minutes of the March 13, 2025, meeting.

Ayes: Chairman Martin, Members Dombrowski, Plywacz, and Lucchesi

Nays: None

Motion passed.

III. APPROVAL OF FINDINGS OF FACT FOR THE ZONING VARIATION REQUEST FOR 633 WILLIAM STREET

Chairman Martin asked if there were any changes requested or additional discussion regarding the findings of fact.

A **MOTION** was made by Member Plywacz and seconded by Member Lucchesi to approve the Findings of Fact for 633 William Street.

Ayes: Chairman Martin, Members Dombrowski, Plywacz, and Lucchesi

Nays: None

Motion passed.

IV. PUBLIC COMMENT

There was none.

V. ADJOURNMENT

A **MOTION** was made by Member Lucchesi to dismiss the meeting, seconded by Plywacz to adjourn. A unanimous voice vote passed the motion.

Meeting Adjourned at 7:32 p.m.

Submitted:

Clifford E. Radatz, Secretary

Frank Martin, Chairman
Zoning Board of Appeals

Date: _____



MEMORANDUM

DATE: June 20, 2025

TO: Zoning Board of Appeals

FROM: Clifford E. Radatz *ceR*
Building Official

SUBJECT: Case Number 2026-0002
7355 North Avenue
Special Use Application for Diamond in the Ruff of River Forest, Inc.

Diamond in the Ruff of River Forest, Inc. has applied for a Special Use Permit to establish a facility for Pet care (except veterinary) services in the C-1 Commercial District in the existing building located at 7355 North Avenue. The applicant presently operates a facility located at 7756 Madison Street. The applicant intends to close the facility on Madison Street when the Special Use permit for 7355 North Avenue is approved.

Legal Notice has been provided for the meeting date on June 26, 2025, by publication in the local newspaper, signage at the property, and mailed notifications as required by section 10-18-4 B).

The following packet includes the applicant's submission of materials in accordance with the Application Requirements listed in section 10-18-5 of the Zoning Ordinance.

A copy of Chapter 10-18 of the Zoning Ordinance has been included in the packet for your reference.

If the Zoning Board wishes to recommend the approval of this Special Use Permit to the Village Board of Trustees, the following motion should be made:

Motion to recommend to the Village Board of Trustees the approval of the Special Use Permit for Pet care (except veterinary) services at 7355 North Avenue.

If you have any questions regarding this application, please do not hesitate to call me.

LEGAL NOTICE
ZONING BOARD OF APPEALS
RIVER FOREST, ILLINOIS
Case Number 2026-0002

Public Notice is hereby given that a public hearing will be held by the Zoning Board of Appeals (ZBA) of the Village of River Forest, County of Cook, State of Illinois, on Thursday, June 26, 2025, at 7:30 p.m. in the First Floor Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois on the following matter:

Diamond in the Ruff of River Forest, Inc. is seeking a Special Use Permit to establish a facility for Pet care (except veterinary) services in the C-1 Commercial District, in the existing building at 7355 North Avenue, in River Forest, Illinois.

Section 10-18-4 of the Village Code provides the Zoning Board jurisdiction to hold public hearings and offer recommendations to the Village Board concerning applications for a Special Use Permit.

The legal description of the property at 7355 North Avenue is as follows:

LOT 3 IN BLOCK 3 IN ROSSELLS BONNIE BRAE ADDITION TO RIVER FOREST, BEING A SUBDIVISION OF THE NORTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING FROM THE WEST 33 FEET AND THE SOUTH 33 FEET THEREOF DEEDED TO THE VILLAGE OF RIVER FOREST FOR STREET PURPOSES) IN COOK COUNTY, ILLINOIS

All interested persons will be given the opportunity to be heard at the public hearing. **For public comments to be considered by the Zoning Board of Appeals and Village Board of Trustees in their decision, they must be included as part of the public hearing record.** Interested persons can learn more about how to participate in the hearing by visiting www.vrf.us/guides/guide/DevelopmentGuide.

Sincerely,
Clifford Radatz
Secretary, Zoning Board of Appeals



SMITH & SMITH
Attorneys at Law

PO BOX 59, RIVER GROVE, ILLINOIS 60171-0059
TELEPHONE (708) 456-4500 • FAX (708) 456-4520
www.2smithlaw.com

HARRY J. SMITH, JR.
BART A. SMITH*
MARJORIE A. MANCHEN

**Also admitted in Michigan*

April 10, 2025

Mr Matt Walsh, Village Administrator
Village of River Forest
400 Park Avenue
River Forest, IL 60305

VIA US MAIL and FAX (708-366-3702)

Re: Request for a Pre-Filing Conference
Diamond in the Ruff of River Forest, Inc., 7355 W North Ave – Special Use Permit

Dear Mr. Walsh:

We represent Diamond in the Ruff of River Forest, Inc. (DITR) and Ann Renee Vacherlon, its shareholder, director and president. As you may know, DITR provides dog grooming services and has been a River Forest business since 1995 when it opened its doors at 7357 West North Avenue, and then later moved to 7756 Madison Street in 2011. As you may also know, the property at 7756 Madison Street is being sold or sold to a new owner, and the proposed rent was cost prohibitive for DITR. DITR therefore purchased the property at 7355 West North Avenue from DJW Property Management LLC on March 25, 2025, and hopes to relocate to this new location.

In anticipation of this relocation, DITR plans to apply for a Special Use Permit and in accordance with Village Code Section 10-18-4(A)(1)(b) requests a pre-filing conference with Village staff to determine if a waiver of the application requirement is appropriate. As noted above, DITR operated successfully under its initial Special Use Permit at 7358 West North Avenue for over 15 years and until the landlord sold that property. and it anticipates that operating the business at this new location would be akin to the original business operations as far as its minimal impact on neighboring businesses and residents. Additionally, this would allow the business to continue to serve its many clients from River Forest and its long-time presence within the River Forest community.

Thank you for your time and consideration of this request, and please let us know if a pre-filing conference can be scheduled to address this matter.

Very truly yours,

SMITH & SMITH

Bart A. Smith

DIAMOND IN THE RUFF OF RIVER FOREST, INC.

Proposed Special Use: Dog Grooming Business

Property: 7355 West North Avenue, River Forest, IL 60305

Zoning District: C-1 – Pet Care Services are a Special Use

History: Applicant has been a River Forest business since 1995

INTRODUCTION & BUSINESS PERSPECTIVE

Diamond in the Ruff of River Forest, Inc. (DITR) is an Illinois corporation owned by Ann Renee Vacherlon who also serves as its sole director, president and secretary. Robert Palomo is the corporate treasurer. DITR has been providing dog grooming services in River Forest since 1995 when it opened its doors at 7357 West North Avenue. Due to the landlord selling this property to a medical provider, the business moved to 7756 Madison Street in 2011. Now, the owner of 7756 Madison Street is selling or has sold to a new owner and the rent proposed by the new owner is cost prohibitive for DITR. For this reason, DITR purchased the property at 7355 West North Avenue from DJW Property Management LLC on March 25, 2025, and hopes to relocate the dog grooming business to this new location. Most DITR customers are familiar with this location due to it being adjacent to its original location at 7357 West North Avenue.

In support of its request for a Special Use Permit for this new location, DITR notes that it has operated successfully under its initial Special Use Permit at 7357 West North Avenue for over 15 years; and then at 7756 Madison Street through the present. The owner will continue to operate the business at this new location as it has operated the business at 7357 West North Avenue and 7756 Madison Street for 30 years. With this background and track record, DITR is confident that the business shall have a minimal impact, if any, on neighboring businesses and residents. Additionally, allowing this special use would allow the business to continue to serve its many clients from River Forest and the surrounding communities and maintain its long-time presence as part of the River Forest business community.

10-12-2: SPECIAL USES:

C1 District - Special Use Permit: Under Section **10-21-3 Pet Care Services** (except veterinary) are a Special Use in the C-1 Commercial District.

1. The names and addresses of the owner of the subject property, the applicant and all persons having an ownership or beneficial interest in the subject property and proposed project.

The property is owned by Diamond in the Ruff, Inc., an Illinois corporation, incorporated on October 23, 2024. **See Warranty Deed.** Diamond in the Ruff of River Forest, Inc. is owned by Ann Renee Vacherlon who is the sole shareholder, sole director, president and secretary; and Robert Palomo is the treasurer. Ann Renee Vacherlon also serves as the registered agent and

her residence at 1801 N 78th Ct, Elmwood Park, IL 60707, serves as the registered office of the corporation.

2. A statement from the owner, if not the applicant, approving the filing of the application by the particular applicant.

Not applicable as owner is the applicant and interested party seeking the special use.

3. A survey, legal description and street address of the subject property.

Attached is a **Survey**, dated July 1, 2008, which sets forth the legal description of the property. The commonly known address is 7355 West North Avenue, River Forest, Illinois 60305.

4. A statement showing compliance of the proposed project to the Comprehensive Plan and Zoning Title; and evidence of the proposed project's compliance in specific detail with each of the standards and objectives of this Section.

Specific responses to standards set forth below.

5. A scaled site plan showing the existing contiguous land uses, zoning districts and public thoroughfares.

See attached **Aerial Image** showing neighboring properties and businesses in this C-1 Zoning District along North Avenue, with an alley buffering the residential properties south of the alley from the commercial properties on North Avenue.

6. A scaled site plan of the proposed project showing the lot area, required yards and setbacks, contour lines, common space and the location, bulk, and lot area coverage and heights of buildings and structures, number of parking spaces and loading areas.

DITR does not propose any new exterior improvements, and its business will operate within the current structure which has existed for over 30 years at this location. This subject site offers more rear parking area than the property at 7357 North Avenue which hosted DITR from 1995-2011. The business relocated to Madison Street in 2011 when the landlord sold the property to a medical provider. See **Aerial Image**.

7. Schematic drawings illustrating the design and character of the building elevations, types of construction, and floor plans of all proposed buildings and structures. The drawings shall also include a schedule showing the number, type, and floor area of all uses and the floor area of the entire project.

With the exception of the installation of the specific floor covering, carpet, a dog washing station, and portable indoor “potty” devices for the dogs to relieve themselves, the business maintains an open floor plan through which the daily pets are allowed to roam. There is a separate waiting room for owners at which location customers will drop off and pick up their pets. **Pictures** of the equipment required of the business and the proposed interior layout.

8. A landscaping plan showing the location, size, character and composition of vegetation and other material.

See 5 Above. The existing improved lots consists of the existing building and paved parking area to the rear of the building. A public parkway separates the building and public sidewalk from North Avenue.

9. The substance of covenants, easements, and other restrictions existing and any to be imposed on the use of land, including common open space, and buildings or structures.

See attached **title insurance policy** which does not identify any covenants, easements, or restrictions as to the proposed pet grooming service.

10. A schedule of development showing the approximate date for beginning and completion of each stage of construction of the project.

The installation floor covering, the dog washing station, and portable indoor “potty” stations will be completed upon approval of any required business licenses and special use permit. Anticipated working to be completed in 1 to 2 business days. A typical business day at DITR is as follows:

- a. Eight to ten of DITR’s 150 customers are scheduled for each business day as DITR has always maintained a quality over quantity approach with its customers and dog grooming services.
- b. Each customer is provided with a current annual calendar that sets out each pet’s grooming schedule for the year, and pets are to be dropped off at approximately 8 a.m. and retrieved at or before 6 p.m. Customers spend less than a few minutes dropping off and picking up their pets. Most customers exercise their dogs before dropping them off for their spa day at DITR. The business is generally opened Monday through Saturday.
- c. Each dog is washed in a wash tub and then towel dried with a Snyder dryer used to fluff up certain breeds coats.
- d. DITR does not maintain a washer or drier on-site but takes each days towels off-site for laundering.
- e. Dogs are groomed on a grooming table.
- f. A number of porch “potty” collection devices are used to allow dogs to relieve themselves indoors, and when dogs are exercised by us outdoors, we clean up after the pets and respect our neighbors properties. Indoor potty bins are cleaned each day to minimize smells and germs.
- g. At the present time, there are two groomers, Ann and Robert, and if a third groomer was hired, that groomer would be limited to four to five dogs per day.

10-18-3: STANDARDS FOR REVIEW: A special use permit shall be granted when the proposed use complies with the following standards:

A. The proposed use is consistent with the goals and policies of the Comprehensive Plan:

Diamond in the Ruff of River Forest, Inc. ("DITR") has been a River Forest business since 1995 when it opened at 7357 West North Avenue. It proposes relocating to 7355 West North Avenue from its current location at 7756 Madison Street. The subject property in question has been in existence for more than 30 years and is sandwiched between other commercial buildings currently hosting medical services. See **Aerial Image** of businesses in this C-1 Zoning District.

B. The establishment, maintenance, or operation of the use or combination of uses will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of the residents of the Village:

DITR has maintained and operated its pet grooming business since 1995 and during the past 30 years, the business has not caused any known concerns or endangerment with respect to the public health, safety, comfort, morals, or general welfare of the residents of the Village. A significant portion of DITR's customers are residents of River Forest with the balance of customers being from Elmwood Park, River Grove, Oak Park, Mont Clare and Galewood.

C. The proposed use will not diminish the use or enjoyment of other property in the vicinity for those uses or combination of uses which are permitted by this Zoning Title:

The pet grooming business is for the most part confined to areas within the business premises with little or no impact on neighboring properties; and its operation will not diminish or impair in any manner the use and enjoyment of neighboring properties. As noted above, customers drop off and pick up their pets in a few minutes, and if driving, parking is for a very limited time by any individual customer, with approximately 8-10 pets being groomed each business day.

D. The establishment of the proposed use will not impede the normal and orderly development and improvement of surrounding properties for uses or combination of uses otherwise permitted in the zoning district:

DITR's purchase of 7355 West North Avenue and its proposed pet grooming business fills an existing commercial property which has been vacant for approximately 10 or more years. The property is sandwiched between other medical service facilities as depicted on the **aerial image**. Although no new development is planned, the proposed business would return this property to the active tax rolls. As noted above, dog grooming services take place within the business premises, customer parking is very short term, and this use should not in any manner impede the use and occupation of any neighboring properties or businesses.

E. The proposed use will not diminish property values in the vicinity:

DITR's long standing reputation and services to the community will enhance the property values within the vicinity of this parcel as the business will return to use this vacant parcel of commercial property. As noted above, the property sat vacant for approximately 10 or more years.

F. Adequate measures already exist or will be taken to provide ingress and egress to the proposed use in a manner that minimizes traffic congestion in the public streets:

Certain customers can walk with their pets to and from the business using the public sidewalks, while other customers will drop off and pick up their pets from the rear parking area of the property. The parking area is approximately 1,250 square feet. For this reason, there should be no traffic congestion whatsoever created by DITR on North Avenue or any other public street.

G. The proposed use will be consistent with the character of the Village:

As previously noted, DITR has successfully operated in River Forest since 1995 on both North Avenue and Madison Street, and has been of service to the River Forest community and neighboring communities for 30 years.

H. The proposed use will not materially affect a known historical or cultural resource:

DITR has not identified any aspect of its business that will impact or affect any known historical or cultural resource of the community.

I. The design of the proposed use considers its relationship to the surrounding area and minimizes adverse effects, including visual impacts of the proposed use on adjacent property:

DITR does not identify any adverse visual impact on the area but rather fills this commercial property that has been vacant for many years. The relocation of the business to North Avenue will bring renewed business activity to the building and area. As for possible adverse impacts, the primary concern is exercising the dogs during their grooming day. In addition to being responsible caretakers of its customers, DITR plans to have the premises fitted with an indoor washing facilities as well as portable indoor potty devices for dogs to relieve themselves. See attached exhibits on the dog washing station and indoor pet potties.

J. The design of the proposed use promotes a safe and comfortable pedestrian environment:

The property in question has been in existence for many years and shares common masonry walls with the neighboring properties. All properties are serviced by the public sidewalk along the south side of North Avenue and the sidewalk is located adjacent to the buildings and separated from North Avenue by the grass parkway.

K. The proposed use has included adequate consideration consistent with these standards for buffers, landscaping, fencing, lighting, building materials, public open space, and other improvements associated with the proposed use:

See J above.

L. The off-site impacts of the proposed use such as vehicular traffic, noise, hours of operation, etc., have been shown to be compatible with the surrounding area.

As noted above, DITR has operated both on North Avenue and Madison Street since 1995 and has not been advised of any negative impact it has had on the adjacent properties at either location. The business has consistently operated adjacent to other commercial businesses with residential properties being buffered by and across the public alley to the rear of each business premises.

Respectfully submitted,

Diamond in the Ruff of River Forest, Inc.

April 29, 2025

WARRANTY DEED

Prepared By:

Tietz Law Firm
2445 Dean Street, Suite 1D
St. Charles, IL 60175

Return To:

ANN VACHERLON
1801 N. 78TH CT
ELMWOOD PARK IL
60707

Send Tax Bill To:

Diamond in the Ruff
of River Forest, Inc.
1801 N. 78th Court,
Elmwood Park, IL 60707

GRANTOR, **DJW PROPERTY MANAGEMENT LLC**, of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and no/100 (\$10.00) Dollars, and other good and valuable considerations, in hand paid, CONVEY and WARRANT to:

GRANTEE, **DIAMOND IN THE RUFF OF RIVER FOREST, INC.**, of Elmwood Park, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 3 IN BLOCK 3 IN ROSSELLS BONNIE BRAE ADDITION TO RIVER FOREST, BEING A SUBDIVISION OF THE NORTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING FROM THE WEST 33 FEET AND THE SOUTH 33 FEET THEREOF DEEDED TO THE VILLAGE OF RIVER FOREST FOR STREET PURPOSES) IN COOK COUNTY, ILLINOIS.

SUBJECT ONLY TO: General real estate taxes not due and payable at the time of closing, covenants, conditions, restrictions and easements of record.

hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Address: 7355 W. North Avenue, River Forest, IL 60305

Permanent Index Number: 15-01-203-012

DATED: 3/19/2025

DJW PROPERTY MANAGEMENT LLC

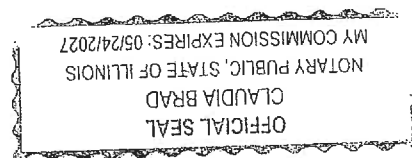
By: Don Jay Williams
DON WILLIAMS, sole member and manager

STATE OF IL,
COUNTY OF COOK^{SS}

I, the undersigned, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that, **DON WILLIAMS** is personally known to me to be the sole member and manager of **DJW PROPERTY MANAGEMENT LLC**, and is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 19th day of March, 2025.

[Signature]
NOTARY PUBLIC



Fidelity National Title Company, LLC

6767 N Milwaukee Ave, Ste 208, Niles, IL 60714

Phone: (847)588-0300 | Fax: (847)588-1744

MASTER STATEMENT

Settlement Date: March 25, 2025

Escrow Number: OC23018849

Disbursement Date: April 1, 2025

Escrow Officer: Julie Baker

Email: Julie.Baker@fnf.com

Borrower: Diamond in the Ruff of River Forest, Inc., an Illinois corporation
1801 N 78th Court
Elmwood Park, IL 60707

Seller: DJW Property Management, LLC
1237 Cornelia Ave
Chicago, IL 60657

Property: 7355 W North Ave
River Forest, IL 60305
Parcel ID(s): 15-01-203-012

Lender: Huntington Bank

SELLER		BORROWER	
\$	DEBITS	\$	CREDITS
		FINANCIAL CONSIDERATION	
	260,000.00	260,000.00	
			10,000.00
			180,000.00
		PRORATIONS/ADJUSTMENTS	
2,555.58			2,555.58
4,719.80			4,719.80
		NEW LOAN CHARGES - Huntington Bank	
		Total Loan Charges: \$0.00	
		Origination Fee to Huntington Bank	
		\$400.00 paid outside closing by Borrower	
		Site Visit to Huntington Bank	
		\$75.00 paid outside closing by Borrower	
		Evaluation Fee to Huntington Bank	
		\$500.00 paid outside closing by Borrower	
		Flood Cert to Huntington Bank	
		\$10.80 paid outside closing by Borrower	
		TITLE & ESCROW CHARGES	
		250.00	
150.00			
		25.00	
		25.00	
50.00			
		50.00	

SELLER			BORROWER	
\$	DEBITS	\$ CREDITS	\$	DEBITS \$ CREDITS
		TITLE & ESCROW CHARGES		
		Title Company, LLC		
		Escrow Fees - Borrower to Fidelity National Title Company, LLC	1,850.00	
		ILAPLD Certificate Service Fee to Fidelity National Title Company, LLC	60.00	
		Lender's Title Insurance to Karen E. Tietz, PC dba Tietz Law Firm / FNT	575.00	
50.00		Overnight Delivery & Handling to Fidelity National Title Company, LLC	50.00	
		Policy Update Fee to Fidelity National Title Company, LLC	150.00	
		Recording Service Fee to Fidelity National Title Company, LLC	25.00	
3.00		State of Illinois Policy Registration Fee to Fidelity National Title Company, LLC	3.00	
		Wire Transfer Service Fee to Fidelity National Title Company, LLC	50.00	
2,070.00		Owner's Title Insurance to Karen E. Tietz, PC dba Tietz Law Firm / FNT		
		SE 287 - Policy Modification 4 to Fidelity National Title Insurance Company	350.00	
		Policies to be issued:		
		Owners Policy		
		Coverage: \$260,000.00 Premium:		
		\$2,070.00		
		Version: ALTA Owner's Policy 2021		
		Loan Policy		
		Coverage: \$180,000.00 Premium: \$575.00		
		Version: ALTA Loan Policy 2021		
		GOVERNMENT CHARGES		
		Recording Fees to Fidelity National Title Company, LLC	214.00	
		Deed \$107.00		
		Mortgage \$107.00		
130.00		County Transfer Tax (\$130.00) to MYDEC Cook County Transfer Stamps		
260.00		State Transfer Tax to MYDEC Cook County Transfer Stamps		
		MISCELLANEOUS CHARGES		
		Buyer Attorney Fee to Smith & Smith	1,650.00	
6,500.00		Commission to Broadland Realty		
6,500.00		Commission to Caporale Realty		
775.00		Seller Attorney Fee to Karen E. Tietz, PC dba Tietz Law Firm		
2,048.20		Tax Escrow to Karen E. Tietz, PC dba Tietz Law Firm.		
100.00		Tax Escrow Management to Karen E. Tietz, PC dba Tietz Law Firm		

MASTER STATEMENT - Continued

25,911.58	260,000.00	Subtotals:	265,327.00	197,275.38
		Balance Due FROM Borrower		68,051.62
234,088.42		Balance Due TO Seller		
260,000.00	260,000.00	TOTALS	265,327.00	265,327.00

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

SELLER:

DJW Property Management, LLC

BY:

Don Williams, Sole member and manager

BORROWER:

Diamond in the Ruff of River Forest, Inc.,
an Illinois corporation

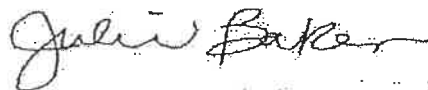
BY:

Ann-Renee Vachon, President.

BY:

Robert Palomo, Vice President

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.



Fidelity National Title Company, LLC
Settlement Agent

A3 Landscape



April 29, 2025

Parcels Current

Cook County Aerial Imagery 2024

Red: Red

Green: Green

Blue: Blue

- 7351 North - Orthodontics
- 7353 North - Medical Clinic
- 7355 North - SUBJECT SITE
- 7357 North - Psychologist - and former site of Diamond in the Ruff 1995-2011
- 7359 North - Vacant
- 7361 North - Chiropractor

ALTA OWNER'S POLICY OF TITLE INSURANCE

Policy Number:

issued by:



Fidelity National Title
Insurance Company

OC23018849

This policy, when issued by the Company with a Policy Number and the Date of Policy, is valid even if this policy or any endorsement to this policy is issued electronically or lacks any signature.

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Condition 17.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, Fidelity National Title Insurance Company, a Florida corporation (the "Company"), insures as of the Date of Policy and, to the extent stated in Covered Risks 9 and 10, after the Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. The Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. Covered Risk 2 includes, but is not limited to, insurance against loss from:
 - a. a defect in the Title caused by:
 - i. forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - ii. the failure of a person or Entity to have authorized a transfer or conveyance;
 - iii. a document affecting the Title not properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;
 - iv. a failure to perform those acts necessary to create a document by electronic means authorized by law;
 - v. a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - vi. a document not properly filed, recorded, or indexed in the Public Records, including the failure to have performed those acts by electronic means authorized by law;
 - vii. a defective judicial or administrative proceeding; or
 - viii. the repudiation of an electronic signature by a person that executed a document because the electronic signature on the document was not valid under applicable electronic transactions law.
 - b. the lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - c. the effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. A violation or enforcement of a law, ordinance, permit, or governmental regulation (including those relating to building and zoning), but only to the extent of the violation or enforcement described by the enforcing governmental authority in an Enforcement Notice that identifies a restriction, regulation, or prohibition relating to:
 - a. the occupancy, use, or enjoyment of the Land;
 - b. the character, dimensions, or location of an improvement on the Land;
 - c. the subdivision of the Land; or
 - d. environmental remediation or protection on the Land.
6. An enforcement of a governmental forfeiture, police, regulatory, or national security power, but only to the extent of the enforcement described by the enforcing governmental authority in an Enforcement Notice.

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ALTA Owner's Policy of Title Insurance (07/01/2021)

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7. An exercise of the power of eminent domain, but only to the extent:
- of the exercise described in an Enforcement Notice; or
 - the taking occurred and is binding on a purchaser for value without Knowledge.
8. An enforcement of a PACA-PSA Trust, but only to the extent of the enforcement described in an Enforcement Notice.
9. The Title being vested other than as stated in Schedule A, the Title being defective, or the effect of a court order providing an alternative remedy:
- resulting from the avoidance, in whole or in part, of any transfer of all or any part of the Title to the Land or any interest in the Land occurring prior to the transaction vesting the Title because that prior transfer constituted a:
 - fraudulent conveyance, fraudulent transfer, or preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law; or
 - voidable transfer under the Uniform Voidable Transactions Act; or
 - because the instrument vesting the Title constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law by reason of the failure:
 - to timely record the instrument vesting the Title in the Public Records after execution and delivery of the instrument to the Insured; or
 - of the recording of the instrument vesting the Title in the Public Records to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to the Date of Policy and prior to the recording of the deed or other instrument vesting the Title in the Public Records.

DEFENSE OF COVERED CLAIMS

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this policy, but only to the extent provided in the Conditions.

Karen E. Tietz, PC dba Tietz Law Firm
2445 Dean St.] Unit 1D
Saint Charles, IL 60175-4828

Countersigned By:



Authorized Officer or Agent

Fidelity National Title Insurance Company

By:



Michael J. Nolan, President

Attest:



Marjorie Nemzura, Secretary

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ALTA Owner's Policy of Title Insurance (07/01/2021)



EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
 3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
 4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
 5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
 6. Any lien on the Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
 7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

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ALTA Owner's Policy of Title Insurance (07/01/2021)



Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.d.:

Name and Address of Title Insurance Agent: Karen E. Tietz, PC dba Tietz Law Firm
2445 Dean St. | Unit 1D
Saint Charles, IL 60175-4828

Property Address: 7355 W North Ave, River Forest, IL 60305

SCHEDULE A

Name and Address of Title Insurance Company: Fidelity National Title Company, LLC
6250 W 95th St
Oak Lawn, IL 60453

Policy Number: OC23018849

Date of Policy	Amount of Insurance
March 25, 2025	\$260,000.00

1. The Insured is:

Diamond in the Ruff of River Forest, Inc., an Illinois corporation

2. The estate or interest in the Land insured by this policy is:

FEE SIMPLE

3. The Title is vested in:

Diamond in the Ruff of River Forest, Inc., an Illinois corporation

4. The Land is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

END OF SCHEDULE A

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ALTA Owner's Policy of Title Insurance (07/01/2021)



EXHIBIT "A"
Legal Description

LOT 3 IN BLOCK 3 IN ROSSELLS BONNIE BRAE ADDITION TO RIVER FOREST, BEING A SUBDIVISION OF THE NORTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING FROM THE WEST 33 FEET AND THE SOUTH 33 FEET THEREOF DEEDED TO THE VILLAGE OF RIVER FOREST FOR STREET PURPOSES) IN COOK COUNTY, ILLINOIS.

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Name and Address of Title Insurance Agent: Karen E. Tietz, PC dba Tietz Law Firm
 2445 Dean St. | Unit 1D
 Saint Charles, IL 60175-4828

SCHEDULE B EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. Rights or claims of parties in possession not shown by the public records.
2. Any encroachment, encumbrance, violation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any Lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Taxes or special assessments which are not shown as existing liens by the Public Records.
6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

7.
 1. Taxes for the year(s) 2024 and 2025
 2025 taxes are not yet due or payable.
 - 1A. Note: 2024 first installment is due March 4, 2025
 Note: 2024 final installment is not yet due or payable

Perm tax#	Pcl	Year	1st Inst	Stat	2nd Inst	Stat
<u>15-01-203-012-0000</u>	1 of 1	2024	\$6,384.81	Paid		

8. Because of procedures instituted by the Cook County Treasurer, the Company requests that original tax bills be furnished whenever the Company is requested to pay taxes. If original tax bills are not furnished, the Company will collect an additional amount per tax number to cover the cost of processing payments to the Cook County Treasurer for the production of duplicate tax bills.

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Name and Address of Title Insurance Agent: Karen E. Tietz, PC dba Tietz Law Firm
2445 Dean St.] Unit 1D
Saint Charles, IL 60175-4828

SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

9. A mortgage to secure an indebtedness as shown below,
Amount: \$180,000.00
Dated: March 25, 2025
Mortgagor: Diamond in the Ruff of River Forest, Inc., an Illinois corporation
Mortgagee: Huntington Bank, its successors and/or assigns as their respective interests may appear
Loan No.: 784940 1077613
Recording Date:
Recording No:

The effective date of this policy is extended to include the recording date of the deed(s) to the insured(s) and/or the insured mortgage(s) as shown in Schedule A.

END OF SCHEDULE B

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ALTA Owner's Policy of Title Insurance (07/01/2021)



CONDITIONS

1. DEFINITION OF TERMS

In this policy, the following terms have the meanings given to them below. Any defined term includes both the singular and the plural, as the context requires:

- a. "Affiliate": An Entity:
 - i. that is wholly owned by the Insured;
 - ii. that wholly owns the Insured; or
 - iii. if that Entity and the Insured are both wholly owned by the same person or entity.
- b. "Amount of Insurance": The Amount of Insurance stated in Schedule A, as may be increased by Condition 8.d. or decreased by Condition 10 or 11; or increased or decreased by endorsements to this policy.
- c. "Date of Policy": The Date of Policy stated in Schedule A.
- d. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- e. "Enforcement Notice": A document recorded in the Public Records that describes any part of the Land and:
 - i. is issued by a governmental agency that identifies a violation or enforcement of a law, ordinance, permit, or governmental regulation;
 - ii. is issued by a holder of the power of eminent domain or a governmental agency that identifies the exercise of a governmental power; or
 - iii. asserts a right to enforce a PACA-PSA Trust.
- f. "Entity": A corporation, partnership, trust, limited liability company, or other entity authorized by law to own title to real property in the State where the Land is located.
- g. "Insured":
 - i.
 - (a). The Insured named in Item 1 of Schedule A;
 - (b). the successor to the Title of an Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (c). the successor to the Title of an Insured resulting from dissolution, merger, consolidation, distribution, or reorganization;
 - (d). the successor to the Title of an Insured resulting from its conversion to another kind of Entity; or
 - (e). the grantee of an Insured under a deed or other instrument transferring the Title, if the grantee is:
 - (1). an Affiliate;
 - (2). a trustee or beneficiary of a trust created by a written instrument established for estate planning purposes by an Insured;
 - (3). a spouse who receives the Title because of a dissolution of marriage;
 - (4). a transferee by a transfer effective on the death of an Insured as authorized by law; or
 - (5). another Insured named in Item 1 of Schedule A.
 - ii. The Company reserves all rights and defenses as to any successor or grantee that the Company would have had against any predecessor Insured.
- h. "Insured Claimant": An Insured claiming loss or damage arising under this policy.
- i. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- j. "Land": The land described in Item 4 of Schedule A and improvements located on that land at the Date of Policy that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- k. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- l. "PACA-PSA Trust": A trust under the federal Perishable Agricultural Commodities Act or the federal Packers and Stockyards Act or a similar State or federal law.
- m. "Public Records": The recording or filing system established under State statutes in effect at the Date of Policy under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- n. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- o. "Title": The estate or interest in the Land identified in Item 2 of Schedule A.
- p. "Unmarketable Title": The Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or a lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

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ALTA Owner's Policy of Title Insurance (07/01/2021)



(continued)

2. CONTINUATION OF COVERAGE

This policy continues as of the Date of Policy in favor of an Insured, so long as the Insured:

- a. retains an estate or interest in the Land;
- b. owns an obligation secured by a purchase money Mortgage given by a purchaser from the Insured; or
- c. has liability for warranties given by the Insured in any transfer or conveyance of the Insured's Title.

Except as provided in Condition 2, this policy terminates and ceases to have any further force or effect after the Insured conveys the Title. This policy does not continue in force or effect in favor of any person or entity that is not the Insured and acquires the Title or an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured must notify the Company promptly in writing if the Insured has Knowledge of:

- a. any litigation or other matter for which the Company may be liable under this policy; or
- b. any rejection of the Title as Unmarketable Title.

If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under this policy is reduced to the extent of the prejudice.

4. PROOF OF LOSS

The Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy that constitutes the basis of loss or damage and must state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

- a. Upon written request by the Insured and subject to the options contained in Condition 7, the Company, at its own cost and without unreasonable delay, will provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company has the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those covered causes of action. The Company is not liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of any cause of action that alleges matters not insured against by this policy.
- b. The Company has the right, in addition to the options contained in Condition 7, at its own cost, to institute and prosecute any action or proceeding or to do any other act that, in its opinion, may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it is liable to the Insured. The Company's exercise of these rights is not an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under Condition 5.b., it must do so diligently.
- c. When the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court having jurisdiction. The Company reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

- a. When this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured will secure to the Company the right to prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose.

When requested by the Company, the Insured, at the Company's expense, must give the Company all reasonable aid in:

- i. securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement; and
- ii. any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter, as insured.

If the Company is prejudiced by any failure of the Insured to furnish the required cooperation, the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation, regarding the matter requiring such cooperation.

- b. The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos, whether bearing a date before or after the Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant must grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all the records in the custody or control of a third party that reasonably pertain to the loss or damage. No information designated in writing as confidential by the Insured Claimant provided to the Company pursuant to Condition 6 will be later disclosed to others unless, in the reasonable judgment of the Company, disclosure is necessary in the administration of the claim or required by law. Any failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in Condition 6.b., unless prohibited by law, terminates any liability of the Company under this policy as to that claim.

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ALTA Owner's Policy of Title Insurance (07/01/2021)



(continued)

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company has the following additional options:

a. *To Pay or Tender Payment of the Amount of Insurance*

To pay or tender payment of the Amount of Insurance under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option provided for in Condition 7.a., the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation.

b. *To Pay or Otherwise Settle with Parties other than the Insured or with the Insured Claimant*

i. To pay or otherwise settle with parties other than the Insured for or in the name of the Insured Claimant. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

ii. To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either option provided for in Condition 7.b., the Company's liability and obligations to the Insured under this policy for the claimed loss or damage terminate, including any obligation to defend, prosecute, or continue any litigation.

8. CONTRACT OF INDEMNITY; DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by an Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy. This policy is not an abstract of the Title, report of the condition of the Title, legal opinion, opinion of the Title, or other representation of the status of the Title. All claims asserted under this policy are based in contract and are restricted to the terms and provisions of this policy. The Company is not liable for any claim alleging negligence or negligent misrepresentation arising from or in connection with this policy or the determination of the insurability of the Title.

a. The extent of liability of the Company for loss or damage under this policy does not exceed the lesser of:

i. the Amount of Insurance; or

ii. the difference between the fair market value of the Title, as insured, and the fair market value of the Title subject to the matter insured against by this policy.

b. Except as provided in Condition 8.c. or 8.d., the fair market value of the Title in Condition 8.a.ii. is calculated using the date the Insured discovers the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy.

c. If, at the Date of Policy, the Title to all of the Land is void by reason of a matter insured against by this policy, then the Insured Claimant may, by written notice given to the Company, elect to use the Date of Policy as the date for calculating the fair market value of the Title in Condition 8.a.ii.

d. If the Company pursues its rights under Condition 5.b. and is unsuccessful in establishing the Title, as insured:

i. the Amount of Insurance will be increased by Fifteen Percent (15%); and

ii. the Insured Claimant may, by written notice given to the Company, elect, as an alternative to the dates set forth in Condition 8.b. or, if it applies, 8.c., to use either the date the settlement, action, proceeding, or other act described in Condition 5.b. is concluded or the date the notice of claim required by Condition 3 is received by the Company as the date for calculating the fair market value of the Title in Condition 8.a.ii.

e. In addition to the extent of liability for loss or damage under Conditions 8.a. and 8.d., the Company will also pay the costs, attorneys' fees, and expenses incurred in accordance with Conditions 5 and 7.

9. LIMITATION OF LIABILITY

a. The Company fully performs its obligations and is not liable for any loss or damage caused to the Insured if the Company accomplishes any of the following in a reasonable manner:

i. removes the alleged defect, lien, encumbrance, adverse claim, or other matter;

ii. cures the lack of a right of access to and from the Land; or

iii. cures the claim of Unmarketable Title,

all as insured. The Company may do so by any method, including litigation and the completion of any appeals.

b. The Company is not liable for loss or damage arising out of any litigation, including litigation by the Company or with the Company's consent, until a State or federal court having jurisdiction makes a final, non-appealable determination adverse to the Title.

c. The Company is not liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

d. The Company is not liable for the content of the Transaction Identification Data, if any.

10. REDUCTION OR TERMINATION OF INSURANCE

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, reduce the Amount of Insurance by the amount of the payment.

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ALTA Owner's Policy of Title Insurance (07/01/2021)



(continued)

11. LIABILITY NONCUMULATIVE

The Amount of Insurance will be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after the Date of Policy and which is a charge or lien on the Title, and the amount so paid will be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage are determined in accordance with the Conditions, the Company will pay the loss or damage within thirty (30) days.

13. COMPANY'S RECOVERY AND SUBROGATION RIGHTS UPON SETTLEMENT AND PAYMENT

- a. If the Company settles and pays a claim under this policy, it is subrogated and entitled to the rights and remedies of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person, entity, or property to the fullest extent permitted by law, but limited to the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant must execute documents to transfer these rights and remedies to the Company. The Insured Claimant permits the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.
- b. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company defers the exercise of its subrogation right until after the Insured Claimant fully recovers its loss.
- c. The Company's subrogation right includes the Insured's rights to indemnity, guaranty, warranty, insurance policy, or bond, despite any provision in those instruments that addresses recovery or subrogation rights.

14. POLICY ENTIRE CONTRACT

- a. This policy together with all endorsements, if any, issued by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy will be construed as a whole. This policy and any endorsement to this policy may be evidenced by electronic means authorized by law.
- b. Any amendment of this policy must be by a written endorsement issued by the Company. To the extent any term or provision of an endorsement is inconsistent with any term or provision of this policy, the term or provision of the endorsement controls. Unless the endorsement expressly states, it does not:
 - i. modify any prior endorsement,
 - ii. extend the Date of Policy,
 - iii. insure against loss or damage exceeding the Amount of Insurance, or
 - iv. increase the Amount of Insurance.

15. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, this policy will be deemed not to include that provision or the part held to be invalid, but all other provisions will remain in full force and effect.

16. CHOICE OF LAW AND CHOICE OF FORUM**a. Choice of Law**

The Company has underwritten the risks covered by this policy and determined the premium charged in reliance upon the State law affecting interests in real property and the State law applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the State where the Land is located.

The State law of the State where the Land is located, or to the extent it controls, federal law, will determine the validity of claims against the Title and the interpretation and enforcement of the terms of this policy, without regard to conflicts of law principles to determine the applicable law.

b. Choice of Forum

Any litigation or other proceeding brought by the Insured against the Company must be filed only in a State or federal court having jurisdiction.

17. NOTICES

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at:

Fidelity National Title Insurance Company
P.O. Box 45023
Jacksonville, FL 32232-5023
Attn: Claims Department

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ALTA Owner's Policy of Title Insurance (07/01/2021)



(continued)

18. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS POLICY, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS POLICY, ANY BREACH OF A POLICY PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS POLICY, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS, REPRESENTATIVE, OR PRIVATE ATTORNEY GENERAL PROCEEDING.

19. ARBITRATION

- a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be resolved by arbitration. If the Amount of Insurance is Two Million and No/100 Dollars (\$2,000,000) or less, any claim or dispute may be submitted to binding arbitration at the election of either the Company or the Insured. If the Amount of Insurance is greater than Two Million and No/100 Dollars (\$2,000,000), any claim or dispute may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.
- b. ALL CLAIMS AND DISPUTES MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS, REPRESENTATIVE, OR PRIVATE ATTORNEY GENERAL PROCEEDING IN ANY ARBITRATION GOVERNED BY CONDITION 19. The arbitrator does not have authority to conduct any class action arbitration, private attorney general arbitration, or arbitration involving joint or consolidated claims under any circumstance.
- c. *If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 19, then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 19.*
- d. Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

END OF CONDITIONS

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ALTA Owner's Policy of Title Insurance (07/01/2021)



ENDORSEMENT - SE 287

POLICY MODIFICATION

Issued By:



Fidelity National Title
Insurance Company

Attached to Policy Number:

OC23018849

General Exception number(s) 1,2,3,4,5,6 of Schedule B of this policy are hereby deleted.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Fidelity National Title Insurance Company

Dated: March 25, 2025

Office 3616

From: diamondintheruff7491@icloud.com
Sent: Saturday, May 24, 2025 5:49 PM
To: Office 3616
Subject: [EXTERNAL] Print 7copies please

Caution! This email originated outside of FedEx. Please do not open attachments or click links from an unknown or suspicious origin.

Sent from my iPhone Hello Ms Spencer, Mr. Bielak

Mr. Radatz and Mr. Luis

Thank you for your time and consideration for my request for a special use permit for my Dog grooming business to relocate to 7355 North Ave

Diamond in the Ruff of River Forest Inc. has been in the River Forest community since August 1995 and look forward to many more years in this community

We had a rent increase at our current location 7756 Madison street and were very excited when we were able to purchase 7355 North Ave

It feels like a full circle moment

Our first location was 7357 North Ave we were there until 2011 when the owner of the building sold it

We are by appointment only

And are fully booked until December 23 2025

no walk ins

We groom between 10-15 dogs per day

Tuesday-Saturday

open 8am-6pm

Our arrivals and departures are staggering throughout the day and it takes between 5-10 minutes for drop off and pick ups

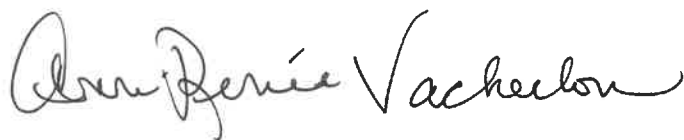
For the safety of our clients and their fur babies we want to access the alley and use the back entrance where we have parking for ~~25 cars~~ 3 cars

As North Ave is very busy road

Thank you all for your time and look forward into knowing what to do to move further with this request for a

Special permit use for the continued operation of

Diamond in the Ruff of River Forest to be able to stay in this beautiful community





VANDERWALKER
LAND SURVEYORS INC.
PROFESSIONAL DESIGN FIRM
No. 2886 EXPIRES 04/30/09

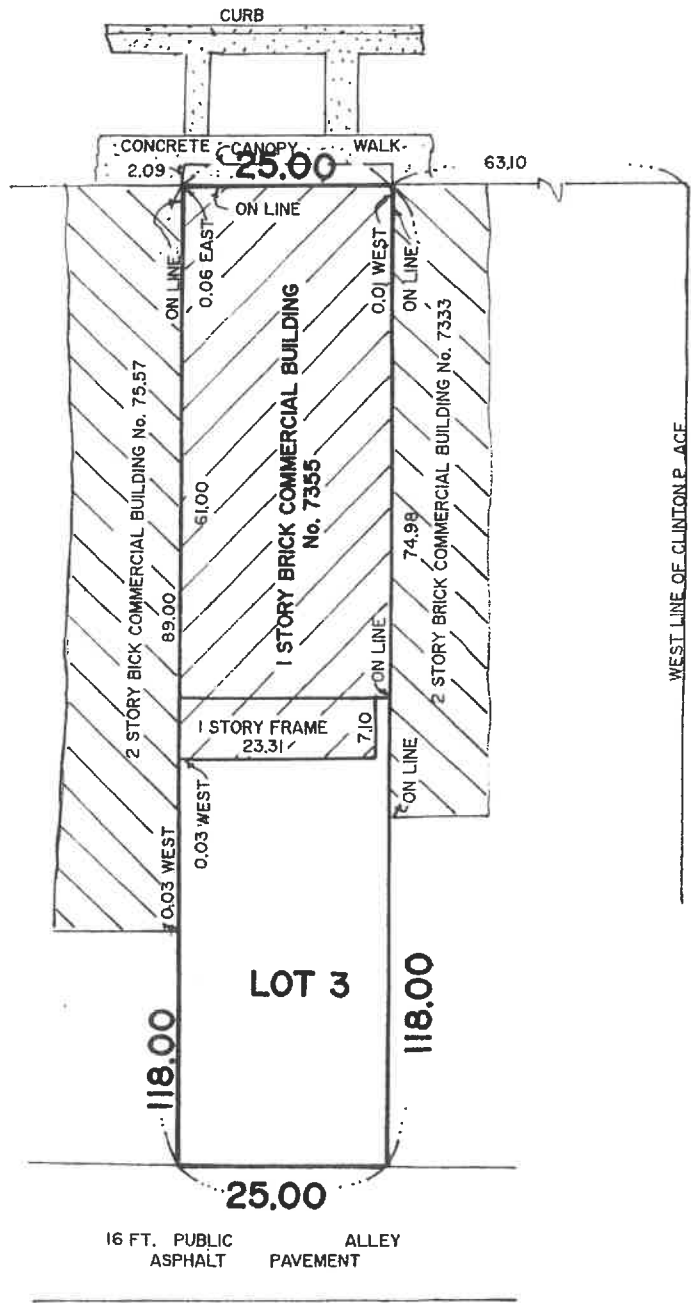
Plat of Survey

5521 W. 110th STREET UNIT 7
OAK LAWN, ILLINOIS 60453
PHONE 708-423-8202
FAX 708-423-8212



LOT 3 IN BLOCK 3 IN ROSELL'S BONNIE BRAE ADDITION TO RIVER FOREST, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM THE WEST 33 FEET AND THE SOUTH 33 FEET THEREOF DEEDED TO THE VILLAGE OF RIVER FOREST FOR STREET PURPOSES) IN COOK COUNTY, ILLINOIS.

WEST NORTH AVENUE



ORDERED BY: GREG MELNYK, ATTY.
ORDER No. 086-26

SCALE: 1/8" = 1'

NOTES: CHECK RECORDS FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS, IF ANY, NOT SHOWN.

DO NOT ASSUME THAT PROPERTY STAKES ARE AT PROPERTY CORNERS UNLESS SHOWN HEREON, AND THAT THEY REMAIN IN PLACE. ALSO DO NOT ASSUME DIMENSIONS BY SCALING OR ADDITION.

COMPARE ALL MEASUREMENTS BEFORE BUILDING TO CHECK FOR DISCREPANCIES. ALL PROPERTY DIMENSIONS ARE RECORD UNLESS OTHERWISE NOTED.

STATE OF ILLINOIS } SS.
COUNTY OF COOK

WE, VANDERWALKER LAND SURVEYORS, LICENSED ILLINOIS PROFESSIONAL LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ON THE HEREON DRAWN PLAT.

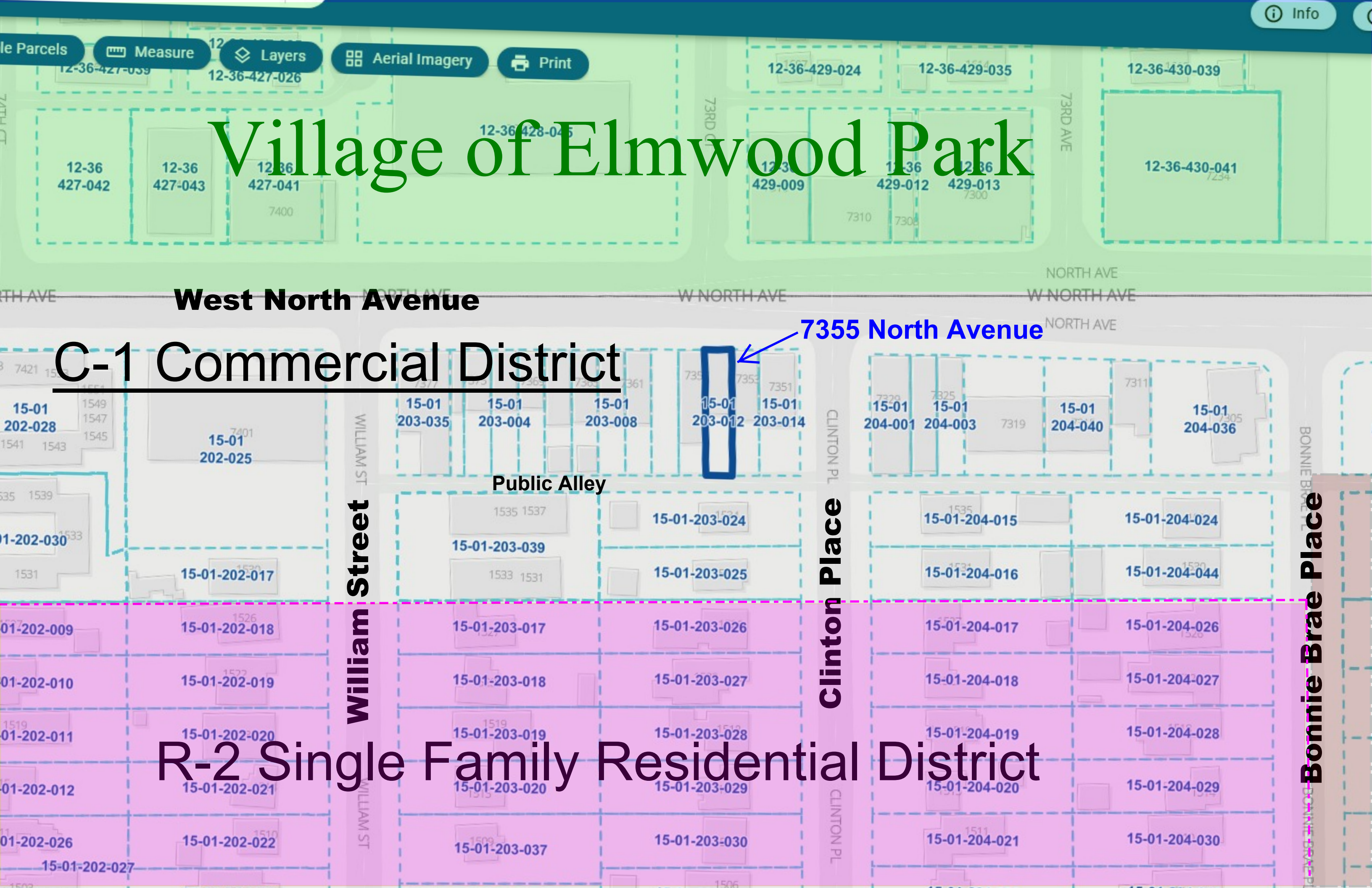
GIVEN UNDER MY HAND AND SEAL, THIS 1st,

DAY OF JULY 2008

Frank T. Vanderwalker

LICENSED PROFESSIONAL LAND SURVEYOR No. TO INSURE AN AUTHENTIC COPY SURVEYOR'S SEAL MUST BE IMPRESSED. LICENSE EXPIRES 11/30/08

THIS PLAT WAS PREPARED FOR REAL ESTATE SALE AND OR FINANCIAL PURPOSES. NO DOCUMENTATION WAS RESET. BEFORE ESTABLISHING FENCE LINES OR CONSTRUCTION, A "STAKED" SURVEY SHOULD BE PERFORMED TO VERIFY CORNERS.



Village of Elmwood Park

West North Avenue

C-1 Commercial District

7355 North Avenue

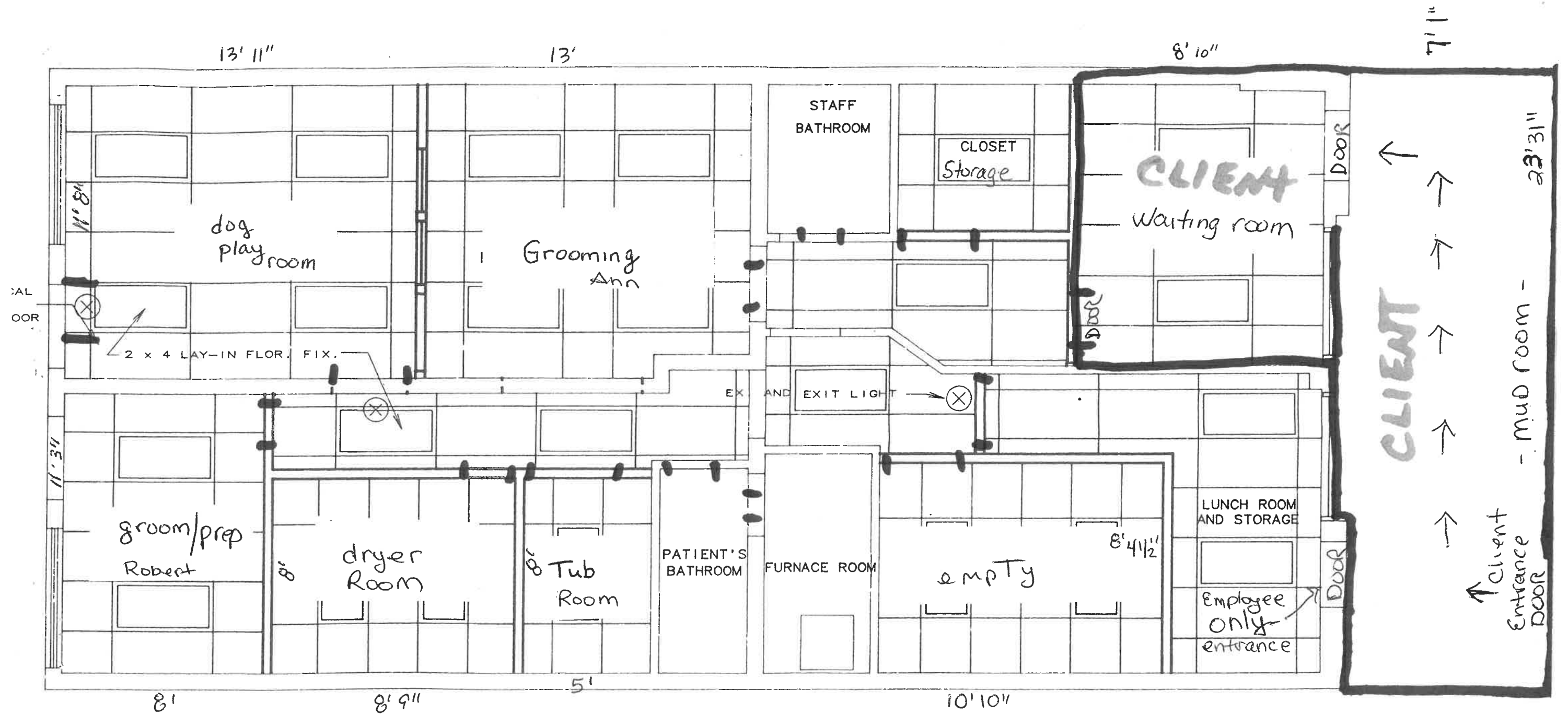
Public Alley

William Street

Clinton Place

Bonnie Brae Place

R-2 Single Family Residential District





Proposed Floor and Site Plan

10-12-2: SPECIAL USES:

C1 district - special use permit: Section **10-21-3 Pet Care Services** (except veterinary) are a Special Use in the C-1 Commercial District.

10-18-3: STANDARDS FOR REVIEW:

A special use permit shall be granted when the proposed use complies with the following standards:

A. The proposed use is consistent with the goals and policies of the Comprehensive Plan:

Diamond in the Ruff of River Forest, Inc. ("DITR") has been a local business since 1995 when it opened at 7357 West North Avenue and is proposing to relocate to 7355 West North Avenue from its current Madison Street location. The property in question has been in existence for more than 30 years and is sandwiched between two other commercial buildings currently hosting medical services.

B. The establishment, maintenance, or operation of the use or combination of uses will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of the residents of the Village:

DITR has maintained and operated its pet grooming business since 1995 and during the past 30 years, the business has not caused any concerns or endangerment with respect to the public health, safety, comfort, morals, or general welfare of the residents of the Village. A significant portion of DITR's customers are from River Forest with the balance of customers being from Elmwood Park, River Grove, Oak Park, Mont Clare and Galewood.

C. The proposed use will not diminish the use or enjoyment of other property in the vicinity for those uses or combination of uses which are permitted by this Zoning Title:

The pet grooming business is for the most part confined to areas within the business premises with little or no impact on neighboring properties; and its operation will not diminish or impair in any manner the use and enjoyment of neighboring properties. Customers drop off and pick up their pets resulting in parking for a very limited time by any individual customer, with approximately 10-15 pets being groomed each business day.

D. The establishment of the proposed use will not impede the normal and orderly development and improvement of surrounding properties for uses or combination of uses otherwise permitted in the zoning district:

DITR's purchase of the property at 7355 West North Avenue and its proposed pet grooming business fills an existing commercial property which has been vacant for _____ years. The property is sandwiched between two medical service facilities. Although there is no new development planned, the proposed business would return this property to the active tax rolls. As noted above, grooming takes place within the business premises, customer parking is very short term, and the use should not in any manner impede the use and occupation of any neighboring properties or businesses.

E. The proposed use will not diminish property values in the vicinity:

DITR's long standing reputation within and services to the community will enhance the property values within the vicinity of this parcel as the business will return to use this vacant parcel of commercial property.

F. Adequate measures already exist or will be taken to provide ingress and egress to the proposed use in a manner that minimizes traffic congestion in the public streets:

Certain customers will be able to walk to and from the business with their pets using the public sidewalks in the area, while other customers will drop off and pick up their pets from the alley parking area of the property. The parking area is approximately 1,250 square feet. For this reason, there should be no traffic congestion whatsoever created by DITR on North Avenue or any other public street.

G. The proposed use will be consistent with the character of the Village:

As -previously noted, DITR has successfully operated in River Forest since 1995 on both North Avenue and Madison Street, and has been of service to the River Forest community and neighboring communities for 30 years.

H. The proposed use will not materially affect a known historical or cultural resource:

DITR has not identified any aspect of its business that will impact or affect any historical or cultural resource of the community.

I. The design of the proposed use considers its relationship to the surrounding area and minimizes adverse effects, including visual impacts of the proposed use on adjacent property:

DITR does not identify any adverse visual impact on the area but rather fills this commercial property that has been vacant for ____ years. The relocation of the business to North Avenue will bring renewed business activity to the building and area. As for possible adverse impacts, the primary concern is exercising the dogs during their grooming day. In addition to being responsible caretakers of its customers, DITR plans to have the premises fitted with an indoor washing facility as well as indoor facilities for dogs to relieve themselves. See attached exhibits on the dog washing station and indoor pet potties.

J. The design of the proposed use promotes a safe and comfortable pedestrian environment:

The property in question has been in existence for many years and shares common masonry walls with the neighboring properties. All properties are serviced by the public sidewalk along the south side of North Avenue and the sidewalk is located adjacent to the buildings and separated from North Avenue by the grass parkway.

K. The proposed use has included adequate consideration consistent with these standards for buffers, landscaping, fencing, lighting, building materials, public open space, and other improvements associated with the proposed use:

See J above.

L. The off-site impacts of the proposed use such as vehicular traffic, noise, hours of operation, etc., have been shown to be compatible with the surrounding area.

As noted above, DITR has operated both on North Avenue and Madison Street since 1995 and has not been advised of any negative impact it has had on the adjacent properties at either location.

A-1



A.2





04/28/2025

B

B



C.1.





C 2

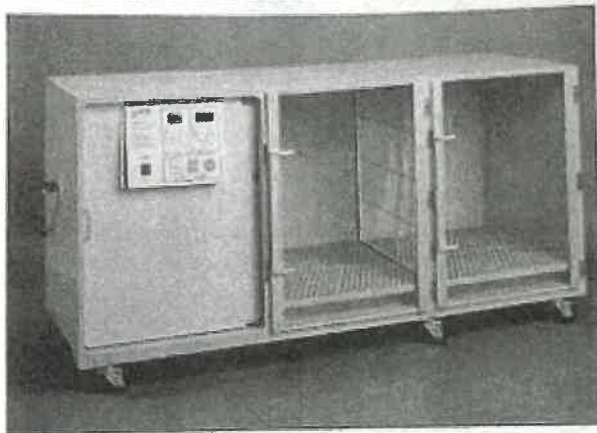


C.S



D

SNYDER DRYER



OPERATIONS MANUAL



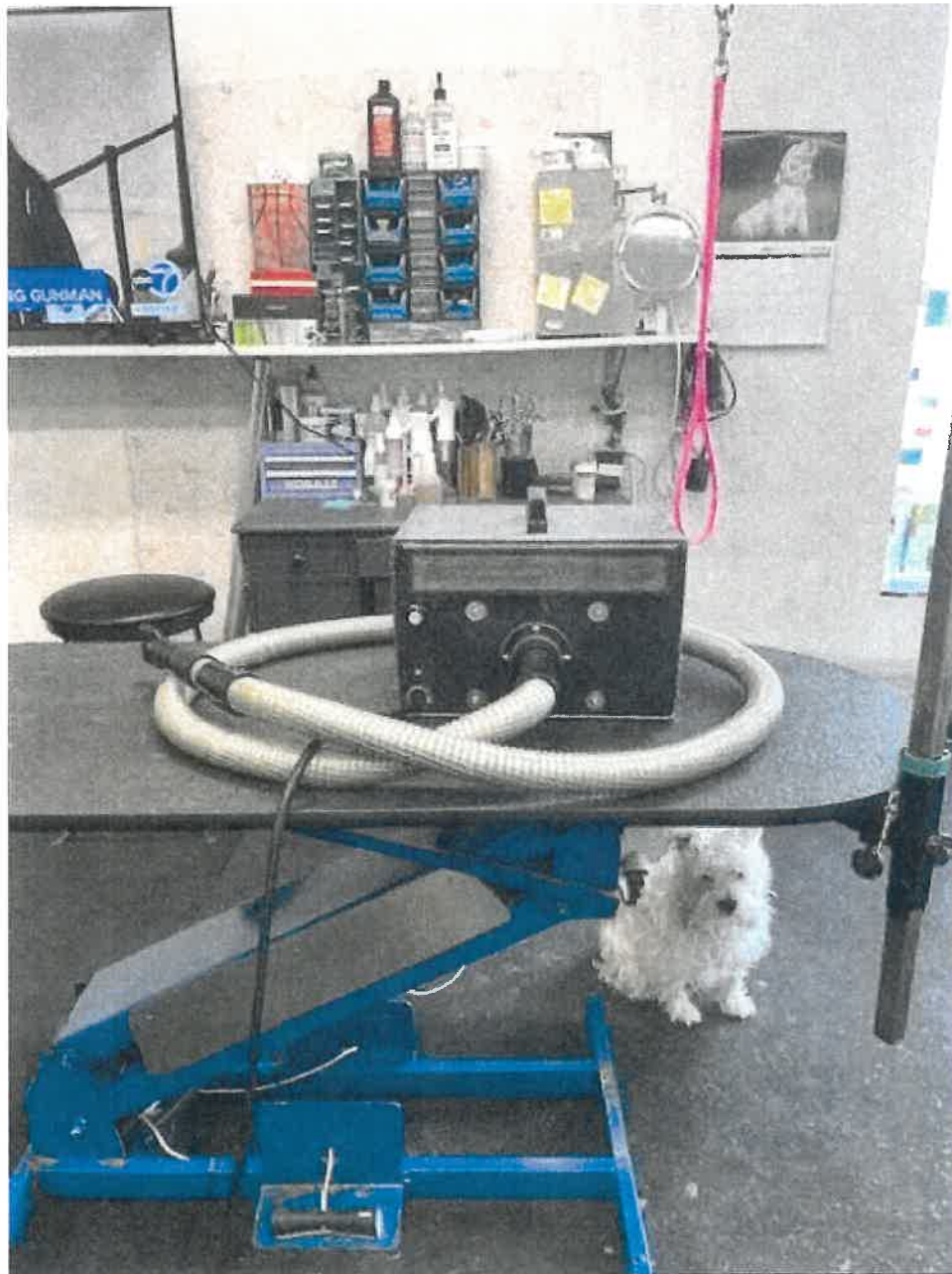
Total Concept in Animal Care

6500 East Pacific Place, Denver, CO 80222-4826 • 303/756-1932
800/756-0631 - FAX 303/756-0670

Brent Wethan

DRY003/7/15/95

E



3

9:34

5G E



Order #206085 C...



Billing Address:

Ann Vacherlon
7756 Madison Street
River Forest, Illinois 60305
United States

Shipping Address:

Ann Vacherlon
1801 North 78th Court
Elmwood Park, Illinois 60305
United States

A-B



**Indoor Catch
Basin**

Quantity: 2.0
Total: \$23.95



**Porch Potty
STANDARD**

Quantity: 2.0
Total: \$309.95

Subtotal: \$634.44

Shipping: \$0.00

Taxes: \$63.47

Total: \$697.91

VIEW YOUR ORDER





F & J PAVING INC.

P.O. Box 35026 • Elmwood Park, IL 60707

Office: (708) 544-6700 • Fax: (708) 544-3761 • Phone: (630) 279-0303 • www.f-jpaving.com

ESTIMATE NUMBER

DATE OF ESTIMATE

WORK - 312 630 708 773 847 815

HOME - 312 630 708 773 847 815

FAX - 312 630 708 773 847 815

CELL/PAGE - 312 630 708 773 847 815

EMAIL

708-488-9363

DIAMONDINTHERUFF7491@ICLOUD.COM

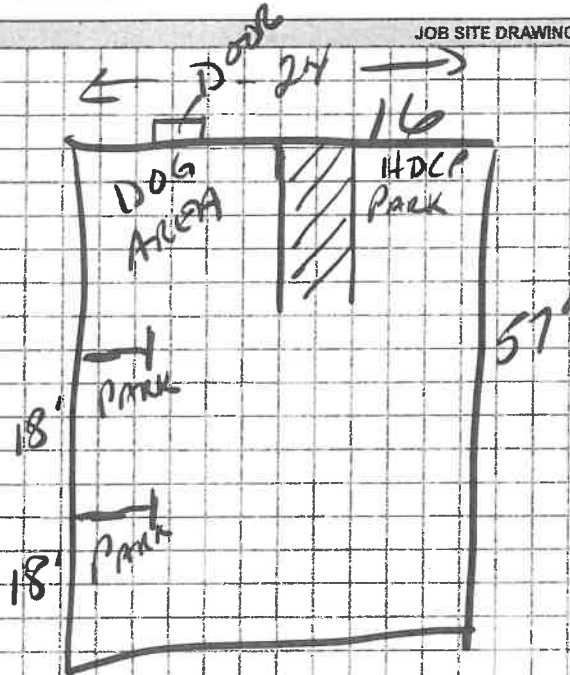
B
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ANN VACHERLON

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7355 W. NORTH
RIVER FOREST

JOB SITE DRAWING AND WORK DESCRIPTION



DESCRIPTION

SQ FT

PRICE

A BLOW CLEAN, SEAL WITH INDUSTRIAL GRADE WATER BASED COAT.

B CRACK FILL: _____ HOT _____ COLD LIN. FT. _____

C STRIPE: ARROWS _____ STRIPES _____ HANDICAP LIN. FT. OF LINES _____ NUMBERS & LETTERS _____

\$500.00

D SAW CUT AND REMOVE _____' OF OLD ASPHALT WHERE IT MEETS CONCRETE OR EXISTING SURFACE FOR SMOOTH TRANSITION. PRIME AND RESURFACE WITH IDOT MODIFIED STATE APPROVED ASPHALT, A DEPTH OF 2.5" COMPACTED TO 2" OF FINISHED PRODUCT

D1 INSTALL 2" STEEL RISER TO SEWER PRIOR TO RESURFACING

E REMOVE EXISTING _____ ASPHALT _____ CEMENT _____ STONE, ADD CA6 CRUSHED AGGREGATE STONE TO EXISTING BASE GRADE FOR PROPER WATER PITCH AND COMPACT. PAVE WITH 3" OF IDOT MODIFIED STATE APPROVED ASPHALT.

F IF EXISTING BASE IS INSUFFICIENT DUE TO LACK OF STONE OR PROPER GRADE AFTER ASPHALT OR CEMENT HAS BEEN REMOVED (WE RECOMMEND MINIMUM OF 6" OF COMPACTED STONE) WE WILL EXCAVATE MUD OR DEBRIS TO A DEPTH OF 9" AND INSTALL PROPER BASE. WE WILL NOT KNOW THE CONDITION OF BASE UNTIL ASPHALT OR CEMENT HAS BEEN REMOVED.

G INSTALL 2.5" OF BINDER ASPHALT COMPACTED TO 2" DEPTH PRIOR TO PAVING SURFACE.

H EXCAVATE GRASS/MUD TO A DEPTH OF 9" AND REMOVE TO DUMP. ADD 6" OF CA6 CRUSHED AGGREGATE STONE, GRADE FOR PROPER WATER PITCH AND COMPACT. INSTALL 3" OF IDOT MODIFIED STATE APPROVED ASPHALT. (NOT RESPONSIBLE FOR UNDERGROUND WATER, ELECTRIC AND GAS DUE TO UNFORSEEN CONDITIONS.)

I REGRADE EXISTING STONE PRIOR TO INSTALLATION OF 3" OF IDOT MODIFIED STATE APPROVED ASPHALT

J REMOVE CAR STOPS AND RESET

K INSTALL NEW 7" CONCRETE BUMPERS

L PURCHASE AND INSTALL CEMENT RING FOR CATCH BASIN.

M PURCHASE AND INSTALL CULVERT PIPE.

N STEEL EDGING

O CURB CUT.

P SAW CUT & REMOVE ASPHALT, REBUILD COLLAPSED SEWER WITH NEW CEMENT RING & HYDRAULIC CEMENT, REPLACE 4" ASPHALT

DESCRIPTION

SQ FT

PRICE

A EXCAVATE DEPTH OF 10" AND STALL 4" CA6 CRUSHED AGGREGATE, GRADE FOR PROPER WATER PITCH AND COMPACT. FRAME FOR THICKNESS OF CONCRETE. INSTALL ☐ 6" ☐ 4" CONCRETE REMOVE FORMS AFTER CURING.

B SEAL NEW CONCRETE.

C WIRE MESH.

D REBAR.

E FIBERMESH CONCRETE.

F EXCAVATE 12", INSTALL 10" CA6-2" SAND AND INSTALL PAVERS.

QUOTED PRICE

\$

ASPHALT PRICES GOOD FOR 30 DAYS

Certificate of Ins. Available Upon Request

IF ACCEPTED, PLEASE CONTACT OFFICE FOR CONTRACT

APPLYING & OBTAINING THE PERMIT (INCLUDING FEE) IS THE RESPONSIBILITY OF THE HOME OWNER, FM&J ASPHALT IS RESPONSIBLE FOR THE VIOLATION OR CITY LICENSE AND BONDING



Reeg Plumbing

Diamond in the Ruff
7756 Madison St
River Forest, IL 60305

(708) 488-9363
annvacherlon@yahoo.com

ESTIMATE	#2306
ESTIMATE DATE	Apr 28, 2025
SERVICE DATE	Apr 18, 2025
TOTAL	\$1,780.00

SERVICE ADDRESS

7355 W North Ave
River Forest, IL 60305

CONTACT US

641 Madison St, Unit 1
Oak Park, IL 60302

(708) 771-5711
info@reegplumbing.com

ESTIMATE

Services	amount
Take out and install a dog washing sink in a new location. We will disconnect the existing sink at the existing storefront put the sink in our truck and transport it over to the new building on North Avenue. We will need to open up the walls to adjust the waterlines and the waste line for the new sink in the new area. We will then drill into the wall and through the sink so the sink shall be properly supported to the wall. We will need to add 2- 1/2 inch dual check valves as per Illinois state code for any commercial faucet with a spray. We will then need to install a hair trap underneath the existing sink and tie it directly into the waste line below the sink. You will need someone else to repair the drywall. Drywall Repair is not included in this pricing. Permit fees, if applicable, or not include included in this pricing. We will supply all material, including the new hair trap underneath the sink. Prices are good for 45 days after the initial bit is sent.	\$1,780.00
Services subtotal: \$1,780.00	

Total **\$1,780.00**

PROPOSAL

***A. M. & L. Electric Inc.
951 Garfield
Oak Park, IL 60304***

DATE
Apr 30, 2025

Page
1

**TO: ANN VACHERLON
7355 NORTH AVE
RIVER FOREST, IL 60305**

JOB REFERENCE:

Description

REMOVE RECEPTACLE, AND PLUG MOLD FROM DOG BATH AREA. CHANGE REMAINING RECEPTACLE TO GFCI RECEPTACLE.

REWORK EXISTING RECEPTACLE IN FOYER AREA

WORK TO BE DONE ON A TIME AND MATERIAL BASIS WITH AN ESTIMATED COST OF \$500 - \$700

WE HEREBY TO FURNISH MATERIAL AND LABOR--COMPLETE IN ACCORDANCE WITH ABOVE SPECIFICATIONS, FOR THE SUM OF -----

Payment Terms Net Due

Good Thru 5/30/25

Authorized Signature _____

Acceptance of

The above prices , specifications and conditions are satisfac and are hereby accepted. You are authorized to do the work specified. Payment(s) will be made as outlined above.

Signature _____

Signature _____

Date of acceptance _____

May 22, 2025

To: whom it may Concern
my pets have been coming to Diamond
in the Ruff for over 25 years Annie
has been their groomer. She has
been taking excellent and loving
care of them. She has a wonderful
way with both my dogs and
cats. I call her the dog and
cat whisperer.

I drop them off at the Shop
between 8:30 AM and 9 AM. They are
seen once a month. I pick them
up between 3 PM and 5 PM. I have
never have to wait any longer than
five minutes for pickup. Have
always found parking. so lines to
wait in before pickup.

Her Shop is always Clean +
free of any odor of Animals. Both
Robert and Annie have always
been very helpful and pleasant.
They keep the Area Around the
Shop Clean and Clear of any
Animal waste. my pets mean
a lot to me and I know that Annie
and Robert feel the same. If I
were to lose her services I do not
know where I would take them for

Office 3616

From: diamondintheruff7491@icloud.com
Sent: Saturday, May 24, 2025 5:25 PM
To: Office 3616
Subject: [EXTERNAL] Print

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7copies please

To Whom It May Concern,

I've been a client of Diamond in the Ruff for over four years, and I can confidently say they are the best in the business. From the start, their service has been consistently reliable, efficient, and professional.

One of the things I appreciate most is how easy the entire process is—from drop-off to pick-up. There's always parking available, and I'm usually in and out in under five minutes. They text me as soon as my dog is ready, so I never have to wait around or guess when to come back. It's a system that truly respects my time.

Most importantly, they do an outstanding job grooming our dog. Every visit leaves our pup looking great and feeling comfortable. The team is clearly experienced and cares about the animals they work with.

I highly recommend Diamond in the Ruff to anyone looking for a dependable, top-notch grooming service. They've earned my trust and continued business over the years, and I'm grateful for the care they provide.

Sincerely,

Ann D

Serajeon Ferrara Alioto

*1007 Franklin
River Forest, Illinois 60305*

5/20/2025

To Whom It May Concern,

My name is Serajeon Ferrara Alioto and I have been a River Forest resident for 75 years. For the past 15 years I have been a customer at Diamond in the Ruff. Diamond in the Ruff is by far the best dog grooming establishment that I have ever experienced. One of the best features is the promptness of the grooming session. It is very fast to drop my pet off and equally as fast to pick my pet up. There is no waiting and it is an easy in and out process. I am looking forward to Diamond in the Ruff opening at the new River Forest location and I cannot wait to bring my pet in once the store is open. Please feel free to contact me for any questions or concerns regarding this fine establishment.

Sincerely,



Serajeon Ferrara Alioto

708-217-5005



5/20/2025

To Whom It May Concern,

My name is Joseph Alioto and I have been a River Forest resident for 47 years. For the past 15 years I have been a customer at Diamond in the Ruff. Diamond in the Ruff is by far the best dog grooming establishment that I have ever experienced. Every time the entire experience is efficient and complete. My pet actually enjoys going for her grooming appointment which was never the case in the past. The drop off is very fast and I never have to wait because we are given variable times to show up so that there are not too many cars or people at the store at one time. Because of these flexible drop off and pick up times, there is always ample parking at the establishment with a maximum of 1 or 2 cars, including my own, each time I have been there. I am looking forward to Diamond in the Ruff opening at the new River Forest location and I cannot wait to bring my pet in once the store is open. Please feel free to contact me for any questions or concerns regarding this fantastic place.

Sincerely,

Joseph Alioto, MD

708-287-0808

Office 3616

From: diamondintheruff7491@icloud.com
Sent: Saturday, May 24, 2025 5:19 PM
To: Office 3616
Subject: [EXTERNAL] Print

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>

> To whom it may concern:

>

> I have been a Diamond in the Ruff customer for five years (as long as I have had my dog). DITR does a great job grooming my dogs. DITR is very convenient, offering flexible drop off and pick up hours, and I never have to wait at either point. There is ample parking, and again no wait times or delays. DITR is an efficient, timely, and customer friendly operation. I — and I'm sure many other pet owners — hope it will be able to continue operating in the same way in town for the foreseeable future. I support their efforts to continue here as a business in the community.

>

> Carl Bergetz

>

>

>

Office 3616

From: diamondintheruff7491@icloud.com
Sent: Saturday, May 24, 2025 5:32 PM
To: Office 3616
Subject: [EXTERNAL] Fwd: print

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Date: May 20, 2025

Hello,

I've had my dog Reily groomed at Diamond in the Ruff for almost two years. Ann and Robert are always professional and clearly love animals which is why I take my dog there. Drop off and pick up are both quick. There is rarely a backup of any kind. I'm sure if needed they would schedule drop off and pick up times so there are no issues with parking or traffic. They will make sure neighbors are not inconvenienced in any way.

Ralph Berisford
702-886-0224

Office 3616

From: diamondintheruff7491@icloud.com
Sent: Saturday, May 24, 2025 5:21 PM
To: Office 3616
Subject: [EXTERNAL] Print

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>

> I grew up in River Forest and have family members still in the community. I have known Ann since I was a child and had family dogs at her location since it was 1st located on North Avenue many years ago. Four of my family dogs utilized her services while growing up. We have had nothing but positive experiences with her and Diamond in the Ruff. Now that I am grown and have dogs of my own, I have 2 dogs that have been clients, and our new puppy will be going as soon as he is old enough. She provides a service many of us dog owners utilize because she loves what she does, our fur babies, and it shows. She provides a quality well run service for the community.

>

> I usually drop off our dogs around 8 am. I have never been spent more than a few minutes. I pull in hand off my pups and am on my way, I usually leave payment at drop off so that I can grab and go at pickup. I usually will pick up between 4 and 5. I have never had a problem or waited more that 1 person to get my dogs. I would say I am in and out in a couple of minutes.

>

> I am excited for Diamond in the Ruff to get a new home in a new location. I really hope they are granted the Special Permit Use business license

>

> Feel free to reach out if you have any questions.

>

> Jennifer Berni

> 708-209-5469.

>

>

Office 3616

From: diamondintheruff7491@icloud.com
Sent: Saturday, May 24, 2025 5:09 PM
To: Office 3616
Subject: [EXTERNAL] Print

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Print 7copies please

Dear River Forest Special Use Permit Department,

I have been a client at Diamond in the Ruff for 4 years. I take my dog Luna to get groomed once a month. I have had very positive experiences with them and am always happy to take my dog there for grooming services. As far as drop off and pick up times, they are both about 3-5 minutes each. It is a quick process because Robert and Ann take the dog soon after I enter through the front door. They also contact me via text or phone call so that I have a precise pick up time. This makes the pick up process fast as well.

I usually drop off my dog in the mid afternoon and pick her up around 6pm. However, this is flexible, if I text Ann and let her know of a schedule change. They are great at scheduling drop offs and pick ups and I have never encountered another client while dropping off or picking up my dog. I have never had any issues with finding parking and have always pulled directly in front of the building entrance.

Please let me know if you need any other information.
Sincerely,
Charlotte Buy
Oak Park

Office 3616

From: diamondintheruff7491@icloud.com
Sent: Saturday, May 24, 2025 5:09 PM
To: Office 3616
Subject: [EXTERNAL] Fwd: Village of River Forest zoning Board / Diamond in the Ruff

Caution! This email originated outside of FedEx. Please do not open attachments or click links from an unknown or suspicious origin.

Print 7copies please

Date: May 21, 2025

To: The village of River Forest Zoning Board
Topic : Diamond in the Ruff

River Forest has been our home for 33 years.
We have been biweekly clients of Diamond in the Ruff for 30 years
Our initial experience started when they were located on North avenue.
The service and treatment of our pets through the years by the owners has been exemplary.
The appointment scheduling of their clients is accommodating
Facilitating safe timely efficient and easy drop off and pick up service has always been a priority
Over a 30 year period we have never encountered a problem or an inconvenience and rely on their dedication
to the effective care for our animals in the future

Thank you for you Attention and Consideration
Dr James and Sadie Calvin

Re: Letter of Recommendation Diamond In the Ruff

To Whom It May Concern/Village of River Forest:

My name is Alicia Capraro and my husband, Kevin Schwind, and I have been Diamond in the Ruff (DITR) customers for the last five years.

As River Forest residents, we are beyond satisfied with their services and overall business. We receive white glove service from Ann and trust her with our dog.

When we came home with our Bernedoodle puppy, Louie, during the pandemic, DITR welcomed us/him and continue to treat him/us like family. Louie gets groomed every six weeks and no matter if we are walking over or driving, we have never had to wait for him to pick up or drop off or had trouble finding a spot to park. DITR is flexible in our drop off & pick up times, allowing us to work around our schedules.

The professionalism, warmth, and love that we feel from Ann and DITR cannot be matched. We look forward to being customers for years to come.

Warm Regards,

Alicia Capraro
773.882.0226
acapraro32@gmail.com

Kevin Schwind
312.493.5813
schwindk@gmail.com

May 19, 2025

Dear Village of River Forest,

Re: Diamond in the Ruff pet grooming business.

Our family has used Ann and Robert's business Diamond in the Ruff for a total of 15 years for our 2 dogs.

We were initially with them when they rented on North Ave and now currently at their Madison Street site.

We have always received the very best care for our dog: appointments set a year in advance, easy drop off taking less than 5 minutes. We always receive a text when our dog is ready to be picked up. And when we arrive our dog is brought out for a quick transaction, not more than 5 minutes.

Only rarely are we waiting outside for another dog to be dropped off or picked up: I would say that happens only 1-2x per year.

And actually from our current home, we will be able to walk our dog to Diamond in the Ruff, making it even easier for us.

Thank you for extending the very best of River Forest professionalism and hospitality to our dear friends at Diamond in the Ruff. Taking care of our animals is serious business and very personal.

Sincerely,

Mary Susan & Dave Chen
1211 William St
River Forest IL 60305

Joe and Kim Curtis
125 Park Ave
River Forest, IL 60305

May 21, 2025

Village of River Forest
400 Park Avenue
River Forest, IL 60305

Dear Village of River Forest,

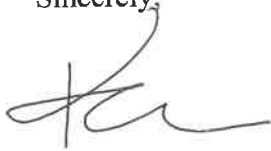
I am writing as a longtime resident of River Forest to express my full support for Diamond in the Ruff's (DITR) new location on North Avenue.

My family and I have been loyal clients of DITR for the past six years, and during that time, we have experienced nothing but exceptional service. We bring both of our dogs in for grooming every six weeks without fail. Because we schedule appointments months in advance, our drop-off and pick-up experiences are always quick and efficient—typically taking no more than 3 to 5 minutes. Anne and Robert are always prepared and ready to receive our dogs, and they communicate clearly and promptly throughout the day to let us know when the dogs are ready for pick-up.

Anne and Robert have shown themselves to be outstanding local business owners—professional, reliable, and deeply committed to their clients and their community. Their dedication and care have made grooming a seamless part of our routine and given us great peace of mind.

We are truly excited about their new location and the opportunities it will bring—not only for their business but also for our community. Diamond in the Ruff is an asset to River Forest, and I strongly encourage the Village to support and welcome their expansion.

Sincerely,

A handwritten signature in black ink, appearing to be 'Kim', with a stylized flourish at the end.

Kim Curtis
River Forest Resident

May 23, 2023

Village of River Forest

Re: Diamond in the Ruff

To whom it may concern:

I have known Ann Rene and Robert from DITR for over 30 years. Ann has been grooming my dogs for the last 15 years (prior to that, my dogs did not need a professional groomer as they were short haired).

I have a small dog. Ann always books my appointment on days when she has other small breeds scheduled so that the dogs are not over whelmed by larger breeds.

I drop my pet off at the appointed time. Ann always lets me know at approximately what time she will be ready for pickup. Ann or Robert will call to confirm that the pet is ready for pick up.

I have never had to wait to either check in or check out. Ann or Robert will schedule both drop off and pick on a staggered schedule in order to avoid a back log for either a check in or out. There is never a waiting time.

Ann / Robert take special care with each one of their grooming pets. They both treat each pet as if it was one of their own.

They maintain complete control over all of their grooming pets. I have never experienced any dog that was "out of control". They will only accept well behave pets for grooming. If there should be a dog that displays some aggressive behavior, then that dog is kept separate from the others. Any aggressive dogs are groomed immediately in order to have them picked up as soon as possible.

I think that Diamond In the Ruff would be a welcome addition to the River Forest North Avenue business.

Thank you,

A handwritten signature in black ink, reading "John De Prosperis", written over a horizontal line.

John De Prosperis

johndep@att.net

708-288-6889

ATTN: President Adduci and Village Board Members
Village of River
Forest

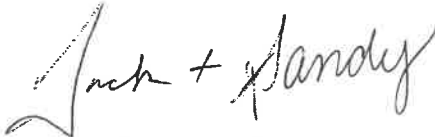
May 25, 2025

The owners of Diamond in the Ruff(DITR) have been our friends of our family for several decades. Ann & Robert have done a wonderful job grooming and protecting all of our pets during that time. So, when they asked us to share some of our experiences at Diamond in the Ruff with you, we were happy to accommodate.

We have always been very satisfied with their scheduling flexibility, work and services at both River Forest locations. Their organizational skills and effective communication make them second to none in their business, also allowing customers to drop-off and pick-up their pets in a timely and safe manner. After more than 100 visits to their shops in some of the busier parts of the Village, neither of us can recall any type of traffic congestion, noise or chaos related to their daily business routine.

The owners are considerate people. I hope we will all continue to support them and their business. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Jack + Sandy". The signature is written in a cursive, flowing style.

Jack & Sandy Dillon
1102 Park Ave
60305

LISSA DRUSS

1827 N. 79th Court Elmwood Park, IL 60707 | 312-259-8600 | Lissa@TeamStrategia.com

May 19, 2025

Village of River Forest
400 Park Avenue
River Forest, IL 60305

Re: Strong Recommendation for Special Use Permit – Diamond in the Ruff

To Whom It May Concern:

I am writing to offer my strongest recommendation in support of Diamond in the Ruff's application for a Special Use Permit. As a devoted client for over 19 years and the proud owner of three dogs over that span, I can say without hesitation that Diamond in the Ruff is not just a grooming business—it is an essential part of our community.

Ann and Robert have consistently provided the most professional, compassionate, and efficient grooming service I've ever experienced. Their attention to detail and the personalized care they extend to each animal are unmatched. They treat every pet as if it were their own, and it shows in the quality of their work and the peace of mind they offer pet owners like me.

One of the many things that sets Diamond in the Ruff apart is their exceptional scheduling system. Drop-offs and pick-ups are orchestrated with precision—so much so that I've never had to wait in all these years. The process is seamless, quick, and designed with both the customer's and the animal's comfort in mind. And yet, as a longtime client, I've also appreciated the flexibility they offer in working with my own schedule.

Beyond the business, Ann and Robert are dedicated members of the River Forest community. Their integrity, compassion, and unwavering commitment to animal care have made them beloved by clients and neighbors alike. River Forest is lucky to have them—and our pets are even luckier.

I wholeheartedly urge the Village to approve their Special Use Permit. Diamond in the Ruff is a business that reflects the best of River Forest: high standards, strong community ties, and an abundance of heart.

Sincerely,

A handwritten signature in black ink, reading "Lissa Druss". The signature is written in a cursive, flowing style.

Lissa Druss

Office 3616

From: diamondintheruff7491@icloud.com
Sent: Saturday, May 24, 2025 4:58 PM
To: Office 3616
Subject: [EXTERNAL] Fwd: Letter

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Print 7 copies please

May 22, 2025

To Whom it May Concern,

Our neighbors recommended Diamond in the Ruff and we have been satisfied customers since we brought home our puppy in May of 2019. Ann is very thoughtful and thorough. She plans out all of her clients' appointments for the year and gives me a calendar over the holidays for the next year with my upcoming grooming appointments. This allows her to space out the appointments appropriately to make sure she has the right amount of clients each day. With this much advance notice, I have never had to move an appointment.

When I drop off or pick up my dog, Vincent, there is rarely anyone else there and I am always able to park in one of the two spots in front of the shop. When I drop Vincent off, Ann lets me know what time to pick Vincent up that day. She will text me if anything changes. She finishes grooming the dogs at different times and coordinates pick-ups that allow her to space everyone out and provide individual attention to all of her clients. That is why Diamond in the Ruff has had so many longstanding and loyal customers.

We highly value the individual attention that we receive at Diamond in the Ruff. Ann and Robert do a wonderful job managing their clients and schedules. In addition to the quality of the grooming, their careful planning makes it an easy and quick process to drop off and pick up.

I am happy to answer any additional questions you may have.

Kind regards,
Tracie Doherty
trdoherty@gmail.com
1015 Lathrop Ave.
River Forest, IL

**Renée N. Duba
24 Franklin Avenue
River Forest, Illinois
60305**

May 21, 2025

RE: DITR (Diamond In The Ruff Grooming)

To Whom it may Concern:

My dog, Piper, has been a client of DITR for five years. I consider their services to be outstanding, and my dog loves her regular visits.

Ann and Robert are very flexible with regard to drop-off and pick-up. My work schedule is very fluid, so sometimes I need to drop Piper off either very early or late mornings, and they can always accommodate my schedule.

Because my dog loves going there, drop off is a cinch! It takes literally less than a minute to drop her off. And, because the day is a bit stressful for Piper, this makes pick-up even quicker – she is READY to go when Ann and Robert have finished their magic.

Unlike other local grooming businesses, DITR keeps the daily volume of clients to a minimum. I appreciate this, as I am never waiting in line for drop-off or pick-up. In fact, in five years, I have only seen other dog owners at the shop once or twice.

We love DITR and am looking forward to seeing their new shop!

For the love of dogs,

A handwritten signature in black ink, appearing to read 'RN Duba', with a long horizontal flourish extending to the right.

Renée

Building and Zoning Department
Village of River Forest

To whom it may concern:

Officials reviewing Diamond in the Ruff's (DITR) application for a special permit use license for a new location on North Ave. need to know that the efficient way in which owners of DITR run their business might answers many questions concern the granting of a use permit.

I've been a customer at DITR for 30 years. During that time DITR has cared for two of my dogs, both now deceased, and is currently grooming my 10-year-old Cockapoo. I have first-hand experience of their business that might assist you in your discernment process.

1. Traffic flow of daily clients is minimal and spaced out. I seldom spend more than a minute dropping off or picking up my pet. I attribute this to the facility's tight grooming scheduling which limits the number of dogs groomed per day by its two owners and pre-sets a year in advance the month, day and often the time of grooming for each client's pet. Clients are notified at the completion of grooming that their pet is available to pick up. This practice spaces out pick-up times and avoids a rush of owners arriving at the end of a traditional workday.
2. DITR clientele is stable. As with pre-established grooming times, DITR clientele is firmly set. Few grooming spaces are available for new customers. Potential candidate owners must be recommended by existing clientele and undergo a review by the two DITR owners. No walk-ins are accepted.
3. Barking dogs do not seem to be an issue at DITR. I only hear them when I open the door to retrieve my dog. At that point, all are anticipating their owner about to step into their common space. Like the other animals, my dog tolerates grooming and loves the common play area to mix with its friends. For this reason, DITR carefully looks at a dog's socialization skills before inviting the pet into its business.
4. A move to North Ave. won't change DITR's business policies from those practiced at its current 7756 Madison Ave. It was in that same block on North Ave. that DITR honed its tried-and-true practices before moving to Madison Ave. more than a decade ago. The same alley and North Ave. side-streets will easily accommodate DITR in-and-out customers, many of whom live on the north sides of River Forest and Oak Park and welcome DITR's return to its old block.

I trust the points illustrated above address some of your concerns.

Craig Endicott
1000 Fair Oaks Ave.
Oak Park, IL 60302
708-560-4821
rcendicott@sbcglobal.net

Office 3616

From: diamondintheruff7491@icloud.com
Sent: Saturday, May 24, 2025 5:40 PM
To: Office 3616
Subject: [EXTERNAL] Print

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7copies please

Date: May 19, 2025

To Whom It May Concern,

I've been bringing my dog Lola to Diamond in the Ruff for grooming for the past 6 years, and I've consistently had a great experience.

Grooming drop-off and pick-up are always smooth and quick, usually taking just a few minutes. The timing is very flexible. Robert and Ann work with me based on my availability, and I've never had an issue adjusting drop-off or pick-up times when needed.

In all my visits, I've rarely had to wait because another client was ahead of me. If there was ever someone dropping off or picking up at the same time, it's always been a brief overlap and never caused a problem.

There's always been enough parking available in the lot, and I've never had trouble finding a space.

Diamond in the Ruff has always provided a calm, professional, and welcoming environment, and I feel completely confident leaving my pet in their care for grooming.

Sincerely,

Peter Flemming

Office 3616

From: diamondintheruff7491@icloud.com
Sent: Saturday, May 24, 2025 5:20 PM
To: Office 3616
Subject: [EXTERNAL] Print

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River Forest Board of Trustees
400 Park Avenue
River Forest, IL 60305

Dear Members of the Board,

I'm writing to express my wholehearted support for Diamond in the Ruff (DITR), an outstanding local dog grooming business that has been caring for our dog, Mac, for the past seven years.

We've been bringing Mac to DITR every three weeks for grooming since we got him, and the experience has always been exceptional. Drop-off is incredibly efficient—never more than five minutes for us to park, get into the salon, get Mac situated and leave. And pick-up is just as seamless, usually taking less than five minutes. Ann and Robert are always warm, professional, and clearly passionate about what they do. Occasionally I see another dog mom or dad dropping off or picking up, but have never had an issue with having to wait more than a minute or two.

Scheduling appointments is a breeze. They are very flexible when it comes to days and times, yet they are careful not to overbook, making sure the shop never feels crowded or chaotic. That kind of attention to detail gives us peace of mind and shows how much they care about the well-being of every dog they groom.

We truly wouldn't go anywhere else. DITR is exactly the type of small business that strengthens our community—reliable, thoughtful, and deeply committed to the families (and fur babies) they serve.

DITR is an invaluable part of the community, and one which I hope you will allow to move from Madison Ave to North Ave without hesitation.

Sincerely,

Jennifer Marconi Flodin
722 Keystone Ave
773/908-3695

Office 3616

From: diamondintheruff7491@icloud.com
Sent: Saturday, May 24, 2025 5:24 PM
To: Office 3616
Subject: [EXTERNAL] Print

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Date: May 20, 2025

We have been dog grooming clients of Diamond in the Ruff for nearly thirty years and through three generations of spaniels. The owners/operators Ann Renée Vacherlon and Robert Palomo have been the best of professionals. They plan their schedules a full year in advance to make sure grooming appointments are spaced out and no one is inconvenienced. Yet they have also always been accommodating if our plans required a schedule change. We have never had a problem with prompt (less than five minutes) morning drop off and afternoon pick up. In all these years we have never had to wait because they text us when the dogs are ready. It's easy to park and run in. If we happen to arrive at the very same moment as another customer, it is always a fun and friendly interaction. We are all dog lovers and all here for the same reason. Our dogs love their monthly "spa day".

Diamond in the Ruff really cares for their customers and furry clients and they have shown great respect for the community around them. We have followed them and their family-owned business from their former location in River Forest on North Avenue to their current location on Madison in Forest Park and we and our beloved dogs would welcome Diamond in the Ruff back to River Forest as a truly fine business neighbor.

Theodore Foss and Kent Dymak
1100 North Elmwood Avenue
Oak Park, IL 60302-1247
Ted 708-267-6552
Kent 773-580-5895

Office 3616

From: diamondintheruff7491@icloud.com
Sent: Saturday, May 24, 2025 5:39 PM
To: Office 3616
Subject: [EXTERNAL] Print

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May 19,2025

To the Village board members of River Forest,

We have been clients of Diamond in the Ruff for approximately 22 years. We began there with our first dog, Chip and after he passed a few years later we got a new dog, Bowie. The business is a well oiled machine. We usually drop off between 8 and 9 in the morning and we get a text when Bowie is ready and we pick him up then. He has been ready for pick up as early as a few hours after drop off but usually we pick him up between 4 and 5:30. We have never waited to drop off or pick up due to other dogs or for any other reason and we have never not been able to park in the lot. He gets a bath every other week with haircuts less frequently. Their facility is clean and they truly do an excellent job with our dog. In addition, they are extremely attentive and loving to all of the pets that are groomed there. I would be happy to answer any questions.

Lauri Freedman
708-404-5006
Lgf9999@yahoo.com
Sent from my iPad

Office 3616

From: diamondintheruff7491@icloud.com
Sent: Saturday, May 24, 2025 5:13 PM
To: Office 3616
Subject: [EXTERNAL] Fwd: Letter to VRF

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Print 7copies please

Date: May 21, 2025

To Whom It May Concern at the Village of River Forest-

I have been taking my dog to Diamond in the Ruff for over five years. The customer service has been exceptional and I could not be happier with the grooming results. About every six weeks, I drop the dog off around 9am and am greeted at the door. It takes me about two minutes to say goodbye to my furry friend before he is brought back to the grooming area. When the dog is ready, I receive a text and pick him up shortly thereafter, which is about 4pm-ish.

I will say with complete honesty that in five years I've never once had to wait in the lobby when I drop him off or pick him up. The drop-off and pick-up times are staggered, so there has never been any congestion.

There have been times where I've had to visit other groomers, and I have not felt as comfortable as I do with DITR. They run their business well and are an asset to this community.

I am happy to answer any further questions.

Vickie Freund
747 Franklin

Office 3616

From: diamondintheruff7491@icloud.com
Sent: Saturday, May 24, 2025 5:37 PM
To: Office 3616
Subject: [EXTERNAL] Print

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7copies please

Date: May 19, 2025

To whom it may concern:

I have been a client of Diamond in the Ruff for nearly 30 years. They have groomed three of my dogs during that time. Dropping off and picking up is always very organized and quick. It doesn't seem like there is much overlap of owners picking up their dogs. I have not experienced any sort of "traffic jam" during dropoff or pickup.

Ann is always considerate and I'm extremely confident she and Robert will make sure there are no problems for any neighbors of the new business.

Beth Fruehling
312-446-5827

May 20, 2025

The Village of River Forest
400 Park Avenue
River Forest, IL 60305

To Whom It May Concern:

We have had the Good Fortune and Great Pleasure of being a client of Diamond in the Ruff for a little over 20 years now.

They have taken great care of two of our dogs.

Our little rescue poodle Spikey has since passed away in 2012, but he loved getting groomed and pampered by Ann and Robert. Our other little rescue dog Foxy is still getting her nails trimmed by them and she loves them just as much.

Our appointments vary as to when we can make it in. Luckily for us, Ann and Robert are really good at time management, knowing their workload for the day and the dog temperaments of the day.

Our dog is 18 years old now, and getting Foxy In and Out, nails clipped and cookie in-hand in no time really helps out my little old lady dog who wants nothing more than curling up in her comfy, familiar bed listening to a good show on the television set. Or laying on a lap on an outside chair, listening to the birds sing their songs while warming her old bones.

I have nothing but praises and high regards for Ann and Robert, for their quality of work and for their kindness that they have shown to me and to my dogs.

They have genuine love for each dog that comes into their place and they know each and every dog by name, that says a lot about them.

I am incredibly picky and I can confidently say without hesitation that after writing this letter, I think their company name is perfect for them. Because although they probably named it Diamond in the Ruff for the dogs "before" and "after" their grooming.

I have to say that the Diamonds are Ann and Robert in the Rough of the Grooming Industry! They are true Gems. Finding them was a Gift from above!

With Much Respect and Sincerity,

Giovanna (Jo) Gorczyca
Oak Park, IL 60304

To Whom it may concern re: Diamond in the Ruff (DITR) Dog Grooming,

We have lived in Oak Park for over 37 years and have always had at least 2 large dogs. Ann and Robert from DITR have groomed our dogs, and occasionally our son's dogs, most of this time.

My husband and I have been in health care our entire careers, we are now both retired. My husband is a physician and the past President of Rush University and CEO of The Rush System for Health, a job he held for 18 years. I was an advanced practice nurse in Oncology, also at Rush for over 37 years. Our two boys grew up in Oak Park and graduated from Oak Park and River Forest High School. We have always loved the city, it's parks and community.

During our careers we often would need a good deal of flexibility with grooming our dogs. As would be expected my husband's job came with a good deal of entertaining in our home. Each time our dogs would be in the home and need grooming just prior to the event. Ann and Bob never let us down. Our dogs (labs, golden retrievers and German Shepard/ collie mix) would always come back with scarfs, a beautiful cut and shiny coat.

Whenever we dropped them off to be groomed, we know Ann will call us to let us know when to pick them up. Drop offs were always quick, and I have never had a problem with having to wait to pick them up or worry I would be in a line waiting for my pups—as is the case at other groomers.

Also, even though they are busy they take our dogs out to do their business. This is extraordinary—most places don't do that which is why other places don't want you to leave your dog for longer than it takes to groom them. This is a real service because it allows me to run errands and do what I need to do.

While it is not necessary, Ann and Robert treat our dogs like their dogs. They give them treats, gift bags at Christmas and treat them lovingly every day. They clearly are special people.

If there is anything else I can help with, my husband and I can be reached at the numbers below.

Larry Goodman 312-560-9510
Michelle Goodman 708-205-9450





5/20/25

We have been taking our dog, Max, to Diamond In the Rough for 10 years. Ann and Robert have consistently been extremely professional and organized. As they stagger the drop off and pick up times we have very rarely run into another customer. We come for him when notified that his grooming is completed. The drop off and pick up process never takes more than 5 minutes. We are usually the only car parked in the front. It is all very efficient.

We're excited to keep Diamond In the Rough nearby and look forward to seeing them in River Forest. Also as River Forest residents we would like to keep their business in town!

Art & Phyllis Goldberg

Office 3616

From: diamondintheruff7491@icloud.com
Sent: Saturday, May 24, 2025 5:48 PM
To: Office 3616
Subject: [EXTERNAL] Print 7 copies please

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May 20, 2025

1801 N. 78th Court
Elmwood Park, IL 60607

To Whom It May Concern:

I have been a client of Diamond in the Ruff for what must be 15 years now. During that time, they have been in two locations in River Forest. The first location was on North Avenue and now, their current location on Madison Avenue. They have always done an excellent job grooming my dogs over the years, including my two Shetland Sheepdogs, Socks and Levi, and most recently my Pomeranian, Koda.

I am at Diamond in the Ruff once a month, on a schedule that they provide to me at the beginning of each year. One of the reasons I love Ann and Robert is I never have to wait more than a few minutes to either drop off or pick up my dog. There has always been plenty of parking for the quick drop off or pick up.

As a local businesswoman, who sells real estate in both Oak Park and River Forest, I appreciate their business-like manner. I have, over the years, referred clients to Ann and Robert and all have been pleased. That is an important aspect of my continued patronage of their grooming business. Everyone is happy including the dogs.

I sincerely appreciate a long-standing business that I can rely on.

Many thanks,

Greer Haseman
9 Elizabeth Ct,
Oak Park, IL 60302
708-606-8896 – cell
greer@atproperties.com

Office 3616

From: diamondintheruff7491@icloud.com
Sent: Saturday, May 24, 2025 5:55 PM
To: Office 3616
Subject: [EXTERNAL] Print 7copies please

Caution! This email originated outside of FedEx. Please do not open attachments or click links from an unknown or suspicious origin.

Sent from my To The Village of River Forest....I have been a very happy customer at Diamond in the Ruff for five years. I have two ShihTzus that are almost ten years old. When I drop them off it usually takes about 60 seconds....we discuss briefly if there's anything different we want to do with their cut and any medical issues. When I pick them up it's equally as fast...the check is already written I hand it over and we are off. There have even been times that I am greeted at my car and the dogs are on their within 30 seconds. I've had dogs since the 1990s and Diamond in the Ruff is the most professional I've ever experienced. I never have to wait and never experience any problems ever. I recommended them highly. Please feel free to contact me regarding this business.

Sincerely

Michael Hining
Fugacci@aol.com

Office 3616

From: diamondintheruff7491@icloud.com
Sent: Saturday, May 24, 2025 5:15 PM
To: Office 3616
Subject: [EXTERNAL] Print

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Print 7copies please

Date: May 21,

Hi

I'd like to talk about Diamonds in the Ruff with you.

I've been going to Ann and Robert for over 30 years. I have watched and participated in the growth of their company.

The thoughtfulness and care they have for all of the pets brought to Diamonds in the Ruff is also demonstrated by the care they give their surroundings and clients.

I have never experienced a delay in care. I have never experienced a parking issue. The treatment for the care of their clients flows into the care of their surroundings and community.

Ann and Robert have created a schedule that is meticulously thought out and flows smoothly. Sometimes but not often I have picked up my dog and there is another client there. Only a few times.

They are timely in scheduling drop off and pick ups. I've never had a problem parking. Dropping off my pets has always been smoothly executed and I've never had a problem parking and I'm not aware of any traffic congestion.

I know this care is important to them and it is part of their respect in their surroundings and their responsibilities to the neighborhood that hosts Diamonds in the Ruff.

I have taken my pets to Diamonds in the Ruff for 30 years for a reason. I respect their business savvy. I respect their consciousness of their neighbors. I respect their concern and care with families that come to them, but, also, their respect of their neighbors.

Please contact me if you would like to consult further about Diamonds in the Ruff. They are an asset to any community.

Thank you,
Bonnie
Bonnie Jackson
(708) 253-7376

- I have been a client of Diamond in The Ruff For over 30 years! I started when they were located on North ave (never had a problem then) and since they moved to River Forest.
- It is very easy to drop off my dog at all times & leave very quickly as they take the dog into the grooming area. It is also easy to pick up my dog & never have to wait to get him - always on time!
- Anne makes the appts. for the year & seems to spread out all her clients - thinking that is why wait times are very short.
- My dogs love going to Diamond in The Ruff and I feel so comfortable leaving them with Anne & Robert. It is like a "spa" day for them.
- They are very loving to the dogs and their grooming ways are the Best!
- I have never had any problem in over 30 years!

Laura Kadlec
Oak Park.

May 23, 2025

To Whom It May Concern,

I am writing to enthusiastically recommend Diamond in the Ruff as an exceptional dog groomer. I have had the pleasure of bringing my dog, Toby, to DITR for the past six years, and each visit has been marked by professionalism, care, and a genuine love for animals.

We love Ann & Robert. They consistently demonstrate an impressive ability to make dogs feel comfortable and safe during what can be a stressful experience for some pets. My dog always returns home looking well-groomed, happy, and relaxed—a testament to their gentle approach and expert handling.

What sets DITR apart is not only their technical skill but also the personal attention given to each pet. They take the time to understand each animal's specific needs and temperament, tailoring the grooming experience accordingly. I've also appreciated their reliability, punctuality, and open communication, which make scheduling and service seamless. Drop off and pick up are always so quick and easy because of their flexibility and appointment schedule.

It is rare to find someone as trustworthy, dedicated, and talented in their grooming services. I would recommend DITR without hesitation to any pet owner seeking high-quality grooming services from someone who truly cares.

Sincerely,
Shena Keith

River Forest, IL

Office 3616

From: diamondintheruff7491@icloud.com
Sent: Saturday, May 24, 2025 5:33 PM
To: Office 3616
Subject: [EXTERNAL] Print

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To the Village of River Forest,

It was at least 25 years ago that I first discovered Diamond in the Ruff when I brought my dog in for grooming at her original River Forest location on North Ave.

I felt immensely lucky to have been taken on, no new clients were being given appointments and one needed to be recommended to have any chance.

And truly, our experience with them has been "all that". Drop offs are quick and easy, a few minutes maximum and I'm usually the only person there, perhaps on occasion one other who's just leaving. I'm not held to a rigid arrival time and am given the flexibility that suits my schedule. Pick ups are the very same way; efficient, fast and according to my time frame within reason.

It's quite evident that Anne and Robert are true animal lovers. At one point I had a dog with crooked back legs and painful hips. He wouldn't allow anyone to touch his rear half, including our vet. Yet somehow, he'd come out of Diamond in the Ruff looking like a million bucks. "Just like George Clooney", Anne would say. And in spite of his cantankerous disposition, Anne and Robert always seemed happy to see him. They're patient and kind.

Diamond in the Ruff is truly the best groomer I've ever used; the kind of groomer anyone would be happy to bring their dogs to. I wish them the best and hope they'll be around for a very long time to come!

Susan Kelley

To Whom it May Concern,

I am writing this letter on behalf of Diamond in the Ruff Dog Grooming. We have been faithful customers for about 30 years. We have taken our family dogs there for their scheduled appointments and have never had an issue with pick up or drop off. Ann and Robert are ready at the door to get the dogs in quickly and safely and I can honestly say in all our trips there I have never run into any congestion or jam up during that time. The dogs are generally eager to come in which makes the drop off even that much easier. Pick up runs very smoothly as they call when the dogs are ready, and therefore are prepared to hand off the dog very quickly. Pick and up and drop off times are flexible and staggered, preventing too many clients from coming and going at the same time. Safety of the dogs is a top priority for Diamond in the Ruff and therefore they ensure that their clients have easy access to close parking and an organized system that makes pick up and drop off safe and efficient. A definite plus and what seems to help pick up and drop off run efficiently is the fact that there is a safe and contained area to get the dogs in quickly and then work on getting their leashes off and having them prepped for their appointment, or ready to go home.

I am a very conscientious dog owner, and my pets are a top priority. I feel that the fact that I have been a loyal customer for so long, says it all. I have recommended Diamond in the Ruff to several family and friends, and they too are loyal customers.

If you need anything further please do not hesitate to reach out.

Sincerely

Christen Klockenkemper

708-668-8165

Christenann423@gmail.com

Sabrina Bassi
708 431-2075

April 10, 2025

To the President and Village Board of River Forest

Dear President Adduci and Trustees:

I am writing to express my full support for the relocation of *Diamond in the Ruff* from Madison St. to 7355 North Avenue in River Forest. As a loyal client and community member, I've had firsthand experience with the professionalism, cleanliness, and care this business consistently demonstrates. *Diamond in the Ruff* has been in operation since 1995, serving the community for nearly 30 years with dedication, expertise, and a deep commitment to animal welfare and customer satisfaction. This long-standing track record speaks volumes about their reliability, responsibility, and ability to successfully run a pet grooming establishment in a community setting.

While I understand there may be concerns regarding noise or cleanliness, I'd like to offer some reassurances:

1. **Noise Concerns:** Grooming salons like this one typically operate by appointment, which means a steady but limited flow of dogs during business hours. Dogs are not housed on the premises, so there is no prolonged barking or disruption in the area.
2. **Cleanliness and Waste Management:** The staff at *Diamond in the Ruff* takes great pride in maintaining a clean and sanitary environment both inside and outside the facility. They have always been diligent in handling pet waste and ensuring their business has no negative impact on neighboring properties or public areas.
3. **Community Value:** This business is a trusted and respected part of our local community. Their relocation would bring continued economic activity and convenience to pet owners in the area who rely on safe, responsible grooming services.

I sincerely encourage you to consider the proven history and positive impact of this business and allow them to continue their important work at this new location. I am confident they will maintain the same high standards that have made them a valued asset for nearly three decades.

Thank you for your time and thoughtful consideration.

Sincerely,

Sabrina Bassi LaBarbera
Bassi Funeral Services
Belmont Funeral Home
Peterson-Bassi Chapels
Salerno Galewood Chapels

Office 3616

From: diamondintheruff7491@icloud.com
Sent: Saturday, May 24, 2025 5:58 PM
To: Office 3616
Subject: [EXTERNAL] Print 7copies please

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Sent from my iPhone May 19, 2025
Village of River Forest
400 Park Ave
River Forest IL 60305

Re: Diamond in the Ruff Grooming

To who it may concern,

I have been bringing my dog, Bear, to DITR for approximately 10 years. I usually drop him off between 8:00am and 8:30am and pick him up around 3:30pm. Typically picking up and dropping off Bear takes only a few minutes and most of the time, I am the only one picking up or dropping off. There have only been a few occasions when another person was picking up their dog over the last 10 years and that did not cause me to have to wait.

Robert and Ann have been a pleasure to work with over the years and have taken great care of my fur baby. I would like to continue to bring my dog to them in River forest. Please feel free to contact me with any questions.

Sincerely,

Candace Laudadio
312-543-7580

Office 3616

From: diamondintheruff7491@icloud.com
Sent: Saturday, May 24, 2025 5:32 PM
To: Office 3616
Subject: [EXTERNAL] Print

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7 copies please

Date: May 20, 2025

To the Village of River Forest,

We are clients of Diamond In The Ruff Grooming. We have taken our dog to them regularly for 8 years and we have been very happy with our experience. We usually drop our dog off between 8-9am, depending on our schedule and pick her up anytime between 3-6pm. The drop off and pick up are always very smooth and each takes only a few minutes. Ann and her husband are always very accommodating and we have never had to wait when we pick up our dog. Truly a very convenient and easy way to do grooming. And they absolutely love our dog!!

Dalia and Gintaras Lietuvninkas

May 19, 2025

Dear Village of River Forest,

We've been taking our dogs to Diamond in the Ruff for over a decade, since we first moved to the area with our dog Milo in the summer of 2014. We got a new dog named Olive in 2020, after Milo passed away from old age, and she's been going to DITR for her entire life. We're so grateful to Ann and Robert for their kindness toward both dogs and for their professionalism in running Diamond in the Ruff, which we know from experience is not true of all dog groomers.

Like most families around here, my husband and I are very busy with work, kids, sports, and life in general. Ann and Robert are always flexible with our needs and willing to accommodate us on drop off and pickup times. Additionally, I've never spent more than 3-5 minutes either dropping my dogs off or picking them up.

For drop-off, Ann or Robert greets the dog and carries him or her immediately to the back. For pickup, they first send a text & photo that the dog is ready. They obviously stagger these texts to the owners, as at most, I only ever run into one other owner, and more often, I'm alone. At their current River Forest location, I usually park directly in front, since I'm the only one there or one of two clients.

We love Diamond in the Ruff because Ann and Robert are caring and considerate towards the dogs. I believe that part of the reason they stick to these quick turnaround times is that it's easier for the dogs as well as the people: both in being left quickly by their owner and because of the disruption that pickups cause for the dogs who are still in appointments.

My experience with Diamond in the Ruff has been nothing but positive, and I'm confident that their potential new neighbors will feel the same way.

Sincerely,

Kathleen Luttschyn
River Forest, IL

Office 3616

From: diamondintheruff7491@icloud.com
Sent: Saturday, May 24, 2025 5:36 PM
To: Office 3616
Subject: [EXTERNAL] Print

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7copies please

Melissa Lutz
615 Thatcher Ave
River Forest, IL 60305
melmlutz@gmail.com
206-228-1094
May 19, 2025

Village of River Forest
400 Park Avenue
River Forest, IL 60305
Dear Village Officials,

I am writing as a longtime and enthusiastic client of Diamond in the Ruff Pet Grooming Salon, located in our community. For the past four years, I have entrusted the care of my beloved dogs to the team at Diamond in the Ruff, and I can confidently say the service, professionalism, and compassion they show are second to none.

The drop-off and pick-up process is always quick and convenient — typically taking no more than three minutes. Appointment times are flexible, which has been especially helpful in accommodating the varied schedules of pet owners. On the rare occasion that there is a brief wait, it has usually been due to thoughtful safety protocols during COVID or because another client was finishing up. These instances have been few and far between.

Parking has never been an issue during my visits — there is always adequate space, which adds to the overall ease of the experience.

Most importantly, the team at Diamond in the Ruff genuinely cares for the animals in their care. They are professional, kind, and knowledgeable. My dogs are always returned to me looking and

feeling great, which gives me peace of mind and speaks volumes about the quality of service they provide.

I wholeheartedly support Diamond in the Ruff and believe they are a positive presence in the community. I hope they continue to thrive here in River Forest.

Sincerely,

Melissa Lutz

Office 3616

From: diamondintheruff7491@icloud.com
Sent: Saturday, May 24, 2025 5:31 PM
To: Office 3616
Subject: [EXTERNAL] Print

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Date: May 20, 2025

To whom it may concern:

Our family has been bringing our dogs to Diamond in the Ruff for nearly 15 years, and we cannot speak highly enough of their professionalism, care, and reliability. From a logistical standpoint, the business runs incredibly smoothly. Appointments are scheduled annually in advance, and the drop-off and pick-up process is always flexible and well-managed. We typically receive a call when our dogs are ready, and in all our years of visits, it has been rare to encounter other clients at the same time. Most often, we're the only ones there, which speaks to how well the scheduling is handled. Parking has never been an issue—we've always been able to park directly by the door without trouble.

Anne and Robert are incredibly caring and treat every dog as if it were their own. Our dogs have loved their grooming visits, and we truly consider Diamond in the Ruff to be a valued and much-needed business in our Village. We are grateful for their presence in our community!

Thank you,
Elena Martignon

Office 3616

From: diamondintheruff7491@icloud.com
Sent: Saturday, May 24, 2025 4:58 PM
To: Office 3616
Subject: [EXTERNAL] Fwd: Diamond in the Ruff

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Print 7 copies please

To whom it may concern,

We are happy to respond to a request to share our experience of working with Annie and Robert at Diamond in the Ruff.

We have been taking our dog, Rex (Cocker Spaniel Poodle mix) to DITR for 6 years and have had an extremely pleasant experience.

Communication is amazing. Their flexibility for drop off and pick up is great. We have never had any issues, long waits or concern during drop off or pick up. It has been top-of-the-line service. They are a well oiled machine and take great care of Rex. We chose DITR because of a number of great references from around River Forest, and they were spot on.

We would be happy to elaborate on any of the above if that is valuable.

Thank you,
Brian and Amy McNeilly

Office 3616

From: diamondintheruff7491@icloud.com
Sent: Saturday, May 24, 2025 5:00 PM
To: Office 3616 -
Subject: [EXTERNAL] Print

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Date: May 22, 2025

We have had the pleasure of having our Goldendoodle Orso be a client at Diamond in the Ruff. He has had monthly grooming appointments with Diamond in the Ruff for the past 2.5 years and they make the entire process smooth and easy. Upon arrival, we drop Orso off in the waiting area to be received by Ann or Robert. We rarely encounter other pet parents picking up their dogs. I would say 1 out of every 20 pickups is there someone else in the waiting area. Needless to say, there is no congestion. It is a low traffic business.

Due to the flexibility of drop off and pickup times as designated by Ann, there is a varying schedule of times for pet parents to deliver their dogs. This makes it easy on us clients and it avoids having wait times. It is a quick delivery/pickup. We feel fortunate to have Ann be the only groomer Orso experiences and the dogs seem so comfortable in her care.

Christine + Drew Mitchell

Office 3616

From: diamondintheruff7491@icloud.com
Sent: Saturday, May 24, 2025 5:28 PM
To: Office 3616
Subject: [EXTERNAL] Print

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7copies please

Date: May 20, 2025

We have been clients of Diamond in the Ruff for over 20 years.

Ann and Robert run a professional grooming business and are always courteous to all their clients and neighbors.

Drop-offs and pickups are done promptly and pets are ready when promised. We have never experienced long wait times or congestion at either time at either of their locations.

Being a long term client, we can only say great things about Diamond in the Ruff. We have had three of our pets groomed with them over the years and Ann and Robert take the utmost care of the dogs in their care and will be a good neighbor and addition to the North Ave businesses.

We highly recommend approval of their special permit use business license.

Thank you,

Judy and Mark Shelstad
1435 Monroe Ave
708-790-9355

Office 3616

From: diamondintheruff7491@icloud.com
Sent: Saturday, May 24, 2025 5:29 PM
To: Office 3616
Subject: [EXTERNAL] Print

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Date: May 20

To whom it may concern,

We have been customers of Diamond in the Ruff (DITR) for six years for grooming for our two dogs. We have standing monthly appointments that are scheduled at the beginning of the year. I appreciate this scheduling method because we all know what to expect and there are never too many dogs at DITR on the same day. Further, DITR allows for us to drop off and pick up our girls when it works for us during the day. We have never had to wait to pick them up or drop them off with Ann. It is all very friendly. I have lived in this community my entire life and have had pets before and DITR is unique. If I didn't live here, I would travel to stay with DITR because in addition to being very good groomers, they care very much about our dogs and treat them as we do. It is not a factory. The girls get excited when they realize where we are going, which you cannot say about most groomers or pet care.

Thank you for your consideration. We are excited about DITR's new space for Ann and her furry friends.

My very best,

Deb
(312) 405-4690

Deborah Moroney, PhD
Vice President
Human Services; Youth, Family, and Community Development

Meg Navin
7722 Lake Street
River Forest, IL 60305
(708) 351-5470
navinmegf@gmail.com

May 21, 2025

Re: Reference Letter for Diamond in the Ruff

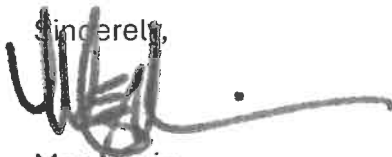
To Whom It May Concern at The Village of River Forest:

I've been a client of Diamond in the Ruff for more than 13 years. They've provided wonderful service and care to our many dogs and treated them as their own. I will follow them to their next location.

We conveniently drop off our dogs on Saturday mornings between 8-830a and pick up late afternoon between 3-4p. Never during the past 13 years have I ever waited to drop off or pick up my animals. It has always been swift and easy.

I look forward to seeing the new location. If you have any questions, please feel free to contact me directly.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Meg Navin', with a long horizontal flourish extending to the right.

Meg Navin
River Forest Resident of 30 Years

To the Village of River Forest,

My husband and I have been clients of DITR for 23 years. My husband Louis, and I started taking our first dog, Duke, to DITR when they were located in River Forest on North Avenue. When the salon moved to Madison Ave in River Forest, we followed the business to that location. Later, my husband and I got a second dog - Tucker. Ever since we have used DITR, the owners, Ann and Robert, provided the absolute best care of both dogs.


The logistics at both locations in terms parking to drop off and picki up the dogs was always easy, timely and calm. I don't recall encountering other dogs or dog parents while in the same space. Ann would call to inform us when the dogs were ready to be picked. up. We never waited.

Sadly, our two fur babies passed 7 months apart. After waiting 2 years, Louis and I got another dog named Milo. We were worried that DITR was at capacity and could not accept him. Luckily - Milo is a small dog and when an opening was available, he was able to be accepted as a regular client.

It is important to note that Louis and I have entrusted Ann and Robert to dog sit all of our fur babies outside of grooming appointments, and they did an excellent job. Our dogs love(d) them. Prior to putting Duke down, and then Tucker - Louis and I stopped by Ann and Robert's house for them to say goodbye. Diamond in the Ruff has always operated professionally, orderly, clean and with kindness and consideration.

Thanks you.

Marta and Louis Nealy

We have been taking our dog Amber to Diamond in the Rough for grooming for 8 years. She LOVES her  spa day and is always pulling us on the way in. The groomers are so good with the dogs and do a great job of getting them looking and smelling great. They even give her a cute bandanna each time and a treat on the way out.

They are great to work with and scheduling is very easy and flexible. We never have to wait for our appointment and the dog is always finished at the scheduled time.

Amber recommends Diamond in the Rough and gives them five paws (stars) and so do we.

Ellen Nelson
46 Keystone
River Forest

Office 3616

From: diamondintheruff7491@icloud.com
Sent: Saturday, May 24, 2025 5:30 PM
To: Office 3616
Subject: [EXTERNAL] Print

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Village of River Forest,

My family and I are residence of River Forest since 2009. We have bringing our puppy to Diamond in the Ruff for 6.5 years and we love this place. Ann Renee and her husband Robert have taken wonderful care of our dog over the years. Also, they are the nicest people, and compassionate about their business operations and surroundings.

My wife and I are very busy all day, but especially in the mornings. We have a set grooming appointment every other week for drop off and pick up. The second we arrive with Fern Bell Ann Renee or Robert meet us at the door and take the leash and walk Fern Bell in for her appointment. In six years I haven't seen another dog being dropped off at the same time. The process takes about two minutes in total for drop off and pick up. This works great for us and our schedule.

I know Ann Renee and Robert will make great neighbors, and we are fortunate to have them in the community. Happy dog – Happy family!

Ryan and Michelle Nottestad
722 Bonnie Brae Place
River Forest, IL 60305

Ryan Nottestad | First Vice President | Portfolio Director Group | **RBC Wealth Management**
Office (312) 559-1607 | Cell (312) 560-2172 | 111 S. Wacker Dr., Suite 3200, Chicago, IL 60606
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Office 3616

From: diamondintheruff7491@icloud.com
Sent: Saturday, May 24, 2025 5:14 PM
To: Office 3616
Subject: [EXTERNAL] Print

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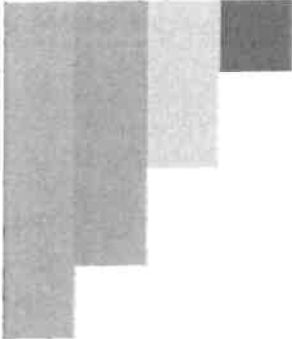
Print 7copies please

Date: May 21, 2025

I am more than happy to write a note to substantiate how professional and reliable of a small business that Diamond in the Ruff is!

We have a 5 year-old Bernadoodle who, since she was a pup of 6 months, we have taken to be lovingly and meticulously groomed by Ann and her husband, owners of Diamond in the Ruff. We were referred to Ann by trusted friends who had taken their own goldendoodle to her for grooming for 10 years; we were thrilled Ann could take us on as a new client at that time because the word around town was that she was The BEST! We have been grateful year over year for her expertise and professionalism. By now, since we have a regular grooming schedule, we have probably taken our pup to Ann about 30 times! Honestly, the ease of drop-off and pick-up is so fluid and fast. She coordinates with owners to stagger drop-off and pick-up times so truly I'm in and out in literally less than two minutes...often, even one minute! We pass one another the leash, exchange hellos and goodbyes and that's that! Ann and her husband really care for our pups and are just all-around responsible and professional small business owners who are absolutely adored around town!

*Keegan Ocepek (Mom to Riley :)
226 Forest Ave
River Forest, IL*



May 21, 2025

Village of River Forest
400 Park Ave
River Forest, IL 60305

To Whom It May Concern,

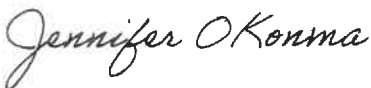
We have brought our mini goldendoodle, Ace to Diamond in the Ruff (DITR) for grooming every eight weeks for approximately six years. I could not be leaving Ace in better hands! Ann and Robert are so kind and compassionate with Ace, and our whole family.

They provide expert grooming services as well as provide a professional, loving, safe, and exquisitely clean environment for the dogs. The dogs are always well-behaved and happy when I drop off and pick up Ace.

It never takes me more than 1-2 minutes to drop off and pick up Ace from DITR on his grooming day. The times are always flexible depending on my family's schedule. I have only had to wait for another client to drop off or pick up their dog before getting Ace maybe twice in six years. The wait time was never longer than a few minutes.


I highly recommend Diamond in the Ruff as the best grooming service in the area!

Warm regards,




Jennifer Okonma

Dog mom

773-972-9140 

Jennifer.okonma@gmail.com 



Office 3616

From: diamondintheruff7491@icloud.com
Sent: Saturday, May 24, 2025 4:53 PM
To: Office 3616
Subject: [EXTERNAL] Print

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>

> To: Village of River Forest

>

> Hello-my name is Olivia Ponzio. My dog Rolo has been a client of Diamond in the Ruff for the last five years. I am writing on behalf of Diamond in the Ruff to share my experience.

>

> Diamond in the Ruff has always done an excellent job when grooming Rolo-while at their business, he is well taken care of. Drop off and pick up has always been safe, easy and convenient.

>

> Rolo has a set schedule for his grooming services. This allows for a quick system whenever I drop him off for his appointment. I have never been in Diamond in the Ruff at the same time as another client. I am in and out no longer than 5 minutes. When Rolo is done with his services, Diamond in the Ruff notifies me and we discuss pickup time. Rolo is always ready when I get there and we are again in and out in no more than 5 minutes and are the only clients in the building picking up.

>

> If you have any questions or need any further information, please do not hesitate to reach out.

>

> Olivia Ponzio

> 708-935-6841

> Sent from my iPhone

James Pruyn
838 Franklin Avenue
River Forest, IL 60305
Jfpruyn@gmail.com
708-218-3040

May 20, 2025

Village Board
Village of River Forest
400 Park Avenue
River Forest, IL 60305

Dear Village Board Members,

My wife and I have lived in River Forest since 1979, and for more than ~~30~~ years, we've been regular customers of Ann and Robert—first at their original spot on North Avenue and now at their location on Madison.

Over the years, dropping off and picking up our dog has always been quick and easy. We're rarely waiting behind anyone, and the whole process runs smoothly. That's because Diamond in the Ruff has built a loyal customer base. While the dogs may change, the people bringing them in usually know the routine, which helps keep everything moving efficiently.

This is a business that's been part of the fabric of our community for decades. It's clear that Ann and Robert care deeply about what they do, and it shows in the way they run things.

Please contact me with any additional questions you may have regarding this valuable business in the River Forest community.

Sincerely,



James Pruyn

Office 3616

From: diamondintheruff7491@icloud.com
Sent: Saturday, May 24, 2025 5:42 PM
To: Office 3616
Subject: [EXTERNAL] Print

Caution! This email originated outside of FedEx. Please do not open attachments or click links from an unknown or suspicious origin.

7copies please

Date: May 19, 2025

To the Village of River Forest

I have been a client of Diamond in the Ruff for over 30 years. Over those 30 years they have taken care of all of my dogs just like they were their own pets! They have been very accommodating with drop offs and pick ups I've never had to wait for either. As a matter of fact they make it so easy by calling or texting me to let me know when they are ready and then I head right over to pick them up. Parking has never been a problem ever. Feel free to reach out to me for any further information.

Thank you

Linda Sassone

312-925-8827

May 20, 2025

To Whom It May Concern:

It has been my privilege to be a client of Diamond in the Ruff for almost three decades. During that entire time period, time for drop off and pickup of my dog has been strategically scheduled with a very rare wait time for another client. Ample parking has always been appreciated. Perhaps most important, is the excellent and loving treatment of my dog while in their care.

Your truly,

Barbara K. Schmitt

844 N. Marion

Oak Park, Illinois 60302

To Whom It May Concern:

We have been a client of Diamond in the Ruff for over twenty-five years. We have put the care and grooming of our dogs in their hands without a moment of concern or worry about their handling of our Welsh Terrier pets, four of them over the years. There isn't another groomer we would consider for these dogs who mean so much to us.

One of the best parts of using Diamond in the Ruff for grooming our pets is the flexibility with appointment times. There's no hard and fast rule, which makes dropping off and picking up the dogs according to our own schedule very easy to do. There is no traffic jam either outside or inside because people come and go throughout the day, and pickup their pet when grooming is done and they've received a phone that their pet is ready for pickup. If we've waited to retrieve our dog, it's with only one family ahead of us. We can't remember a time when there were multiple families getting their dogs at the same time. It just doesn't happen.

The owners are dedicated to their furry clients, and their owners, too and we highly recommend Diamond in the Ruff to anyone who asks for a referral.

Debbie and Vince Sergi

822 Franklin Avenue, River Forest, IL 60305

Kristne Singer

1225 Monroe ave

River Forest IL 60305

krissolo@gmail.com

312-593-59965-19-2025

Village of River Forest

River Forest, IL [ZIP Code]

RE: Support Letter for Diamond in the Ruff - Special Permit Use

Dear Village of River Forest,

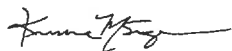
I am writing this letter in support of Diamond in the Ruff and its application for a Special Permit Use business license at a new location. As a long-time client of Diamond in the Ruff, I have experienced their excellent grooming services firsthand, and I would like to address some of the concerns you may have.

- **Client Duration and Scheduling:** I have been a client of Diamond in the Ruff for [X years]. Dropping off and picking up my pet has always been a seamless process. The time I drop off and pick up is flexible, depending on my schedule and the day of the appointment. I typically spend only a few minutes at the location during drop-off and pick-up.
- **Traffic Flow and Parking:** In my experience, I have rarely, if ever, had to wait because another client was being attended to. The parking lot has always provided sufficient space, and I have never encountered a situation where parking was an issue. There has never been any congestion in the alley or difficulty accessing the lot.
- **Safe and Efficient Operation:** The staff at Diamond in the Ruff maintain a well-organized and efficient operation, ensuring that clients do not experience unnecessary delays. I have always felt that my pet was in good hands and that the facility is operated with a strong commitment to safety and client satisfaction.

I wholeheartedly support Diamond in the Ruff's application for a Special Permit Use license and have full confidence in their ability to continue providing excellent grooming services without creating any disruptions to the surrounding area.

Thank you for your time and consideration.

Sincerely,



Office 3616

From: diamondintheruff7491@icloud.com
Sent: Saturday, May 24, 2025 5:38 PM
To: Office 3616
Subject: [EXTERNAL] Print

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Dear Village of River Forest,

My name is Mollie Stathopoulos and I have been a customer of Diamond in the Ruff for about 20 years. Diamond and the Ruff have been groomers for my three dogs Daisy(chocolate lab), Ruby(bernedoodle) and Jasper(sheepadoodle).

My dogs usually get groomed once a month. When I drop them off(they do not get groomed on the same day), I arrive at 8am and pick up around 4pm. But, Ann and Bob are very flexible of when I can drop off and pick up my dogs too.

Drop off and pick up are a very easy process. At 8am, I will walk my dog into Diamond in the Ruff and Ann or Bob are waiting for them. When I pick up at 4pm, my dog is usually ready and waiting for me. Pick up and drop off take about 5 minutes. And, during this process, I have never experienced a line of people waiting to drop off or pick up. Most days, it is me and maybe, one other customer. In addition, I have never had problems finding parking. The location is very convenient.

I also would like to add that each time I go to Diamond in the Ruff, the location is clean and quiet. I have not heard all of the dogs barking loudly or creating chaos. They all seem to be very happy. My dogs are so excited when we pull into the lot. Sometimes, they run out of my car and right to the door to greet the owners.

We are thankful we have Diamond in the Ruff. They take such good care of our dogs.

Sincerely,

Mollie Stathopoulos

Tina Steketee
151 North Elmwood Avenue
Oak Park, IL 60302

05/19/2025

River Forest Village Board
400 Park Avenue
River Forest, IL 60305

Dear Members of the River Forest Village Board,

I am writing to express my strong support for Diamond in the Ruff's special use permit and business license application for operation at its new location.

I have been a loyal client of Diamond in the Ruff for the past six years, bringing both of my dogs to Ann and Robert for grooming services. Over the years, I have consistently experienced an exceptionally efficient and convenient drop-off and pick-up process. The flexible drop-off and pick-up procedures make it easy to fit appointments into my busy routine, and I rarely, if ever, have to wait due to overlapping customers. Generally, the entire drop-off or pick-up process takes only about five minutes, making it incredibly convenient.

What truly sets Diamond in the Ruff apart is Ann and Robert's personalized care. Over the many years they have known my dogs and me, they have come to understand our needs and preferences, which gives me complete peace of mind when I leave my dogs with them. Their professionalism, kindness, and commitment to quality ensure my dogs are always comfortable, happy, and well cared for. I sincerely appreciate this genuine care, which keeps me returning year after year.

Thank you very much for considering my support of Diamond in the Ruff's application. Their continued presence at the new location will be valuable to the River Forest community.

Sincerely,

A handwritten signature in cursive script that reads "Tina Steketee". The ink is dark and the signature is fluid, with the first name "Tina" and last name "Steketee" clearly distinguishable.

Tina Steketee

5-20-25

To Whom it may concern,

I've Been going to D.I.T.R. Since the 90's, I Lived In River Forest Manor and Now Norridge. I am now 80 and my husband a disabled Veteran, they took care of my Bishop For 18 years, then another For 15 years, & now another For 8 years, What A Blessing. Our experience has always been positive in every way taking our Dogs there.

They are very organized, giving me a calendar with my monthly appointments, We do are drop off and their ready For us. though they are Flexible, We never had to wait, Just in & out, always made sure we had parking with not so much as a wait because of other cars or people before us, & we need That.

God Bless You ALL

Rev Lodi & Ron Rabito &

708-299-3308

8043 W. Giddings St.

Norridge IL 60706-4446

May 19, 2025

Dear Village of River Forest,

We have been bringing our dog to Diamond in the Ruff for grooming for the past ten years and have been extremely happy with the service provided.

The drop-off and pick-up process is always quick and efficient. A staff member meets us at the door and promptly brings our dog inside. Pickup is just as smooth and timely. At the beginning of each calendar year, we receive a schedule with all of our grooming dates, and on grooming days, the shop offers flexible drop-off and pick-up times.

Because the process is so quick, we rarely encounter other customers, and we've never experienced any delays. The current parking lot always has open spaces directly in front of the shop, allowing us to park briefly and safely for drop-off and pickup.

The experience at Diamond has always been positive for us. We continued operation benefits the community.

Sincerely,

A handwritten signature in black ink, appearing to read "Sara Ward". The signature is fluid and cursive, with the first name "Sara" and last name "Ward" clearly distinguishable.

Sara Ward
1426 Ashland Ave
River Forest

Office 3616

From: diamondintheruff7491@icloud.com
Sent: Saturday, May 24, 2025 5:27 PM
To: Office 3616
Subject: [EXTERNAL] Print

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Date: May 20, 2025

Hi Christian, my name is Carol Winter and I live at 842 Keystone Ave. I have been a customer of Diamond in the Ruff for over 20 years. In conversations with Ann she told me about concerns the village has with her new location relating to parking and traffic. I wanted to share feedback about my experiences with drop offs and pickups. Both my dogs have gone or currently go monthly so we are there pretty often. I have never seen more than one other dog owner dropping off at the same time and I am usually there between 8-9 AM. It's the same thing for pickup. Ann schedules her dogs so there are not too many at the same time and dogs are finished at various times during the day so pickups are varied. I also don't have to wait more than a few minutes to pay and be on my way at pickup. I know Ann has been a long term business owner in River Forest and I hope that the village will give her the consideration and support she needs in moving her business and supporting many happy River Forest dog owners. If you have any questions I can be reached at 630-248-9729. Thank you

Carol and Tucker Winter

Office 3616

From: diamondintheruff7491@icloud.com
Sent: Saturday, May 24, 2025 5:54 PM
To: Office 3616
Subject: [EXTERNAL] Print 7copies please

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Dear Village of River Forest,

We have been dedicated clients of Diamond in the Ruff for about 20 years. The process of dropping off and picking up our pets has consistently been quick and efficient. We have rarely had to wait behind another customer to retrieve our fur babies. Communication with Diamond in the Ruff regarding pick-up and drop-off times is easy and straightforward. Throughout our roughly 20 years of grooming appointments, we have not encountered any issues with parking or waiting.

Thank you,
The Woodworth Household
Scout & JoJo

Office 3616

From: diamondintheruff7491@icloud.com
Sent: Saturday, May 24, 2025 4:56 PM
To: Office 3616
Subject: [EXTERNAL] Fwd: Special Permit Use for Diamond in the Ruff

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Print 7 copies please

To Whom it May Concern at the Village of River Forest,

I'm writing to describe the experience I have had as a customer of Diamond in the Ruff for over 20 years. I began using their dog grooming services at their location in River Forest in 2005 after being on their waitlist for several months - they only accept a limited number of clients so I had to wait until there was an opening for my Westies Haggis and Biscuit. After Haggis passed away, Ann was kind enough to hold a slot open for me and welcomed my new Wheaton Terrier pup for grooming 7 years ago. Ann and Robert have become like family to us.

At both the original River Forest location and the current Forest Park location it has always been convenient to park and quickly drop off my pups for grooming on my way to work, then pick them up later in the day, with each stop usually taking 5 minutes or less.

I've never waited more than a few minutes for other clients at either drop off or pick up - Ann and Robert are very attentive and considerate of their client's time and manage to balance their service in a way that is both welcoming and efficient. I really appreciate the flexibility in their scheduling of pick off and drop off times to coordinate with everyone's schedules to allow for a streamlined process.

I have gotten many compliments on how great my dogs look over the years and when asked where they're groomed, I always say Diamond in the Ruff and tell them there's a wait list. It's so nice to know that Ann and Robert manage their schedule to ensure the best possible care of our dogs and service of their clients.

I strongly urge you to grant their Special Permit to continue their wonderful service to our communities of dog lovers. I can't recommend this business more highly. But you'll have to get on the wait list. 😊

Best regards,
Dianne Zimmerman

--

Dianne M. Zimmerman, LLC Employment Attorney/HR Counsel 708/420-1402

19 June 2025

DR GEORGE CYBULSKI

Dear Village of River Forest:

I am writing as a River Forest Resident and client of Diamond in the Ruff for many years to support their application for a "Special Permit Use" business license.

I have been a client of Diamond in the Ruff for over 15 years and the service they provide is excellent. I am a surgeon so I drop my dogs off early but understand that there

are concerns later in
the day for pickup and
drop off of pets.

Please facilitate
the application of
Diamond in the Ruff so
that they can continue
their contribution to
service in River Forest.

Thank you for your
consideration.

Sincerely
George G. Glushko III