



Village of Arlington Heights
Plan Commission
Virtual Meeting
February 23, 2022
7:30 PM

I. CALL TO ORDER

- A. In response to the COVID-19 pandemic, this meeting is being held virtually, which permits the public to fully participate via their computers or using their phones.

To participate in the virtual meeting, please follow these instructions: <https://bit.ly/3sQYQtY>

Individuals who wish to comment or ask a question on an item on the Agenda may either participate virtually or send an email to the Village at jmschmidt@vah.com. Please limit emails to 200 words or less. To be shared at the meeting, the email must be received by 3:00 p.m. on February 23, 2022.

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Consumers Credit Union - 2/9/22
B. Crescent Place - 2/9/22

IV. PUBLIC HEARINGS

- A. Little Paw Animal Rescue - 1457 E. Palatine Rd. - PC#21-019
Land Use Variation for Kennel in B-2 Zoning District

V. OTHER BUSINESS

VI. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



**Plan Commission
2/23/2022**

Item: Consumers Credit Union - 2/9/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Consumers Credit Union - 2/9/22	Minutes

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: CONSUMERS CREDIT UNION - 950 EAST RAND ROAD - PC #21-023
PUD AMENDMENT, SPECIAL USE PERMIT FOR DRIVE-THROUGH

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 9th day of February, 2022 at the hour of 7:30 p.m.

MEMBERS PRESENT:

SUSAN DAWSON, Chairperson
LYNN JENSEN
MARY JO WARSKOW
JOE LORENZINI
TERRY ENNES
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRPERSON DAWSON: Okay, we're going to call this meeting to order, everybody. So, do I have to bang this gavel? This is Tom's and I don't like to touch it. It's Tom's. They were getting unruly over there.

All right, let's Pledge of Allegiance, please. Let's stand for Pledge.

(Pledge of Allegiance recited.)

CHAIRPERSON DAWSON: All right, so we have first item on the agenda is approval of minutes.

COMMISSIONER ENNES: Or roll call?

CHAIRPERSON DAWSON: Or roll call of attendance, that would maybe be the first item on the agenda, thank you. I skipped over that one. Sam even gave me a cheat sheet to look at.

MR. HUBBARD: I don't think our microphones are working tonight, at least not on my end, and it may not be working on the podium. So, I'll just try and shout.

Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Drost.

(No response.)

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

(No response.)

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chair Dawson.

CHAIRPERSON DAWSON: Here. All right.

MR. HUBBARD: There's a microphone on.

CHAIRPERSON DAWSON: I'm sorry?

MR. HUBBARD: This one -- I'm just going to see if this works. This works.

CHAIRPERSON DAWSON: All right, fancy.

All right, so our first agenda item then is approval of the minutes.

COMMISSIONER WARSKOW: I make a motion to approve the minutes from the last Plan Commission meeting.

COMMISSIONER ENNES: I'll second it.

CHAIRPERSON DAWSON: Any discussion before we vote?

(No response.)

CHAIRPERSON DAWSON: All right, voice vote first. All in favor? No? Yes. All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposition? Any abstentions?

COMMISSIONER CHERWIN: I abstain. I wasn't here.

CHAIRPERSON DAWSON: All right, great.

So, then we have the first petition on the agenda here is, I think we have two. Sorry.

MR. HUBBARD: One for the final plat.

CHAIRPERSON DAWSON: Okay, oh, one is the Crescent Place, it's their final plat, got it. Got it, got it, got it.

Okay, so the first item on the agenda is, sorry, my computer is not coming up with my agenda. Where are we?

MR. HUBBARD: Consumers Credit Union.

CHAIRPERSON DAWSON: Thank you so much. I'm trying to get, it was slow. Consumers Credit Union, I'm putting the agenda up. There it is, Consumers Credit Union. Is the Petitioner here? These are going to be five minutes to read.

Go ahead. Yes, go ahead.

MS. HOLOWELL: I'm sorry, I wasn't sure, you seemed to talk about minutes. Hopefully you guys can hear me, I'm not very loud.

CHAIRPERSON DAWSON: So, before you speak, all public notices, have they been given, Sam?

MR. HUBBARD: Yes, they have.

CHAIRPERSON DAWSON: Okay, and then are you going to be the only one speaking tonight, or are there other people that might be speaking or answering questions? So, that I can swear you in all at once.

MS. HOLOWELL: The plan is for me to take over the presentation.

CHAIRPERSON DAWSON: Okay. All right, so I need to swear you in.
(Witness sworn.)

CHAIRPERSON DAWSON: All right, thank you. You can begin.

MS. HOLOWELL: Hi, everyone. My name is Crystal Holowell. I'm an architect with Shive Hattery, and I'm a member of the project team that's been working on the project that we'll be presenting tonight, which is Consumers Credit Union.

This is the existing site for the project. The area that is dashed in in gray is the subject property for the site. The address is 950 East Rand Road and it's part of the Southpoint Shopping Center, if you're familiar with that. Consumers Credit Union has entered into a 20-year ground lease with the property owner, MJR Southpoint Real Estate Holding Company, LLC. The site is currently being used as a surface parking lot for the Southpoint Shopping Center.

The site area is about 1.6 acres and it's currently zoned as a B-3. The plan is for the parcel to remain as part of the Southpoint Shopping Center property rather than being subdivided off into a separate property. There is an existing PUD for the Southpoint Shopping Center and it will be amended to allow for the construction of an outlot building.

These are just some photos of the existing site. If you've been by the Southpoint Shopping Center recently, you're probably familiar with how it looks currently. Again, here are just some existing photos of the site just to get you acclimated to it.

This is our proposed site plan, it's in progress currently. A portion of the site is planned to be used for the construction of a new 3,460 square-foot bank building with an adjacent covered three-lane drive-through. Let me know if you would like me to point out any specific area. I know it's not a huge image on the screen. A portion of the site to the right, or to the east of the new building would be repaired and re-stripped, and those parking areas would

remain for the use of the customers of the Southpoint Shopping Center businesses.

The parking on the site is designed to allow for ease of flow through the site. The dedicated employee and customer parking for the bank is directly adjacent to the bank building. This is beneficial because it allows customers and employees to have a safe route of travel from their car directly up to the building without having to pass through or over vehicular traffic. Next slide.

Prior to the project being started, there was an in-depth market analysis done on the site. The goal was for the new proposed bank building to be located on a site that would benefit both their existing customers as well as attract new customers.

One other note that I wanted to make about the layout on the site for this project, rather than having a screened-in trash enclosure for this particular site, we've decided to locate that function within the envelope of the building, so you won't see that on the exterior here.

This is a conceptual rendering of the facade that faces Rand Road. The primary building materials that are planned for the project are a composite metal panel, smooth, white ASCO material, and brick veneer. On this facade specifically, most of the facade is the silver metal panel color. The canopy is a dark gray metal panel, and it has a slim accent band of dark blue, and that dark blue, you can't really see it very well in this image particularly, but it ties into the logo for the Consumers Credit Union signage on the same wall. The linear colors that are on the glass, that's an applied glass film and that is still in progress, being designed, but it will be applied after the glass has been installed. The design and color that will be selected is to be determined.

So, this is the southwest facade of the building, the one that faces Rand Road. The north, east and west facades of the building are primarily brick veneer. There's a dark gray running line brick, if you can actually move forward just a little bit further. This is the material sample board that was provided as part of our Design Commission application, just so you can see what the colors look like. But in the upper right corner is the brick veneer that's used on the north, east and west facades of the building, and the dark gray running line, and a light gray soldier course accent here. Then you can also see up in the upper left corner, those are the three colors of the composite metal.

These are some straight-on elevations of the building to give you an idea of the proportions of the different materials. Again, this is the Rand Road facade of the building. This is the view from the east. This is looking at the masonry veneer, you're seeing the composite metal panel, that silver color that I mentioned before on the left of this image. Also, you can see, it's an angled view but you can see the drive-through canopy there.

This is the direct facade of the building, again brick veneer. You can see the drive-through canopy straight on in this elevation. Again, that's the dark gray metal panel finish.

Oh, one thing I didn't mention before also, on the roof we do have a single rooftop unit for the building. That is completely screened by a louvered enclosure, and the color of that enclosure would also complement the exterior building materials.

This is a view straight on of the west elevation of the building. This is where you're seeing the employee entrance. Again, you're seeing the silver metal panels on the right along with the shorter front entry canopy which is the dark gray.

This is just an image from our landscape plan. We're using plantings fairly extensively on this project. It helps to soften some of the building edges, and we're also

using it to help screen the location of the transformer on the site. I don't know if you can get close to this, but It's located on the west side of the building, and the plantings directly around it really help to screen it visually. We're also providing some new trees on the site which will comply with the Municipal Code.

As far as the interior spaces, there are five enclosed offices in the building. The lobby is a large open space with lots of sunlight. That main wall that faces Rand Road is southwest facing, so we're allowing for some motorized roller shades to help with the glare coming in from that window. We have an employee break room and work room, and we are, sorry, we're providing separate trash and recycle collection in an effort to try to encourage recycling in the building.

There are also public and staff restrooms provided in the plan. Let me go to the plan actually so you can see. The lavatory that we selected for the project also has a built-in hand dryer which we hope will help to reduce the amount of paper towel waste that's produced by the building. Then finally, there are just some general building support spaces for the building as well.

I think that's everything. I appreciate your consideration of this project. Are there any questions I could answer?

CHAIRPERSON DAWSON: Before we do that, we need to have the Staff report, and then I see that there are two conditions. Have you reviewed the conditions? Have you read the Staff report and the conditions?

MS. HOLOWELL: I'll check. Is it the requested action in the front --

CHAIRPERSON DAWSON: It says there is a no Village building permit will be issued for the Consumers Credit Union site until the MWRD and Village permits are issued.

MS. HOLOWELL: Oh, yes.

CHAIRPERSON DAWSON: And that you'll comply with all federal, state laws.

MS. HOLOWELL: Yes.

CHAIRPERSON DAWSON: Correct?

MS. HOLOWELL: Yes, right.

CHAIRPERSON DAWSON: This is just making sure that you've reviewed those and agree.

Okay, so at this time, we will be hearing the Staff report, and then we'll be opening it up for questions.

MR. HUBBARD: Sure. Thank you, Chair Dawson.

So, as you've heard, the site is at 950 East Rand Road, that's part of the Southpoint Shopping Center, and the Petitioner is wanting to put up approximately a 3,460 square-foot bank facility. Bank facilities in the B-3 Zoning District are permitted uses, so this proposed use is allowed under the underlying B-3 Zoning District.

Additionally, the Southpoint Shopping Center, a majority of it is designated as suitable for commercial uses in our Comprehensive Plan, so this proposed bank/credit union building is compatible with the Comprehensive Plan designation for the property as well. Because Southpoint was developed as a PUD in the early 90's, an amendment to that PUD is required to allow for the proposed credit union, so that's one of the zoning approvals requested this evening. Additionally, although a bank or a credit union is listed as a permitted use in the B-3 district, drive-through facilities require a special use permit. So, the other reason the Petitioner is before you this evening is to request approval of a special use permit to allow that

drive-through.

There are no variations requested as part of this application.

The Petitioner has appeared in front of the Conceptual Plan Review Committee on October 22nd of last year. I would say they received a very positive review of their concept. The Conceptual Plan Review Committee members were supportive of seeing redevelopment here in Southpoint. This is part of the TIF District. We've been trying to facilitate redevelopment here for several years, and so the Conceptual Plan Review Committee members were supportive of redevelopment efforts and were generally supportive of the concept of the credit union. They did not express any major concerns.

On January 11th of this year, the credit union appeared before the Design Commission. They did receive a unanimous recommendation of approval without any required changes to the architecture.

So, here's an aerial of the site. You can see Southpoint bounded in red. The site of the proposed credit union is shown in yellow, it's kind of at the southern edge of the Southpoint Shopping Center. It's right at the corner of Jane Avenue which is here, across the street it's called Beverly, and then Rand Road is the diagonal street northeast and northwest.

Directly across the street is the Habitat for Humanity Restore. To the southeast, there is an existing Dunkin' Donuts with a drive-through. This is the, east is the inline tenant spaces of Southpoint, the vacant BIF furniture store to the northeast, Floor and Decor, and then there is the inline retail along Rand Road, and then there are some other retail opportunities, commercial, northwest on Rand Road as well.

Here is kind of a zoom-in aerial showing a little closer of the credit union site. Here on this aerial, you can see the Chipotle site to the northwest. This went to the Plan Commission last month and received a recommendation of approval. Then of course the credit union site to the south. Again, you can see this intersection of Jane Avenue and Rand Road, we'll be talking a little bit more about that. Then referenced in the Staff report was a future potential curb cut proposed onto Rand Road that is in this location here. As you can see, it's very close, in close proximity to the proposed Consumers site, just a little bit to the northwest, about a hundred feet to the northwest is that potential, future proposed curb cut.

So, here is the site plan you've seen. I just want to talk briefly about some of the site design, and Petitioner did work well with Staff to make some changes and modifications along the way. A lot of the changes we felt were very positive. One example is they replaced the drive-through lanes to the rear of the site so that they'd be better concealed behind the building. Originally, they were proposed along the front.

As you heard, they moved the transformer at the request of Staff, so it went to the rear. Originally as proposed, it was visible at the front; now it's better screened behind the building. They incorporated the interior trash room at the request of Staff. They preserved some of the existing parking to serve the retail spaces to the east. Then the drive-through stacking is fairly well designed. There is enough space for about four to five cars to stack here, and then if stacking did leach out, it's not like it's going to block one of the main primary drive aisles. It would just be this east-west drive aisle within the Consumers site which also has a means to circumvent it if it did get blocked. So, by and large, we thought it was a well-designed site.

It is worth mentioning that the proposed development here along with the Chipotle development on the northern part of Southpoint require some improvements to the existing stormwater detention basin located at the rear of Southpoint. So, they are going to have

to dredge that out and then dig it out a little bit to add some increase in capacity there. Because all of those engineering changes and plans were really vetted as a part of that Chipotle project, we just are recommending a condition of approval to make it clear that this project, the Consumers project, cannot move forward until those engineering changes, as outlined in the Chipotle project which accommodated for the stormwater capacity needed for the Consumers project, that this project not move forward until those plans have been approved. So, that was one condition of approval recommended by Staff.

Briefly on landscaping, the site does conform with all landscape code requirements. They did add some additional shade trees where they were missing, added some landscaping around the transformer. I will point out, they did add a tree at the northwest of the site at the request of Staff. We have verified that that's actually not on the property although it does need a shade tree there, so we'll work with the center property owner to get that installed. We're not expecting that that be installed as part of this project.

When it comes to traffic, this was probably the key area of analysis here. So, the Petitioner hired KLOA to do the traffic analysis. They observed and documented existing traffic conditions during several days of last year to document kind of baseline traffic in the area. They forecasted traffic for the Credit Union based on an existing facility in Gurnee, compared that to what ITE would recommend, and they were generally consistent. Then they forecasted the expected traffic from the future Chipotle development, the overall Southpoint Shopping Center when all the vacancies are filled, and then for the Consumers' expected traffic as well. They assigned those additional trips to all the roadway intersections, and then they did a level of service analysis.

The direction of travel, you know, all of the trips are going to be, not all, but the primary trips are going to be generated to and from the northeast, so they're going to head to and from Jane Avenue. So, that's really the intersection, the key intersection that we wanted to focus on. As you can see, this is the southwest-bound Jane Avenue intersection where it connects to Rand Road. It would operate under future conditions during the Saturday peak at a level F. It currently operates at a level E, so it's not very good as far as delay right now with filling the vacancies in Southpoint, and then the Consumers project is expected to increase the level of delay there.

So, I just want to show that intersection here. This is the intersection specifically I'm talking about. What we wanted to make sure was during peak conditions when cars are starting to stack up there, we just want to make sure that they're not stacking so far back that they're blocking the entrance and exit into Southpoint. Unfortunately, that does currently happen now. During one of the KLOA observations, during the peak morning hour, they did observe it's queuing back and stacking and blocking this intersection once, but there is sign in that block, the driveway intersection, so, you know, that helps to facilitate movements through here.

I would note that even during peak conditions, during every cycle of the light at this intersection, this whole queue is expected to make it out during one cycle of the light so that they're not going to continue compounding and stacking and getting larger and larger, but this was something that, you know, it was important to note as part of this process.

The increase in trips within Southpoint that would be generated by Consumers are fairly minimal. It's around 14 percent of the overall trips that would go through this intersection, so it's not a substantially high amount. This increase is fairly moderate to low, you know, relatively speaking.

Again, this is an existing condition with the traffic stack-ups, but it's something that should be monitored as this project, as this development, Southpoint, continues to be redeveloped in the future. It's something that we're going to need to pay attention to and make sure that the queuing and stacking here is not becoming an issue. That being said, we are recommending approval of the application subject to the one condition I mentioned and the other condition outlined here.

I will touch on parking briefly. Overall parking for Southpoint complies with code requirements. There is an operating easement agreement document that outlines shared parking and shared access throughout Southpoint. Excuse me, there is a condition, or there is a provision in there that allows for employee parking to occur off site at, you know, other locations within the shopping center that may not be owned by the individual property owner in the shopping center. So, shared parking does exist there. The provisions are established that allow it. It only aids, you know, and it encourages parking in building parking areas kind of to preserve some of those prime spaces for the businesses in Southpoint.

So, from a code standpoint, it complies. We believe it has enough parking to be successful. It has the necessary managing document in place to allow for that shared parking, it's just going to be coordination between the owners to make sure that their employees and tenants are parking at the correct spaces.

That being said, we are supportive of the project and recommending approval subject to these two conditions. Thank you.

CHAIRPERSON DAWSON: Okay, great.

So, do we have a motion to include the Staff report into the public record?

COMMISSIONER ENNES: So moved.

COMMISSIONER CHERWIN: Second.

CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed?

(No response.)

CHAIRPERSON DAWSON: Any abstains?

(No response.)

CHAIRPERSON DAWSON: All right, so the motion passes.

Do we have any initial questions for the Petitioner or Staff? Yes, Lynn.

COMMISSIONER JENSEN: Just a clarifying question about that new curb cut on Rand. It's in the report and I don't really clearly remember why we had a new curb cut on Rand between the, you know, between the two places where we currently have the curb cut now.

MR. HUBBARD: Sure. My understanding is there is a prospective tenant to occupy the Bif space and they're really desirous of having this additional curb cut. From Staff's perspective, I think we're supportive of it but, you know, it needs to be reviewed by IDOT, it needs to meet their standards, but we're open to considering it and we think it would help relieve pressure on that Jane Avenue intersection as well, but again, it needs IDOT approval.

COMMISSIONER JENSEN: This traffic study did not address that particular issue, did it?

MR. HUBBARD: No, it did. Yes, it did. It was designed to take that future curb cut into consideration.

COMMISSIONER JENSEN: Okay, great, thanks.

CHAIRPERSON DAWSON: Any other comments or questions before we open it up on this side?

COMMISSIONER LORENZINI: Quick question. I'm just, maybe I'm just not familiar with the term, but the metal panels, they don't look like composite though.

MS. HOLOWELL: A composite metal panel is kind of a sandwich panel. It has an interior and exterior base that are aluminum. The interior I believe is --

MR. SILVERMAN: Well, it can be used later or not. It's really just --

MS. HOLOWELL: Yes.

COMMISSIONER LORENZINI: That's fine, that's fine, okay.

CHAIRPERSON DAWSON: Any comments on this side? No?

COMMISSIONER WARSKOW: Yes, I've got one.

CHAIRPERSON DAWSON: Oh, well, sorry.

COMMISSIONER WARSKOW: So, yes, I have observed the Jane intersection in the morning because I take my dog to Dogtopia on occasion, and there is a real problem there. I'm very supportive of this project. I don't think it has, you know, the issues that we had with others like the Dogtopia, the worries about the noise and all of that, but that intersection is going to become a real problem. What you say, if it is we'll take a look at it, what are the options? What is that threshold at which you will address that?

MR. HUBBARD: Well, I mean, this property is, the overall Southpoint development is part of a TIF District, so we could certainly, you know, look to see if there's any TIF funding available for improvements, but certainly, anything there needs to be done in coordination with IDOT, too. The signal is part of a larger network of signals along Rand Road.

So, I mean, it's not an easy situation to address. I mean, it's built out, it's, you know, it can be at capacity during peak times. It would take some pretty significant; I think, changes, but again this is part of a TIF District so there may be an opportunity there.

COMMISSIONER WARSKOW: Just because we include conditions in other petitions that if it becomes a problem for a business, that, you know, it will have to be addressed and the business will have to work with the Village. I think the real problem child here is the Dunkin' Donuts. I think it creates both a stacking problem in and a stacking problem coming out. Was that ever a part of the Dunkin' Donuts approval to review?

MR. HUBBARD: I don't know off-hand. I'd have to go back to that approval.

COMMISSIONER WARSKOW: Yes, because I think that's the situation that really needs to be addressed is the Dunkin' Donuts. All right, that's it for my questions.

CHAIRPERSON DAWSON: All right, now to this side, any comments or questions?

COMMISSIONER ENNES: No, I think everybody here --

CHAIRPERSON DAWSON: All right, so we are going to open up for public commentary.

Is there anyone in the public who would like to speak about this, ask questions?

(No response.)

CHAIRPERSON DAWSON: Nobody in the public. All right, so closing the public commentary.

Did you want to propose anything to this project related to parking --

COMMISSIONER WARSKOW: No.

CHAIRPERSON DAWSON: -- or you're just raising it as an issue for the area?

COMMISSIONER WARSKOW: Yes, I'm raising it as an issue for the area.

CHAIRPERSON DAWSON: Yes, I wonder about the hours because I believe the Dunkin' Donuts problem is early morning.

COMMISSIONER WARSKOW: It's early morning, yes.

CHAIRPERSON DAWSON: Right.

COMMISSIONER WARSKOW: I would suppose; I've seen it on the weekends, too.

CHAIRPERSON DAWSON: Well, I've used that Dunkin' Donuts, yes.

COMMISSIONER WARSKOW: So, yes.

CHAIRPERSON DAWSON: Do you have any concerns about the parking or the traffic issues, Petitioner, with what she's raising as an issue? Have you seen that? Have you been to the site?

MS. HOLOWELL: I haven't seen issues of the stacking at the Jane Avenue, unfortunately, just what I've seen in the traffic study that we've had done for the project.

CHAIRPERSON DAWSON: Okay, all right. Any other comments?

COMMISSIONER CHERWIN: Yes, could I just, real quick on that. Maybe it's in the report.

Sam, so we know the Bif Furniture is not occupied right now, that's correct, right? They're not? Then we do know that the proposed Floor and Decor are, but there is a strip like south of Floor and Decor, and then there is just like a strip like in the F area that's south of Bif, right? If you know like, you know, that little strip with the blue orange, like that Laser Tag place that's just south of Floor and Decor?

MR. HUBBARD: Yes.

COMMISSIONER CHERWIN: Is there anybody in there now or not?

MR. HUBBARD: That's where Dogtopia is.

COMMISSIONER CHERWIN: Oh, that's right, okay. Okay, and then the Bif Furniture is empty, and then the stuff south of Bif?

MR. HUBBARD: I believe it's mostly empty now. It used to have a Coldwell Banker, but I believe they vacated. So, I guess very --

COMMISSIONER CHERWIN: Is that, I mean, it seem to me like this parking lot, I brought this up at the Committee, too, it just seems like it's completely underutilized. So, at some point this whole section, I mean, I see the issue with traffic and I agree on that, too, but, you know, this going in there is so marginal compared to how this was designed in the first place. I mean, you know, it's there, it might not have been, you know, optimally designed, you know, initially, but I certainly wouldn't hold that against this property.

I do think that that right-in/right-out will relieve pressure like you said, maybe it was the property. Yes, I guess, you know, but the center itself is going to have, you know, there's expectations that if that is filled, you know, there's going to be traffic. So, I agree that, you know, we have to wait for it to be addressed, but I certainly, like Commissioner Warskow said, I wouldn't hold it against this particular project, but more of a future look to be taken in consideration of the right-in/right-out.

I support the project. I did at Committee; I think it's a good project. I'd like to see it move forward.

CHAIRPERSON DAWSON: Then do we have a motion?

COMMISSIONER CHERWIN: I'll move.

COMMISSIONER ENNES: I have a question.

CHAIRPERSON DAWSON: Sure, or if you have a question.

COMMISSIONER ENNES: First of all, I'm sorry, I didn't get your last name?

MS. HOLOWELL: Holowell.

COMMISSIONER ENNES: Holloway?

MS. HOLOWELL: Holowell.

COMMISSIONER ENNES: Okay. All right, so you're the architect, you're not an employee of the credit union?

MS. HOLOWELL: No, no. I'm an architect of Shive Hattery.

COMMISSIONER ENNES: So, you can't speak on behalf of them. Is there a representative from the credit union here? What's your position there?

CHAIRPERSON DAWSON: I have to swear him in. Do you mind if I interrupt your questions?

COMMISSIONER ENNES: No, I'm fine.

CHAIRPERSON DAWSON: Okay, if you could come up? I just need to swear you in.

(Witness sworn.)

CHAIRPERSON DAWSON: All right, if you could just state your name, spell your last name for us, and then Terry can ask the question.

MR. BELLISARIO: It's Joe Bellisario, B-e-l-l-i-s-a-r-i-o. I'm in the facilities department of the credit union. I'm an in-house architect.

COMMISSIONER ENNES: Have you been involved with the planning of this project?

MR. BELLISARIO: Somewhat, but it's mostly been the Shive Hattery group.

COMMISSIONER ENNES: My question is in regard to the PUD in your property. You're going to be a tenant, correct?

MR. BELLISARIO: Correct.

COMMISSIONER ENNES: On this property, there isn't going to be a new tax parcel, is there? Do you know?

MR. BELLISARIO: I believe --

MR. SILVERMAN: I'm happy to answer this question, if you would like.

COMMISSIONER ENNES: Okay, I take it you're related to the shopping center?

MR. SILVERMAN: I'm the property owner.

COMMISSIONER ENNES: Okay, you might be the person to answer this.

MR. SILVERMAN: I'm happy to answer.

CHAIRPERSON DAWSON: You can come up and we can swear you in.

(Witness sworn.)

CHAIRPERSON DAWSON: All right, if you could state your name and spell your last name for us please?

MR. SILVERMAN: Richard Silverman, S-i-l-v-e-r-m-a-n. It's nice to see you again. I was here as a representative on behalf of Chipotle. I am the landowner. This specific PIN that we are discussing, or that parcel of 1.6 acres already has a tax PIN to it. So, it will not be a subdivision, we already have a PIN number assigned to this specific parcel.

COMMISSIONER ENNES: To the parcel that's in the yellow?

MR. SILVERMAN: Yes, sir.

COMMISSIONER ENNES: Okay, and do you own the entire shopping center?

MR. SILVERMAN: I am one of six shopping center owners, one of the six owners of the shopping center. I own the former Coldwell Banker building, I know there was a question about its occupancy. RE/MAX Real Estate occupies that space now, they occupy over 11,000 square feet. I own the Dogtopia building and I own the future Chipotle outlot, as well as some parking lot and retention ponds.

COMMISSIONER ENNES: Okay, and what my concern is, if you could go to the site plan for the project? I see frequently issues that arise in the PUD, based on the definitions that are included in the lease documents, as to what is part of the common area parking. Do we have a drawing that breaks out the difference between the leased premises and what would be common area? Because it looks like they are going to be improving some of the common area parking; is that correct?

MR. SILVERMAN: I think I can help clarify this. Consumers Credit Union is ground leasing the entire parcel. The entire parcel is cross parked through the entire shopping center.

COMMISSIONER ENNES: Okay.

MR. SILVERMAN: So, they are improving part of, only on their parcel, no land outside the 1.6 acres that we are discussing, for shared use of the shopping center to be cross parked.

COMMISSIONER ENNES: Okay, and is any of their property allocated out to the PUD? To the other tenants?

MR. SILVERMAN: There is no specific allocation. The entire shopping center, all, I can't speak to the acres of the entire shopping center, it's all a 100 percent cross parked.

COMMISSIONER CHERWIN: So, in theory, I'm sorry, Terry, can I just interject?

COMMISSIONER ENNES: No, go ahead, Jay.

COMMISSIONER CHERWIN: So, in theory, if somebody from Dogtopia wanted to park along Rand Road, they would have the rights under the LDA?

MR. SILVERMAN: Yes, they would.

COMMISSIONER CHERWIN: The question would be why would they want to.

COMMISSIONER ENNES: I understand that. My concern is when you get a tenant in a property and they have this access parking above and beyond what they need as part of the common area, they have to pay higher expenses in the property, or they can, I'm not saying they are, and that's kind of what my concern is, is when these things come up later they could be very --

MR. SILVERMAN: My lease document covers the responsibilities of maintenance of the site with the tenant of the properties.

COMMISSIONER ENNES: That's all I have. Thank you.

CHAIRPERSON DAWSON: Okay, now do we have a motion? Jay?

COMMISSIONER CHERWIN: Oh, yes. So, Commissioner Cherwin, I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #21-023, an Amendment to Planned Unit Development Ordinance #90-014, to allow modifications to the Southpoint PUD to enable construction of a bank building, and Special Use Permit approval for a 3,460 square-foot bank with a drive-through.

This recommendation is subject to the following conditions:

- 1. No Village building permit will be issued for the Consumers Credit Union site until the MWRD and Village permits are issued for the work needed on the existing detention basin as required under PC #21-018.**
- 2. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.**

CHAIRPERSON DAWSON: Do I have a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON DAWSON: All right, roll call.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

(No response.)

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chair Dawson.

CHAIRPERSON DAWSON: Yes.

All right, you received unanimous approval. Congratulations! As you know, we're just a recommending body, so you will need to go in front of the Village Board. Sam can get you more information about that. Thank you.

MR. SILVERMAN: Thank you.

(Whereupon, at 8:10 p.m., the public hearing on the above-mentioned petition was adjourned.)



**Plan Commission
2/23/2022**

Item: Crescent Place - 2/9/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Crescent Place - 2/9/22	Minutes

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: CRESCENT PLACE - 310 WEST RAND ROAD - PC #21-010
FINAL PLAT OF SUBDIVISION

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 9th day of February, 2022 at the hour of 8:10 p.m.

MEMBERS PRESENT:

SUSAN DAWSON, Chairperson
LYNN JENSEN
MARY JO WARSKOW
JOE LORENZINI
TERRY ENNES
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRPERSON DAWSON: Okay, so now to the next item on our agenda. The next one? I believe so, I'm just waiting, the internet is slow, I'm just trying to get my agenda back up.

MR. HUBBARD: It's the Crescent Place final plat.

CHAIRPERSON DAWSON: Sorry, we've got that final plat of subdivision for Crescent Place.

MR. HUBBARD: We do have the Petitioner here. It's a fairly straight-forward process for the final plat. He could certainly come up and tell you about it, I can certainly tell you about it. He designed the plat to meet all of the final code requirements. Everything on the plat that's shown as necessary was there.

The one item I would note is there is a small right-of-way dedication required for IDOT on the western part of the site that was shown on the preliminary plat. I think IDOT takes a long time to sign a plat when land is dedicated and granted to them. The Petitioner has split off the process of the final plat that you'd be signing this evening. It shows this future dedication of the IDOT right-of-way to occur by a separate document, and that's allowed IDOT to sign the plat without the dedication so that it can get that done this evening.

Then the Petitioner is proceeding separately with IDOT with the plat of dedication, so that will be coming back in front of the Plan Commission just to be reviewed and approved with your signature and then approved by the Village Board. Because it will come later, approval of this final plat will be conditional upon getting that IDOT dedication done before occupancy of the building which will give the Petitioner plenty of time to do it and plenty of leverage and insurance to the Village that it will get done.

So, that being said, we're recommending approval of the final plat of subdivision subject to that one condition.

CHAIRPERSON DAWSON: Any questions, comments, or a motion?

COMMISSIONER WARSKOW: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of Crescent Place, PC #21-010, Final Plat of Subdivision, subject to the following condition:

- 1. Prior to approval of a certificate of occupancy for Crescent Place, a plat of dedication shall be recorded with Cook County, which dedicates as IDOT right-of-way that portion of the subject property as noted on the final plat of subdivision.**

CHAIRPERSON DAWSON: Second?

COMMISSIONER JENSEN: I'll second.

CHAIRPERSON DAWSON: All right, do I need a roll call or voice vote?

MR. HUBBARD: We'll do roll call.

Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Chair Dawson.

CHAIRPERSON DAWSON: Yes.

MR. GREEN: Thank you.

CHAIRPERSON DAWSON: Congratulations!

MR. GREEN: Much appreciated.

CHAIRPERSON DAWSON: All right, so there being, any other items we need done? I see nothing here on the public agenda.

Sam?

MR. HUBBARD: There's nothing. Well, no, I did want to mention that on January 22nd, Mr. George Miller passed away. I understand that he was a former commander of the Arlington Heights Auxiliary Police Department. He was also a former Plan Commissioner. I did not have the pleasure to get to know him but anyone that dedicates some of their time as a member of the Plan Commission is a noble individual to me. So, I have to acknowledge him and my condolences to anyone who knew him.

Next week, or I'm sorry, next Plan Commission, we will have Little Paw on the agenda. That's a, it's like a dog adoption center. It's going to be, or at least dog places get a lot of attention from some members of the community that are keeping their dogs on these dog shelters and dogs for sale and puppy mills and things like that. So, that's probably going to have a pretty significant public component. We're imagining that meeting will be probably a virtual meeting. So, keep your eyes out.

COMMISSIONER LORENZINI: What's the date, Sam?

MR. HUBBARD: What's that?

COMMISSIONER LORENZINI: What is the date?

MR. HUBBARD: What's the date? I believe it's the 23rd of February.

COMMISSIONER CHERWIN: I would just add George Miller was an awesome person. Great man, we will miss him.

CHAIRPERSON DAWSON: All right, great.

Do I have a motion to adjourn?

COMMISSIONER JENSEN: So moved.

COMMISSIONER CHERWIN: Second.

CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Anyone opposed?

(No response.)

CHAIRPERSON DAWSON: All right, good meeting, everyone.

(Whereupon, at 8:15 p.m., the public hearing on the above-mentioned petition was adjourned.)



Plan Commission 2/23/2022

Item: Little Paw Animal Rescue - 1457 E. Palatine Rd. - PC#21-019

Department: Planning & Community Development

Requested Action

1. Land Use Variation for a "Kennel, Commercial"

RECOMMENDATION

The Staff Development Committee has reviewed the proposed Land Use Variation Request to allow a "Kennel, Commercial" at the subject property, said request being reviewed under the criteria for a Land Use Variation as outlined in Village Code as follows:

- 1. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property;**
- 2. The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned;**
- 3. The proposed variation is in harmony with the spirit and intent of this Chapter;**
- 4. The variance requested is the minimum variance necessary to allow reasonable use of the property.**

The Staff Development Committee recommends Option #1, approval of the Land Use Variation, subject to the business operator acknowledging in writing that their business as a Kennel, Commercial fall's under the provisions of the Illinois Animal Welfare Act and that they will comply with the Act in all aspects including prohibition on sourcing dogs from breeders under any circumstances and with the conditions recommended below.

If the Plan Commission determines that the Land Use Variation criteria has been met and approval of the Land Use Variation is warranted, then the Staff Development Committee recommends the following conditions of approval:

1. This Land Use Variation shall be limited to the Kennel, Commercial, known as Little Paw Animal Rescue only.

2. **Compliance with all laws:** The operator of the Kennel, Commercial, must operate the facility in conformance with all federal, state, county, and Village codes, regulations, and policies.

3. **Illinois Registration and Regulations:** The operator of the Kennel, Commercial, must register the facility with the Illinois Department of Agriculture ("DOA"), and may not commence operation of the facility prior to receipt, and submission to the Village of a copy, of all necessary licenses issued by the DOA for the facility. The facility and its operations must comply, at all times, with the Illinois Animal Welfare Act. 225 ILCS 605/1 et seq.

4. **Village Registration and Regulations:** The operator of the Kennel, Commercial, must register the facility with the Village as both a Pet Shop Operator and a Dog Kennel pursuant to Chapter 12 of the Village Code. The facility must comply with all provisions of the Village Code concerning Pet Shop Operators and Dog Kennels, including, without limitation, provisions concerning Pet Shop Operator disclosures and Dog Kennel inspections.

5. **Sourcing Records:** The operator of the Kennel, Commercial, must maintain a disclosure statement at the facility for every dog offered for sale or adoption during the preceding six months. The operator of the Kennel, Commercial must present all Disclosure Statements for inspection immediately upon request by the Village. Each Disclosure Statement for a dog must contain, at minimum, the following information:

a. The breed, approximate age, sex and color of the dog;

b. The date and description of any inoculation or medical treatment the dog has received prior to or while in the care of the facility;

c. All contact information that the facility has access to, related to the residence or establishment that the dog most recently occupied (the "previous facility"), including the business name of the previous facility, the name of the owner, manager, or resident of the previous facility, and any phone number, mailing address, location address, and e-mail address associated with the previous facility; and

d. If the previous facility is licensed by the United States Department of Agriculture, the current license number of the previous facility, as well as any other license numbers held by the previous facility within the last five years.

6. **Inspections:** The petitioner and operator of the Kennel Commercial, must permit the Village to conduct periodic inspections of the facility and its business

records.

7. The petitioner and/or Kennel Commercial operator shall provide air purification improvements if determined necessary by the Village. The proposed use shall not create any objectionable odor for the neighboring tenants and residents.

8. The petitioner shall install 7 missing trees within the parking lot landscape islands no later than June 30, 2022.

ATTACHMENTS:

Description	Type
Staff Report	Agreement
Legal Notice	Exhibits
CPRC Minutes - 8/25/21	Minutes
Aerial	Exhibits
Petitioner's Project Description	Exhibits
Floor Plans	Exhibits
Petitioner's Response to Justification for Land Use Variation Criteria	Exhibits
Plat of Survey	Exhibits
Neighborhood Meeting Summary	Correspondence
Department Comments - Round 1	Correspondence
Department Comments - Round 1 - Petitioner Response	Correspondence
Department Comments - Round 2	Correspondence
Department Comments - Round 2 - Petitioner Response	Correspondence
Public Comment	Correspondence



VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT

PC File Number: 21-019

Project Title: Little Paw Animal Rescue

Address: 1457 E. Palatine Road

PIN: 03-21-100-012-0000

To: Plan Commission

Prepared By: Jake Schmidt, Assistant Planner

Meeting Date: February 23 2022

Date Prepared: February 18 2022

Petitioner: Ray Balfanz

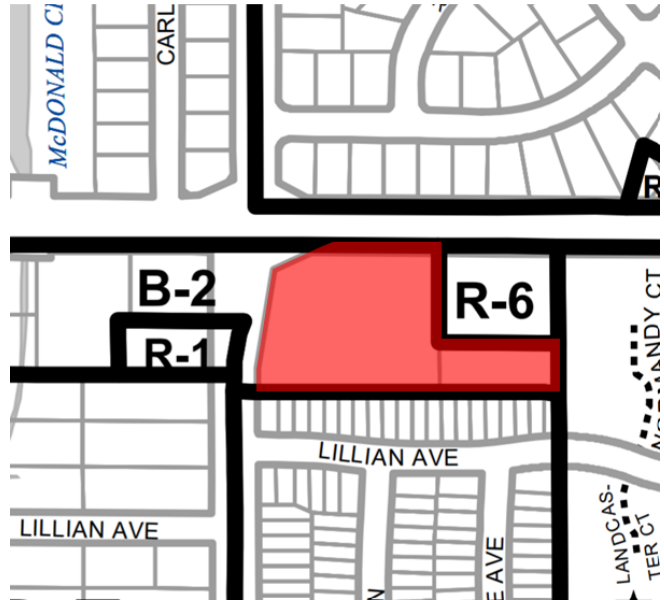
Outlook Management Group, LLC

Address: S74 W16853 Janesville Rd.

Muskego, WI 53150

Existing Zoning: B-2: General Business District

Comprehensive Plan: Commercial



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3/R-2, One Family Dwelling District	Single Family Homes	Single Family Detached Estate
South	R-6, Multiple Family Dwelling District	Duplex Homes	Single Family Attached
East	R-6, Multiple Family Dwelling District; R-4, Two-Family Dwelling District	Arbor Lane Townhomes	Single Family Attached, Moderate Density Multi-Family
West	R-1/R-E, One Family Dwelling District; B-2, General Business District	Single Family Homes, Gas Station	Commercial, Single Family Detached Estate

Requested Action:

1. Land Use Variation for a "Kennel, Commercial"

Variations Required:

1. None identified at this time.

Project Background:

The subject property is located within the Pal-Win Shopping Center at 1401-1457 E. Palatine Road. The site is currently developed with an 35,735 square-foot multi-tenant single-story shopping center with 164 parking spaces. The site is accessible via four driveways, two abutting the eastbound Palatine Road frontage road and two abutting Windsor Drive.

The petitioner, Outlook Management Group, is proposing to lease and reoccupy the space at 1457 E. Palatine Road to Little Paw Animal Rescue, an animal shelter focusing on the adoption of small dogs no larger than 15 pounds. This tenant space is currently occupied by Pocket Puppies, a pet store selling boutique tiny dogs. Both the current and proposed use are operated by Mr. Lane Boron. Adoption fees would be assessed, with pricing starting at \$350 and extending to over \$800.

The shelter's hours of operation would be 9:00 AM to 7:00 PM Monday through Sunday, with visiting hours of 11:00 AM to 5:00 PM on Sunday and Monday, and 11:00 AM to 7:00 PM Tuesday through Saturday. The peak number of employees on-site at any time would be 5. There would be no more than 20 dogs on-site for adoption.

Zoning and Comprehensive Plan

The subject property is located within the B-2 Zoning District. The proposed use is classified as a "Kennel, Commercial". This use is not a permitted or special use in the underlying B-2 Zoning District; therefore, a Land Use Variation is required. While the existing use, Pocket Puppies, also offers small breed dogs, Pocket Puppies is a retail operation, and is classified as a "Pet Shop". Pet Shops are a permitted use in the B-2 District, and as such a Land Use Variation was not required for the existing business.

A Pet Shop is defined in Chapter 28 of the Village Code as *"a retail sales establishment primarily involved in the sale of domestic animals, such as dogs, cats fish, birds, reptiles, and related pet supplies, but excluding exotic animals and farm animals such as horses, goats, sheep and poultry."*

A Kennel is defined as *"any lot or premises or portion thereof on which more than four dogs, cats, and other household domestic animals, over four months of age, are kept, or on which more than two such animals are boarded for compensation or kept for sale."* The proposed use, converting from a retail pet shop to an animal rescue facility, no longer meets the Chapter 28 definition of a Pet Shop.

To proceed forward, a Land Use Variation for the subject property must be reviewed by the Plan Commission and approved by the Village Board. In order to demonstrate conformance with the standards of approval for a Land Use Variation, the petitioner has provided a written response to Land Use Variation justification criteria, as cited in Chapter 28, Section 12.2 of the Municipal Code. The full response is included as **Attachment 1** at the end of this report; the Land Use Variation Justification Criteria are included below for reference:

- 1. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property**
- 2. The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned**
- 3. The proposed variation is in harmony with the spirit and intent of this Chapter**
- 4. The variance requested is the minimum variance necessary to allow reasonable use of the property.**

The subject property is designated as Commercial on the Comprehensive Plan Land Use Map of the Village of Arlington Heights.

Conceptual Plan Review Committee Meeting

The Conceptual Plan Review Committee met on August 25th, 2021. Questions focused on the sourcing of the dogs, sanitation, as well as noise and odor control. The owner of the proposed kennel stated that he would source dogs in a manner similar to other rescues, that cages were cleaned and sanitized in accordance with applicable regulations, and that waste will be disposed of in air tight containers. The petitioner was advised to proceed forward, though the Conceptual Plan Review Committee expressed an interest for conditions to be included in Staff's recommendation that additional noise or odor attenuation systems be added if determined necessary.

Neighborhood Meeting

Staff requested that the petitioner hold a neighborhood meeting as part of this petition. The meeting held on Thursday, January 6th, 2022. The meeting was initially scheduled for Wednesday, January 5th, but was rescheduled due to the business operator's scheduling conflict. 11 persons attended the January 5th meeting, where the petitioner notified attendees of the rescheduled meeting date. Not all attendees on January 5th were able to participate in the January 6th meeting. A summary of this neighborhood meeting was provided by the petitioner, and is included in the agenda packet.

Public Input

The Village has received multiple communications from the public related to the proposal. Concerns from the public have been included as a separate document within the agenda packet for review under "Public Input". Concerns have been raised about the business sourcing dogs from breeders or puppy mills. The State of Illinois adopted the 2021 Amendment to the Illinois Animal Welfare Act to address sourcing of animals prohibiting sourcing from puppy mills effective this month.

Illinois Animal Welfare Act

The 2021 Amendment to the Illinois Animal Welfare Act (IAWA) will be taking effect on February 23rd, 2022. This law, in addition to other regulations, states that pet shops can no longer source dogs from breeders and puppy mills. It is the opinion of the Village Attorney that the IAWA does apply to the proposed business. Keep in mind that the definition of pet shop in the IAWA is not the same as the Village Zoning Code, Chapter 28 definition.

Staff Research

With respect to the Illinois Animal Welfare Act, Staff asked the petitioner to confirm in writing they will comply with this law. The petitioner confirmed they would comply with the Act, but added that, as an animal rescue, they would not be restricted in the sourcing of the dogs for adoption, and dogs from puppy mills could be surrendered to the rescue. Staff reviewed this with the Village's legal counsel, and determined that the law would govern the operation of the proposed animal shelter.

Per the Village Attorney: Little Paw qualifies as both a "Pet Shop Operator" and an "Animal Shelter" under the Animal Welfare Act. A Pet Shop Operator under the Act includes any facility which offers dogs for sale *or adoption, with or without charge*, and an Animal Shelter includes any non-profit formed for the promotion of animal welfare. See 225 ILCS 605/2. As a result, Little Paw must comply with the Animal Welfare Act's prohibition on sourcing dogs from breeders under any circumstances, and the Act's requirements that Pet

Shop Operators and Animals Shelters record the source of each dog that they obtain. See 225 ILCS 605/3.8-3.9.

Staff has also reviewed the prior practices of the business owner at Pocket Puppies in Arlington Heights, and a previous operation, Pocket Puppies in Chicago. Staff obtained and reviewed documents confirming that the Pocket Puppies location within Chicago did receive numerous violations. These violations were for the sale of dogs sourced from puppy mills, which was prohibited by Chicago ordinance prior to the adoption of the 2021 Amendment to the Illinois Animal Welfare Act. The Village of Arlington Heights does not have such a prohibition, and instead has a separate ordinance governing the sale of pets in pet shops. This ordinance governs the operation of pet shops, and required disclosure statements of all dogs sold listing the breed, age, source, and breeder details of each animal. The Village Health Department conducted yearly inspections of Pocket Puppies, and the business had no open violations with respect to Village code. Nor has the Health Department receive complaints about the existing Pocket Puppies.

Staff also submitted a Freedom of Information Request to the State asking for any violation records for the Pocket Puppies locations in Arlington Heights and Chicago. The documents returned were minimal, with isolated complaints related to the health of one puppy sourced, and having an incorrect address on the State license for the Chicago location, both of which were rectified per the State reports.

Traffic and Parking

The total parking requirement for the proposed Kennel is assessed at ratio of 1 space per 300 square-feet, the ratio for retail space. A total of 6 spaces would be required for the proposed tenant. Per the tenant list provided by the applicant, the combined required parking for Pal-Win Plaza would be 133 spaces. As the subject site is improved with 164 spaces, this results in a code-required parking surplus of 31 parking spaces, as summarized in **Table I** below.

Table I: Required Parking Summary

Tenant Space	Address (E. Palatine Rd.)	Business	SF	Unit		Total Parking Required
1	1457	Little Paw Animal Rescue (Proposed)	1,800	1	300	6
Total Required Parking						133
Total Parking Provided in Front of Center						136
Total Parking Provided in Back of Center						28
Total Parking Provided on Site						164
Surplus (Deficit)						31

A full table of code required parking is included as **Attachment 2** at the end of this report. A traffic and parking study from a Certified Traffic Engineer is only required for land use variations on land abutting a major arterial that includes over 5,000 square feet of floor area. Since the subject unit is only 1,800 square feet in floor area, no formal traffic and parking study is required. Given the existing surplus of onsite parking relative to code requirements, and as there was no parking variation required, no additional parking surveys were

recommended. Given the small size of the proposed use and minimal parking requirement, it is not anticipated that this use would create any parking or traffic issues.

Bicycle parking is only required when a change in use results in an increase in code-required vehicular parking. As the proposed use does not result in a change of use or a change in required vehicular parking, no additional bicycle parking spaces are required. There are existing bicycle racks on-site, with capacity for 4 to 6 bicycles.

Building, Site Plan, and Landscaping

The petitioner is not proposing any changes to the site or building as part of this petition. Existing on-site screening and landscaping was inspected during the review process. Staff determined that there were 7 missing landscape island trees. The petitioner has agreed to replace these missing trees by June 30, 2022. Should these trees not be replaced by this date, Staff will initiate the code-enforcement process to ensure compliance with code. Additionally, the 6-foot fence at the rear of the property was noted to be in declining condition. This fence is the property of the abutting Arbor Lane Townhomes. When this fence is replaced, it is the responsibility of the petitioner to install a 6-foot tall fence to screen the parking area from the townhomes. The petitioner was made aware of this requirement.

The petitioner has provided information on additional sound attenuation that can be added between the subject space and the adjacent unit. The petitioner has also provided details on sanitation practices at the Conceptual plan Review Committee meeting, where it was stated that all cages will be regularly cleaned, with each cage equipped with a pee trap. Additionally, in the business description it was noted that the dogs will be trained to use a “pee pad” for indoor bodily functions. The proposed use shall not create any objectionable odor or noise for the neighboring tenants and residents, and if additional odor attenuation is required at a later date, the Village reserves the right to request an odor attenuation system be installed. The petitioner/operator would also be required to comply with all applicable local and state sanitary laws and regulations.

Options

The Staff Development Committee has identified two options for the Plan Commission to consider:

Option #1: Approve the Land Use Variation as requested with several conditions of approval making clear the Village’s expectations that the petitioner and operator of the Kennel, Commercial, are required to comply with these conditions. The Village’s Health and Human Services Department has indicated that it will be very difficult to determine and enforce where puppies are sourced from and that they would rely on the State to enforce the Illinois Animal Welfare Act.

Option #2: Deny the Land Use Variation, finding that the approval criteria have not been met.

RECOMMENDATION

The Staff Development Committee has reviewed the proposed Land Use Variation Request to allow a “Kennel, Commercial” at the subject property, said request being reviewed under the criteria for a Land Use Variation as outlined in Village Code as follows:

- 1. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property;**
- 2. The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned;**
- 3. The proposed variation is in harmony with the spirit and intent of this Chapter;**

4. The variance requested is the minimum variance necessary to allow reasonable use of the property.

The Staff Development Committee recommends Option #1, approval of the Land Use Variation, subject to the business operator acknowledging in writing that their business as a Kennel, Commercial fall's under the provisions of the Illinois Animal Welfare Act and that they will comply with the Act in all aspects including prohibition on sourcing dogs from breeders under any circumstances and with the conditions recommended below.

If the Plan Commission determines that the Land Use Variation criteria has been met and approval of the Land Use Variation is warranted, then the Staff Development Committee recommends the following conditions of approval:

1. This Land Use Variation shall be limited to the Kennel, Commercial, known as Little Paw Animal Rescue only.
2. **Compliance with all laws:** The operator of the Kennel, Commercial, must operate the facility in conformance with all federal, state, county, and Village codes, regulations, and policies.
3. **Illinois Registration and Regulations:** The operator of the Kennel, Commercial, must register the facility with the Illinois Department of Agriculture ("DOA"), and may not commence operation of the facility prior to receipt, and submission to the Village of a copy, of all necessary licenses issued by the DOA for the facility. The facility and its operations must comply, at all times, with the Illinois Animal Welfare Act. 225 ILCS 605/1 *et seq.*
4. **Village Registration and Regulations:** The operator of the Kennel, Commercial, must register the facility with the Village as both a Pet Shop Operator and a Dog Kennel pursuant to Chapter 12 of the Village Code. The facility must comply with all provisions of the Village Code concerning Pet Shop Operators and Dog Kennels, including, without limitation, provisions concerning Pet Shop Operator disclosures and Dog Kennel inspections.
5. **Sourcing Records:** The operator of the Kennel, Commercial, must maintain a disclosure statement at the facility for every dog offered for sale or adoption during the preceding six months. The operator of the Kennel, Commercial must present all Disclosure Statements for inspection immediately upon request by the Village. Each Disclosure Statement for a dog must contain, at minimum, the following information:
 - a. The breed, approximate age, sex and color of the dog;
 - b. The date and description of any inoculation or medical treatment the dog has received prior to or while in the care of the facility;
 - c. All contact information that the facility has access to, related to the residence or establishment that the dog most recently occupied (the "previous facility"), including the business name of the previous facility, the name of the owner, manager, or resident of the previous facility, and any phone number, mailing address, location address, and e-mail address associated with the previous facility; and
 - d. If the previous facility is licensed by the United States Department of Agriculture, the current license number of the previous facility, as well as any other license numbers held by the previous facility within the last five years.
6. **Inspections:** The petitioner and operator of the Kennel Commercial, must permit the Village to conduct periodic inspections of the facility and its business records.

7. The petitioner and/or Kennel Commercial operator shall provide air purification improvements if determined necessary by the Village. The proposed use shall not create any objectionable odor for the neighboring tenants and residents.
8. The petitioner shall install 7 missing trees within the parking lot landscape islands no later than June 30, 2022.

February 18, 2022

Bill Enright, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
Charles Witherington Perkins, Director Planning and Community Development
All Department Heads
PC File 21-019

Attachment 1: Petitioners Written Response to Land Use Variation Justification Criteria

1. The proposed use, a commercial kennel, will not alter the existing character of the current zoning, a B-2 zoning district, because the use will not require the tenant to change the exterior of the property, and will not require any outside use beside regularly scheduled deliveries, and due to the tenant using pee pad training.
 - a. In addition, the existing tenant, Pocket Puppies has operated in the center for three years, without issue by other tenants in the building or neighboring uses. The tenant is operating in an end space in the building, with only one common demising wall.
 - b. The adjacent space next to the existing tenant has been vacant since the existing tenant has occupied the space. The owner of the property will add additional insulation in the demising wall to reduce or eliminate any operating noises from Little Paw Rescue.
2. Pal Win Plaza has suffered extremely high vacancy since current ownership purchased the property in 2016. The property consists of 35,734 square feet and occupancy has been as follows:
 - At the end of 2017, occupancy was 50.48%
 - 2018 occupancy was 55.52%
 - 2019 occupancy was 55.52%
 - 2020 occupancy was 53.74%
 - If our new liquor store gets liquor license approval, occupancy will be 62.14%.
 - If this land use variation is not approved, losing this tenant will mean the continued plight of this property will continue because occupancy will decrease to 57.1%.
3. The proposed variation is in harmony and within the spirit and intent of this chapter because the use fits within and is a good part of the tenant mix at this shopping center.
4. This request is the minimum variance necessary in order to be able to keep this tenant and allow reasonable, harmonious use of the property as a shopping center.

Attachment 2: Code-Required Parking

Tenant Space	Address (E. Palatine Rd.)	Business	SF	Unit		Total Parking Required
1	1457	Little Paw Animal Rescue (Proposed)	1,800	1	300	6
2	1453	VACANT	3,000	1	300	10
3	1451	Osaku Asian Kitchen	900	1	300	3
4	1449	VACANT	1,100	1	300	4
5	1447	Farmers Insurance	700	1	300	2
6	1429	Anytime Fitness	7,000	1	250	28
7	1427	VACANT	5,230	1	300	17
8	1425	VACANT	1,750	1	300	6
9a	1423	VACANT	1,400	1	300	5
9b	1421	VACANT	1,050	1	300	4
10	1419	Sunny's Nail Salon & School	1,050	1	250	4
11	1417	Shear Design Beauty Shop	975	1	250	4
12	1415	Edward Jones	1,200	1	300	4
13	1411-13	Euro Experts (tailor)	596	1	300	2
14	1409	Health First Chiropractor	2,070	1	200	10
16	1405	Liquor Store	3,000	1	300	10
17	1403	The Spot Ice Cream Shop (aka the Pal-Win Ice Cream Shop)	1114 (363 SF "Seating" Area)	1	45	8
18	1401A	DeCarlucci's Pizza	900	1	300	3
19	1401B	All Pets Groomed	900	1	300	3
Total Required						133
Total Parking Provided in Front of Center						136
Total Parking Provided in Back of Center						28
Total Parking Provided on Site						164
Surplus (Deficit)						31

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON FEBRUARY 23, 2022, AT 7:30 P.M. to consider Petition No. 21-019, a request for a Land Use Variation to allow a "Kennel, Commercial", and any Variations from Chapter 28 of the Municipal Code as determined necessary by the Plan Commission, all on the subject property located at, 1457 E. Palatine Road in Arlington Heights, IL. In accordance with orders issued by the State of Illinois in response to the COVID-19 pandemic, this Plan Commission hearing may take place at the Arlington Heights Municipal Building, located at 33 S. Arlington Heights Road, or virtually via Zoom Meeting.

If held virtually via Zoom, individuals who wish to comment or ask a question on an item on the Agenda may either participate via Zoom, or send an email to the Village at jmschmidt@vah.com. Please limit emails to 200 words or less. To be shared at the hearing, the email must be received by 3:00 p.m. on February 23rd, 2022.

If held in-person at the Arlington Heights Municipal Building, individuals who wish to comment or ask a question on an item on the Agenda can attend the hearing and participate in-person through the public comment process.

Specific details on the location of the hearing, as well as how to access and participate in the hearing, will be available at www.vah.com no later than February 18th, 2022.

The legal description for the subject property is as follows:
ARCEL 1: THE EAST 260.00 FEET OF THE SOUTH 110.74 FEET OF THE NORTH 364.74 FEET (AS MEASURED ALONG THE NORTH AND EAST LINES RESPECTIVELY) OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 364.74 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM SAID TRACT OF LAND THE EAST 260 FEET AS MEASURED ALONG THE NORTH LINE THEREOF) (AND ALSO EXCEPTING FROM SAID TRACT OF LAND THE NORTH 60 FEET THEREOF) (AND ALSO EXCEPTING FROM SAID TRACT OF LAND THAT PART THEREOF FALLING WITHIN THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE NORTH WEST CORNER OF SAID SECTION, THENCE EAST ON THE NORTH LINE THEREOF TO A POINT WHICH IS 260.0 FEET WEST OF THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF SAID NORTH WEST 1/4, THENCE SOUTH ON A LINE WHICH IS PARALLEL TO SAID EAST LINE 60.0 FEET THENCE WEST PARALLEL TO SAID NORTH LINE TO A POINT 120 FEET EAST OF THE WEST LINE OF SAID SECTION, THENCE SOUTH WESTERLY TO A POINT 93.0 FEET SOUTH OF AND 40.0 FEET EAST OF THE NORTH WEST CORNER OF SAID SECTION, THENCE SOUTHERLY TO A POINT ON THE WEST LINE OF SAID SECTION 333.0 FEET SOUTH FROM THE NORTH WEST CORNER THEREOF, THENCE NORTH ON SAID WEST LINE TO THE PLACE BEGINNING) IN COOK COUNTY, ILLINOIS.

All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDD# (847) 368-5794.

Susan Dawson, Chair

ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald February 8, 2022 (4577261)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

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

County(ies) of Cook

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 02/08/2022 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Designee of the Publisher and Officer of the Daily Herald

Control # 4577261

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING HELD ON:

August 25, 2021

Project Title: Little Paw Animal Rescue

Address: 1457 E. Palatine Road

Petitioner: Ray Balfanz
Outlook Management Group, LLC

Address: S74 W16853 Janesville Rd.
Muskego, WI 53150

Requested Action:

1. Land Use Variation for a "Kennel, Commercial"

Variations Required:

- None identified

Attendees: Lane Boron, Little Paw Animal Rescue
Ray Balfanz, Outlook Management Group, LLC
Mary Jo Warskow, Plan Commissioner
John Sigalos, Plan Commissioner
Lynn Jensen, Plan Commissioner
Jay Cherwin, Plan Commissioner
Jake Schmidt, Assistant Planner

Project Summary:

The subject property is located within the Pal-Win Shopping Center at 1401-1457 E. Palatine Road. The site is currently developed with an 35,735 square-foot multi-tenant single-story shopping center with 164 parking spaces. The site is accessible via four driveways, two abutting the eastbound Palatine Road frontage road and two abutting Windsor Drive.

The petitioner is proposing to reoccupy the space at 1457 E. Palatine Road with Little Paw Animal Rescue, an animal shelter focusing on the adoption of small dogs no larger than 15 pounds. Adoption fees would be assessed, with pricing starting at \$350 and extending to over \$800. This tenant space is currently occupied by Pocket Puppies, a pet store selling boutique tiny dogs.

The shelter's hours of operation would be 9:00 AM to 7:00 PM Monday through Sunday, with visiting hours of 11:00 AM to 5:00 PM on Sunday and Monday, and 11:00 AM to 7:00 PM Tuesday through Saturday. The peak number of employees on-site at any time would be 5. There would be no more than 20 dogs on-site for adoption.

Meeting Discussion:

Mr. Boron began by stating that the rescue would specialize in smaller dogs that are 5 to 7 years old. An outdoor recreation area would not be needed for the dogs. The dogs do not need to be walked outside due to their size.

Mr. Schmidt stated that the Little Paw Rescue would be located in the Pal-Win Shopping Center at 1457 E. Palatine Road. Little Paw would specialize in the adoption of smaller dogs no larger than 15 pounds. The shelter's hours of operation would be 9:00 AM to 7:00 PM Monday through Sunday, with visiting hours of 11:00 AM to 5:00 PM on Sunday and Monday, and 11:00 AM to 7:00 PM Tuesday through Saturday. The peak number of employees on-site at any time would be 5. There would be no more than 20 dogs on-site for adoption.

The subject property is located within the B-2 Zoning District. The proposed use is classified as a "Kennel, Commercial". This use is not a permitted or special use in the underlying B-2 Zoning District; therefore, a Land Use Variation is required. While the existing use, Pocket Puppies, is also classified as a "Kennel, Commercial", a Land Use Variation was never approved for this existing business, and therefore an existing Land Use Variation cannot be assumed by the proposed shelter. Staff has determined that unclear plans provided as part of Pocket Puppies' business license application resulted in this zoning issue remaining unidentified.

To proceed forward, the Plan Commission must review and the Village Board must approve a Land Use Variation for the subject property. In order to demonstrate conformance with the standards of approval for a Land Use Variation, the petitioner must provide a written response to Land Use Variation justification criteria.

The petitioner is not proposing any changes to the site or building as part of this petition. Existing on-site screening and landscaping must conform to current code requirements. During the formal Plan Commission review process, staff will evaluate the condition of the parking lot and landscaping to determine if any additional landscaping, repairs, resurfacing, or restriping is needed. The petitioner shall also provide details on where the dogs' outdoor recreation area will be, and information on the maintenance of this area.

While there is an existing similar use in the subject tenant space, and Staff have not received any complaints relative to the existing business, Staff still has concerns regarding sanitation, sound proofing, and air handling. The petitioner shall provide information on any proposed sound attenuation and air purification improvements, as well as sanitation practices. This is especially important as it is anticipated that during colder times of the year the dogs' bodily functions will be taking place within the building envelope.

Per the tenant list provided by the applicant, the combined required parking for Pal-Win Plaza would be 133 spaces. As the subject site is improved with 164 spaces, this results in a code-required parking surplus of 31 parking spaces.

No formal traffic and parking study is required. Given the existing surplus of onsite parking relative to code requirements, no additional parking surveys are recommended. No additional bicycle parking spaces are required. There are existing bicycle racks on-site, on the west end and near the center of Pal-Win Plaza, with capacity for 4 to 6 bicycles.

The Staff Development Committee has reviewed the proposed Land Use Variation Request to allow a "Kennel, Commercial" at the subject property, and requires additional information in order to make a recommendation. The additional information needed is a written response to Land Use Variation justification criteria, more detailed, scaled floor plans, information on any proposed sound attenuation and air purification improvements, as well as sanitation practices, and details on where the dogs' outdoor recreation area will be, and information on the maintenance of this area, if such an area is proposed.

Commissioner Jensen asked if the dogs were going to be outside.

Mr. Boron stated the dogs would not be outside at any time. The dogs are small, will be in cages, and the cages will be cleaned. The cages have a pee trap for when the dogs urinate.

Commissioner Jensen asked Mr. Schmidt if that satisfied Staff concerns.

Mr. Schmidt stated that it satisfied the concerns regarding any outdoor area. The existing business, Pocket puppies, has not generated any complaints from neighbors, though conditions may be added during the Plan Commission process to address neighborhood concerns or allow the Village to request additional measures of sound or odor attenuation.

Commissioner Jensen asked if 20 dogs would be on site.

Mr. Boron confirmed that 20 dogs would be on site.

Commissioner Jensen asked where the dogs are sourced from.

Mr. Boron stated that the dogs are sourced from rescues, are purchased from auctions, or come from various sources.

Commissioner Jensen asked what will be done to the dogs as part of the \$350 to \$800 adoption fee.

Mr. Boron stated that the dogs are microchipped. The pricing depends on the source of the dog. Right now there's a dog shortage, even for older dogs. Dogs cost \$350 to \$800 to purchase. Older dogs go for over \$1,000.

Commissioner Warskow asked how solid waste from the dogs will be disposed.

Mr. Boron stated that cages are cleaned and sanitized daily. Waste is placed in airtight plastic containers prior to disposal. There will be no odor.

Commissioner Warskow stated she has three rescue dogs.

Mr. Boron stated that he will have older and younger dogs.

Commissioner Warskow asked if there was good demand for the dogs.

Mr. Boron stated there was, older dogs sell really well. Many of the dogs are purebred. They will not come with papers but it is visible that they are purebred.

Commissioner Jensen asked if the shelter only takes purebreds.

Mr. Boron said mixed breed dogs are taken as well.

Commissioner Warskow asked how many dogs are currently at Pocket Puppies.

Mr. Schmidt stated around 15 dogs are at Pocket Puppies.

Commissioner Warskow stated that noise is a concern, as little dogs can make big noises too.

Commissioner Cherwin asked how long Pocket Puppies has been in business.

Mr. Schmidt stated that the business license was issued in 2018.

Commissioner Cherwin stated that his primary concerns were related to odor and noise attenuation, ensuring that neighboring tenants stayed healthy and would not be negatively impacted by the rescue. He asked if there had been any issues with disposal of waste from Pocket Puppies.

Mr. Balfanz stated that there had been no issues. All tenants have their own waste disposal container. Trash is picked up weekly.

Commissioner Sigalos asked Mr. Boron if he was affiliated with Pocket Puppies, and was the owner.

Mr. Boron stated that he was the owner of Pocket Puppies.

Commissioner Sigalos asked Mr. Boron if he was licensed.

Mr. Boron stated he was licensed by the city and state. He stated that he was licensed as a pet shop, not a rescue.

Commissioner Sigalos asked where the dogs are sourced from.

Mr. Boron stated that all rescue dogs come from breeders. There are some rescues that go to bad breeders repetitively and keep those breeders in business. Little Paw Rescue would not source their dogs in this manner.

Commissioner Sigalos asked if the dogs are sourced individually or in groups.

Mr. Boron stated that it depends on availability. Rescues go to auctions and bid on dogs. Some rescues work directly with breeders or source dogs from other rescues.

Commissioner Sigalos stated he was familiar with the operation of Kay's animal shelter in Arlington Heights. He asked why the proposed rescue would only have dogs under 15 pounds.

Mr. Boron stated that smaller dogs are easier to take care of, and that they create less mess. Smaller dogs also have less behavioral issues. Larger dogs can sometimes have behavioral issues, and smaller dogs are better for families.

Commissioner Sigalos asked Mr. Schmidt if there were other shelters in Arlington Heights aside from Kay's.

Mr. Schmidt stated that there is the Buddy Foundation on Seegers Road. There are also pet shops, like Happiness is Pets on Golf Road.

Commissioner Cherwin asked Mr. Boron if he operated any other rescues.

Mr. Boron stated that he did not operate other rescues. He is also opening a pet shop in Pleasant Prairie Wisconsin.

Mr. Jensen asked how long dogs typically wait for adoption.

Mr. Boron stated that dogs wait between a day and a month before adoption. There is a large space indoors where dogs can exercise, and an orientation room where people can learn animal care skills.

Commissioner Jensen asked how aggressive dogs are handled.

Mr. Boron stated that this isn't an issue with smaller dogs. Older dogs are sometimes timid.

Commissioner Jensen said he owns a small aggressive dog that was banned from doggie daycare.

Mr. Boron stated that when dogs are taken in they are assessed for temperament through socialization with people and other dogs.

Commissioner Jensen asked how aggressive dogs would be handled.

Mr. Boron stated that there is a questionnaire for people who come in to adopt. If there is a dog that doesn't do well with children, the dog would be adopted out to customers who don't have children. This is how dogs with temperament issues were handled at Pocket Puppies.

Commissioner Jensen asked why Pocket Puppies did not receive a Land Use Variation.

Mr. Schmidt stated that the need for a Land Use Variation was not identified during the Business License process.

Commissioner Sigalos asked if Pocket Puppies was still open for business.

Mr. Schmidt stated that they were open. Staff would take enforcement action, however the petitioner seeking a Land Use Variation is effectively pursuing a remedy for this nonconformity with code.

Commissioner Sigalos asked if Pocket puppies sourced dogs from rescues.

Mr. Boron stated Pocket Puppies dogs were not sourced from rescues.

Commissioner Sigalos stated there was no way to know if rescue dogs were aggressive or not.

Mr. Boron stated that dogs aren't sold the next day, they are held and evaluated for a week.

Commissioner Sigalos stated that earlier Mr. Boron stated that some dogs would be sold the next day.

Mr. Boron stated that for puppies that is sometimes the case. Older dogs are held on to for at least for a week. Heartworm and other tests are performed.

Commissioner Cherwin asked if there was a veterinarian on staff.

Mr. Boron stated that he works with multiple vets in the northwest suburbs to check the dogs health prior to adoption. Heartworm is an issue with older dogs.

Commissioner Cherwin asked what regulations the rescue would be subject too.

Mr. Boron stated that the rescue would be subject to Illinois Department of Agriculture inspections and sanitation standards.

Commissioner Cherwin asked if there were regulations governing the treatment of the dogs.

Mr. Boron stated that there were size requirements.

Commissioner Cherwin asked if he would operate similar to other rescue operations.

Mr. Boron stated that he would source dogs in the same manner as other shelters.

Commissioner Cherwin asked if the dogs would have health inspections and outcomes similar to other rescue operations.

Mr. Boron stated the dogs would have health inspections and outcomes similar to other rescue operations. They would receive tests, vaccinations, and boosters. If there are congenital issues they are disclosed, or accept donations to surgically correct the issue. All dogs are microchipped.

Commissioner Sigalos asked if the adjacent tenant space has had complaints, or if it has been vacant.

Mr. Balfanz stated that the adjacent space has mostly been vacant.

Commissioner Sigalos stated that there is no way to know if there have been odor or noise issues since the adjacent space has been vacant.

Mr. Boron stated that there is an HVAC system on top of the tenant space that serves two spaces, and that the filters are changed monthly. It is a really good system that sucks and circulates air.

Commissioner Sigalos stated other projects utilized sound attenuation and air filtration system.

Mr. Boron stated that the dogs fecal matter is tootsie-roll sized and does not have an odor.

Commissioner Sigalos asked if Staff would include a condition allowing for any odor or sound issues to be corrected in the future if needed.

Mr. Schmidt stated that such a condition could be included requiring sound attenuation or odor attenuation systems.

Mr. Boron stated that the business has two exterior walls, and the shared wall could have a sound attenuation system installed if needed.

Mr. Balfanz stated that any changes to sound attenuation could be made if needed.

Commissioner Jensen stated that he thought it was a good project.

There was no public comment relevant to the project.

RECOMMENDATION

The Conceptual Plan Review Committee encouraged the petitioner to proceed forward with their application while taking the comments from the Conceptual Plan Review Committee into consideration.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Jake Schmidt, Recorder



0.03 mile
1 inch equals 167 feet

Map created on July 20, 2021.

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5. Little Paw Rescue Project Description.

Little Paw Rescue will be located at 1457 E. Palatine Road, Arlington Heights, IL., where Pocket Puppies currently occupies space. There will be no interior improvements done in the space. Little Paw Rescue will begin operating in the existing space as soon as early next year and after being approved by Arlington Heights.

Little Paw Rescue is a 501 c not for profit organization and is Licensed by the State of Illinois. We also are in good standing with the Illinois Secretary of State. Our not for profit will follow the guidelines of the Illinois Law. Rescue organizations are not under the new law as we are not a licensed pet shop operator. Our organization will accept surrenders of small breeds only since our rescue has space limitations. Our rescue will specialize in finding small breed geriatric breeder dogs a forever home as well as special needs dogs and rescue puppies. We will source our dogs as many rescues do from dog auctions, breeders, rescues etc... We will not operate like many shady rescue organizations that source from HSUS horrible 100. Bailing our Benji and National Mill dog Rescue were featured as some of these shady organizations in a recent Huffington Post (2) and Washington Post investigative piece. (1)

(1) https://www.washingtonpost.com/graphics/2018/investigations/dog-auction-rescue-groups-donations/?noredirect=on&utm_term=.11cd86202534

(2) [When 'Puppy Mill Rescue' Blurs The Line Between Saving And Selling Dogs](#)

Little Paw is a small dog rescue, and our older geriatric dogs will be no larger than 15lbs so exercise and enrichment areas will be totally in the building no outdoor exercise area or walking are needed because our staff will concentrate on pee pad training. Often it is too cold for our small dogs to be outside. Our maximum number of dogs will be around 20 at any one time.

Dogs will be transported to Little Paw by a company which specializes in transporting small dogs. Generally, dogs will be dropped off one time per week or every other week. We have no plans for public surrenders to our location. All drop offs will be planned transports, so we will know in advance when dogs will be delivered.

Our Rescue is not a 24-hr. operation but will have visiting hours from:

- 11:00 am to 5 pm Sunday and Monday and
- Tuesday-Sunday 11am to 7 pm.
- Workers and volunteers will be on site from 9am-7pm.
- Noon to 5:00pm are peak visiting hours.
- The most staff on site at any one time will be five staff members.

PAL-WIN SHOPPING CENTER TENANT BUILD-OUT

1457 PALATINE ROAD ARLINGTON HEIGHTS, IL 60004

CONSTRUCTION NOTES

1. CONTRACTOR(S) SHALL VERIFY ALL DIMENSIONS AND ALL CONDITIONS SHOWN ON DRAWINGS AT THE JOB SITE AND SHALL NOTIFY OWNER OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THIS PROJECT.
2. ALL WORK THAT NECESSITATES THE SHUTTING DOWN OF A BUILDING SYSTEM FOR THE TIE-IN OR ALTERATION PURPOSES SHALL BE COORDINATED WITH THE OWNER AND/OR GENERAL CONTRACTOR AS PER THEIR DIRECTION.

ACCESSIBILITY NOTES

1. ALL FIXTURES AND ACCESSORIES SHALL BE MOUNTED IN ACCORDANCE WITH ALL CITY/VILLAGE, A.D.A., ILLINOIS HANDICAP REGULATIONS AND ANSI, WHICHEVER IS MOST STRINGENT.
2. ALL THRESHOLDS MUST COMPLY WITH A.D.A., ILLINOIS HANDICAP REGULATIONS AND ANSI, WHICHEVER IS MOST STRINGENT.
3. PROJECTING ACCESSORIES MUST BE LOCATED SO THEY WILL NOT INTERFERE WITH THE USE OF GRAB BARS AND WILL KEEP THE WHEELCHAIR AREA FREE.
4. EACH HANDICAP WASHROOM SHALL HAVE A 5'-0" DIAMETER CLEAR TURNING AREA.
5. ACCESSIBLE PARKING SHALL BE PROVIDED FOR THE BUILDING WITH A MINIMUM \$250 FINE FOR PARKING IN THE ACCESSIBLE PARKING SPACE.

LANDLORD NOTES

1. CONDITIONS EXISTING AT THE TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY THE TENANT INsofar AS PRACTICAL.
2. CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
3. DO NOT CLOSE OFF OR OBSTRUCT DRIVEWAYS, STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING REGULATIONS.
4. CONTRACTORS, WORKMEN, MECHANICS, SUPPLIERS, INVITEES SHALL WORK IN HARMONY AND NOT INTERFERE WITH BUILDING OWNER AND BUILDING OWNER'S AGENTS IN DOING WORK IN SAID PREMISES.
5. ALL ENTITIES PERFORMING WORK SHALL PROVIDE PROTECTION FOR EXISTING IMPROVEMENTS TO AN EXTENT THAT IS SATISFACTORY TO THE BUILDING OWNER AND SHALL ALLOW ACCESS TO THE PREMISES AT ALL TIMES DURING THE PERIOD WHEN CONSTRUCTION ACTIVITIES ARE UNDERTAKEN. DAMAGES SHALL BE PROMPTLY REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
6. ALL CONTRACTORS AND SUBCONTRACTORS SHALL USE ONLY THOSE SERVICE CORRIDORS AND SERVICE ENTRANCES DESIGNATED BY THE BUILDING OWNER. DELIVERY OF MATERIAL AND DEBRIS THROUGH OR ACROSS ANY COMMON AREAS SHALL ONLY BE PERMITTED WITH THE WRITTEN APPROVAL OF THE BUILDING OWNER DURING HOURS DETERMINED BY THE BUILDING OWNER.
7. BUILDING OWNER SHALL HAVE THE RIGHT TO ORDER ANY CONTRACTOR OR SUBCONTRACTOR WHO VIOLATES ANY SPECIFIED REQUIREMENTS HEREIN TO CEASE WORK AND TO REMOVE IT, ITS EQUIPMENT AND ITS EMPLOYEES FROM THE PREMISES.
8. EXISTING UTILITIES SHALL BE MAINTAINED, KEPT IN SERVICE, AND PROTECTED AGAINST DAMAGE DURING OPERATIONS UNLESS INDICATED OTHERWISE. DO NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO THE GOVERNING AUTHORITIES AND OWNER.
9. ALL WORK TO BE PERFORMED ABOVE THE CEILING, WITHIN WALLS AND/OR BELOW THE CONCRETE FLOOR SHALL FIRST BE INSPECTED AND APPROVED BY LANDLORD, AS WELL AS THE ARCHITECT, BEFORE TENANT SHALL BE ALLOWED TO COVER OVER SUCH WORK. PLEASE PROVIDE AT LEAST 3 DAYS ADVANCE NOTICE FOR SUCH INSPECTIONS.
10. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL OF THE PROVISIONS OF THE LEASE, INCLUDING, BUT NOT LIMITED TO CONSTRUCTION EXHIBIT C AND TENANT'S ADDONAL WORK AS SET FORTH IN THE LEASE. ALL OF THESE PROVISIONS ARE HEREBY INCORPORATED WITHIN THESE CONSTRUCTION PLANS AND SHALL BE INCORPORATED WITHIN ANY CONTRACT FOR WORK TO BE PERFORMED BY CONTRACTORS AT THE PREMISES.

LANDLORD NOTES

11. BEFORE ANY WORK WILL BE ALLOWED TO COMMENCE, A LIST OF NAMES, ADDRESSES, PHONE AND FAX NUMBERS OF EACH AND EVERY CONTRACTOR SHALL BE PROVIDED TO LANDLORD, ALONG WITH THE TRADE OR LIST OF WORK THEY WILL BE PERFORMING.
- FUTHER, EACH CONCTORACTOR SHALL BE REQUIRED TO PROVIDE LANDLORD WITH A CURRENT AND VALID CERTIFICATE OF INSURANCE ORIGINALLY SIGNED BY CONTRACTOR'S AGENT, NAMING LANDLORD AS ADDITIONAL INSURED UNDER THAT POLICY.
12. BEFORE ANY WORK WILL BE ALLOWED TO COMMENCE, TENANT SHALL PROVIDE LANDLORD WITH A COMPLETE ITEMIZATION OF THE COST OF ALL WORK TO BE PERFORMED WITHIN THE PREMISES. ONLY AFTER LANDLORD HAS APPROVED ALL WORK AND HAS APPROVED ALL CONTRACTORS, AND PERMITS HAVE BEEN ISSUED, MAY WORK THEN BEGIN.
13. CONTRACTORS AND TENANTS ARE RESPONSIBLE FOR ANY DAMAGE TO THE ADJACENT TENANT SPACES, AND THE PREMISES AND/OR TO THE BUILDING OF WHICH THE PREMISES ARE A PART, AS A RESULT OF TENANT'S REMODELING WORK, INCLUDING BUT NOT LIMITED TO DRYWALL AND/OR PLASTER CRACKING OR OTHER DAMAGE CAUSED BY POUNDING OR VIBRATIONS WHICH OCCUR AS A RESULT OF THE REMODELING WORK PERFORMED WITHIN TENANT'S PREMISES.
14. TENANT'S CONTRACTORS WILL REMOVE FROM THE PREMISES ALL DEBRIS CREATED BY THEIR WORK AND SHALL DISPOSE OF SAME IN RECEPTACLES PROVIDED BY THE CONTRACTORS. UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS BE DEPOSITED WITHIN GARBAGE DUMPSTERS AT THE REAR OF THE BUILDING BELONGING TO OTHER TENANTS WITHIN THE SHOPPING CENTER. THERE ARE NO COMMON GARBAGE DUMPSTERS PROVIDED BY LANDLORD FOR THE GENERAL USE OF ALL TENANTS AT THE SHOPPING CENTER.
15. BEFORE PROCEEDING WITH WORK, CALL LANDLORD AT 773-775-6655 SHOULD CONTRACTORS HAVE ANY QUESTIONS CONCERNING LANDLORD'S REQUIREMENTS.

DUTY TO IDEMNIFY
THE CONTRACTOR SHALL DEFEND, IDEMNIFY, KEEP AND SAVE HARMLESS THE BUILDING OWNER AND ARCHITECT AND THEIR REPRESENTATIVES, AGENTS, AND EMPLOYEES IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES, AGAINST ALL SUITS, CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, CAUSED BY, GROWING OUT OF, OR INCIDENTAL TO THE PERFORMANCE OF THE WORK UNDER THE CONTRACT BY THE CONTRACTOR OR ITS SUBCONTRACTORS TO THE FULL EXTENT AS ALLOWED BY THE STATE OF ILLINOIS AND NOT BEYOND ANY EXTENT WHICH WOULD RENDER THESE PROVISIONS VOID OR UNENFORCEABLE.

ALL SPRINKLER WORK AND FIRE ALARM WORK SHALL BE COMPLETED BY LANDLORD'S CONTRACTORS AT TENANT'S EXPENSE.

TENANT MUST INFORM LANDLORD 48 HOURS PRIOR TO ANY SPRINKLER OR FIRE ALARM WORK.

SIGN DRAWINGS FOR EXTERIOR OF BUILDING MUST BE APPROVED BY LANDLORD PRIOR TO FABRICATION. ALL ANCHORING OR ATTACHMENT TO THE BUILDING SURFACES MUST BE DONE THROUGH MORTAR JOINTS ONLY. TENANT HELD RESPONSIBLE FOR ANY DAMAGE TO BRICK.

GENERAL NOTES

1. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS, PRIOR TO SUBMITTING THEIR BID(S), SHALL FIELD SURVEY THE SITE OF PROPOSED WORK TO DETERMINE AND VERIFY THE EXTENT AND NATURE OF THIS PROJECT.
2. IF AT ANY TIME, PRIOR TO AND DURING CONSTRUCTION, A DISCREPANCY, OMISSION, AND/OR CONFLICT IS DISCOVERED, NOTIFY OWNER & ARCHITECT FOR CLARIFICATION AND/OR RESOLUTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST AND ACQUISITION OF ALL NECESSARY BUILDING PERMITS. PERMITS ARE TO BE POSTED ON JOB SITE.
4. CONTRACTOR SHALL NOTIFY THE OWNER AND/OR BUILDING OWNER OF ANY UNFORESEEN JOB CONDITIONS WHICH MAY AFFECT PROJECT COST. EXTRA WORK AND/OR EXTRA COSTS MUST BE APPROVED IN WRITING PRIOR TO CONSTRUCTION OF SUCH WORK.
5. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE BUILDING OWNER/MANAGEMENT FOR REGULATIONS INCLUDING BUT NOT NECESSARILY LIMITED TO: ELEVATOR USE, RUBBISH REMOVAL, PROTECTION OF BASE BUILDING CONSTRUCTION, AND ANY WORK WHICH WILL AFFECT OTHER TENANT'S OR OTHER PARTS OF THE BUILDING.

GENERAL NOTES

6. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFE GUARDS, BARRIERS, TEMPORARY POWER, LIGHTING, FIRE PROTECTION, ETC., AS REQUIRED DURING DEMOLITION/CONSTRUCTION.
7. ALL CONTRACTORS ARE RESPONSIBLE FOR COORDINATION OF THEIR WORK WITH ALL OTHER TRADES. WORK SHALL BE PROPERLY SEQUENCED TO COINCIDE WITH THE PROJECT CONSTRUCTION SCHEDULE TO AVOID DELAY OF THE PROJECT COMPLETION OR THE WORK OF THE OTHERS.
8. THE GENERAL CONTRACTOR SHALL PROTECT AREA AND NEW OR EXISTING MATERIALS AND FINISHES FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DUST, WATER, ETC. DAMAGE TO EXISTING MATERIALS, FINISHES, STRUCTURE, AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE TENANT AND THE BUILDING OWNER/MANAGEMENT AT THE EXPENSE OF THE GENERAL CONTRACTOR.
9. ALL MATERIALS, METHODS OF INSTALLATION AND FINISHING OF CONSTRUCTION SYSTEMS (PARTITIONS, CEILINGS, DOORS, FRAMES, FLOORS, ETC.) SHALL CONFORM TO THE MANUFACTURERS' SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR THE EXPECTED USE.
10. THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A DAILY BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING ANY FINISHED AREA, WHETHER WITHIN OR OUTSIDE THE JOB SITE.

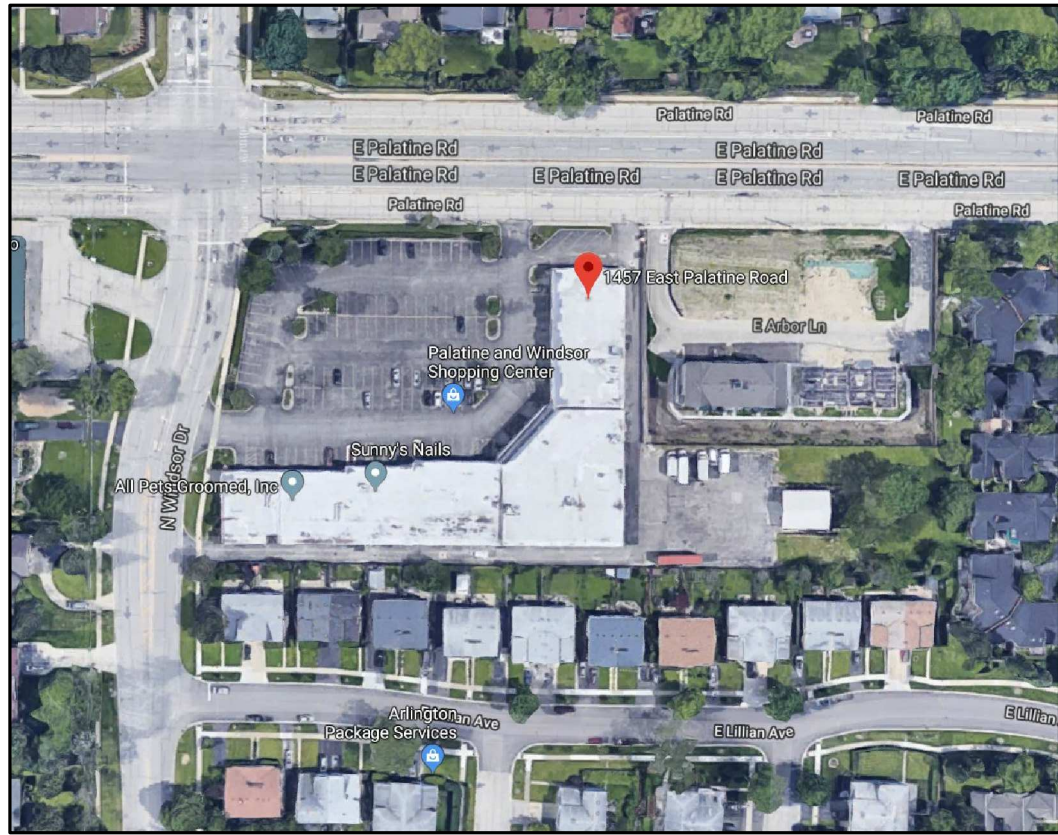
ELECTRIC & PLUMBING

1. ELECTRICAL CONTRACTOR SHALL DISCONNECT ALL POWER IN AREAS OF WORK PRIOR TO COMMENCEMENT OF DEMOLITION AND SHALL PROVIDE TEMPORARY POWER AND LIGHTING FOR DEMOLITION CONTRACTOR.
2. ALL ELECTRICAL ITEMS BEING REMOVED SHALL BE DISCONNECTED AT THE CIRCUIT PANEL.
3. ALL PLUMBING TO BE REMOVED SHALL BE CAPPED AT SOURCE.
4. TRENCHING NOTE: ANY TIME THE CONCRETE FLOOR MUST BE OPENED FOR THE PERFORMANCE OF ANY WORK BENEATH THE FLOOR, THE AREAS TO BE OPENED SHALL BE SAW CUT IN STRAIGHT AND PARALLEL LINES, THE CONCRETE SECTIONS REMOVED FROM THE PREMISES AND PROPERLY DISCARDED. ANY IN-FLOOR INSTALLATIONS SHALL BE PROPERLY BEDDED IN PEA GRAVEL OR OTHER SIMILAR COMPACTABLE SUBSTANCE WITH ENOUGH COVER SO AS TO NOT SHOW ANY EXPOSED PIPING PRIOR TO POURING NEW CONCRETE WITHIN THE OPENINGS THAT HAVE BEEN CUT. THE AREAS TO BE SEALED SHALL BE FILLED WITH NEW CONCRETE LEVEL WITH THE REMAINING SECTIONS OF THE FLOOR AND FINISHED SMOOTH, EVEN AND LEVEL WITH THE SURROUNDING EXISTING FLOOR, AND OF THE SAME THICKNESS AS EXISTING FLOOR.

FIRE DEPARTMENT

1. A KNOX BOX SHALL BE ISSUED AND PLACED WITHIN AN ACCESSIBLE LOCATION FOR THE USE OF THE LOCAL FIRE DEPARTMENT. IF A KNOX BOX ALREADY EXISTS, A MASTER KEY THAT FUNCTIONS FOR THE ENTRY DOORS SHALL BE PLACED INSIDE TO ACCESS THE NEW TENANT SPACE (JFC-606.1)
2. PROVIDE ADDRESS PLAQUARDS READILY VISIBLE WITH CONTRASTING COLORS. NUMBERS SHALL BE MIN. 6" TALL AND MIN. STROKE WIDTH OF 1". LOCATE AT THE FRONT AND REAR ENTRANCES. IFC-505.1
3. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA#10 AND IFC SEC. 906. INSTALL PRIOR TO FINAL INSPECTION
4. EXIT SIGNS SHALL BE LOCATED AT THE FRONT EXTERIOR EXIT DOORS AS PER IBC 1011.5.1 AS WELL AS AN OCCUPANCY PLAQUARD

LOCATION MAP



DRAWING SHEET INDEX

DWG.No. DRAWING TITLE
ARCHITECTURAL

- | | |
|-------|---|
| A-0.0 | COVER PAGE, GENERAL NOTES, CODE INFO |
| A-1.0 | FLOORPLAN, ROOM FINISH SCHEDULE, DOOR SCHEDULE WALL SECTIONS |
| A-2.0 | REFLECTED CEILING PLAN, ELECTRICAL PANEL SCHEDULE HVAC VENTILATION SCHEDULE |
| A-3.0 | PLUMBING RISER DIAGRAMS, ADA REQUIREMENTS WALL TYPE SECTIONS, DETAILS |

STATEMENT OF COMPLIANCE

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE CODES LISTED IN THE BUILDING CODE ANALYSIS

DATE: _____

SIGNED: _____

LICENSE EXPIRATION DATE: _____

BUILDING CODE ANALYSIS

CONSTRUCTION TYPE FIRE SUPPRESSION	2B NON-SPRINKLED W/ ALARM
USE GROUP ADJACENT USE GROUP DEMISING PARTITIONS	(B) BUSINESS (B) BUSINESS INTERIOR DEMISING WALLS B/W UNITS- 1 HR EXISTING UL409
CODES USED	2009 International Building Code 2009 International Fire Code 2005 National Electrical Code 2009 International Mechanical Code 2009 International Existing Building Code 2014 Illinois Plumbing Code 2015 Illinois Energy Conservation Code 1997 Illinois Accessibility Code (IAC)
SCOPE OF WORK INTERIOR FINISHES TOTAL SQ. FT OF BUILD-OUT	INTERIOR RENOVATION TO EXISTING COMMERCIAL UNIT CORRIDORS-CLASS II (0-75 FLAME SPREAD) OTHER SPACES-CLASS III (76-200 FLAME SPREAD) 1,680 S.F TOTAL
OCCUPANCY CALCULATION	ENTRY/SHOWROOM= 1120/50 SF GROSS = 24 PERSONS SHAMPOO/DRYING AREA = 386 / 100 SF GROSS = 3 MAX OCCUPANTS OFFICE = 72/100 SF GROSS = 1 MAX OCCUPANT TOTAL = 28 PERSONS MAX OCCUPANCY
EGRESS -MAX TRAVEL DISTANCE	
PLUMBING CODE REQUIREMENTS	MAX EGRESS PATH =38'-8" (FROM REAR DOOR AT ENTRY/SHOWROOM TO FRONT DOOR) 2 EXITS EXISTING 14 MALE/ 14 FEMALE 1 MOP SINK 1 TOILET & 1 LAVATORY @ UNISEX EMPLOYEE RESTROOM - (LESS THAN 5 EMPLOYEES SHALL BE WORKING AT ANY GIVEN TIME) NOTE- OWNER SHALL PROVIDE BOTTLED WATER DISPENSER AS PER SECTION 890 TABLE B FOOTNOTE #4 AND SECTION 890.720 (F)

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ISSUES AND REVISIONS :

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POCKET PUPPIES - SPACE 1
PAL-WIN SHOPPING CENTER
1457 E. PALATINE ROAD
ARLINGTON HEIGHTS, IL

BR DESIGN & ARCHITECTURE
ONE TRANS AM PLAZA DRIVE SUITE #120
OAKBROOK TERRACE II 60181
PHONE: 708-508-7281

DRAFTPERSON:

BG

APPROVED :

BG

PREPARED FOR :

POCKET PUPPIES

-

LOCATION :

1457 E. PALATINE RD

ARLINGTON HEIGHTS, IL

JOB NUMBER :

DATE:

6-13-2018

SHEET NUMBER :

A-0.0



-
- EXISTING W/LF
- UNDERSIDE OF DECK ABOVE
- USE "SLIP-TRAC" IF CONNECTED TO ROOF DECK
- FIRESAFING AROUND JOIST PENETRATIONS AND WITHIN DECKING FLUTES. TYP.
- 3-5/8" MTL. STUDS, 20 GA., @ 16" O.C.
- OPTIONAL - 3/4" SOUND ATTENUATION BATT
- ONE (1) LAYER 3/4" TYPE "X" GYP EA. SIDE. TAPE, SAND, PAINT.
- POWER DRIVEN PINS AT 24" O.C. AND WITHIN 1" OF ENDS
- BASE TO MATCH BLDG. STANDARD
- ACOUSTIC SEALANT CONTINUOUS AT FLOOR AND WALL OUTLETS.

$$1'' = 1' - 0'$$

DOOR HARDWARE

DOOR SCHEDULE ABBREVIATIONS

DOOR SCHEDULE ABBREVIATIONS

DOOR SCHEDULE NOTES:

-
- Diagram illustrating four types of doors and frames with their dimensions:
- DOOR TYPE 'A'**: TYPICAL SOLID CORE DOOR. Dimensions: 3'-0" wide, 7'-0" high.
 - DOOR TYPE 'B'**: TYPICAL SOLID CORE DOOR. Dimensions: 3'-0" wide, 7'-0" high.
 - DOOR TYPE 'C'**: TYPICAL INSULATED HOLLOW METAL DOOR. Dimensions: 3'-0" wide, 7'-0" high.
 - FRAME TYPE '1'**: KNOCK DOWN METAL JAMBS. Dimensions: 3'-0" wide, 7'-2" high. Top and side dimensions are 2" each.

FINISH ABBREVIATIONS:
GYP. BD. = 5/8" TYPE 'X' GYPSUM BOARD
WRGB = 5/8" TYPE 'X' WATER RESISTANT GYPSUM BOARD
PT = PAINT FINISH
RB = RUBBER BASE-BLDG STANDARD
VCT = VINYL COMPOSITE FLOORING
FRP = FIBERGLAS REINFORCED PANELS

FINISH ABBREVIATIONS:
 CT = CERAMIC TILE- BLDG STANDARD
 CPT = CARPET - BLDG STANDARD
 ACC = 2X2 ACCOUSTICAL TILE
 SSTL = STAINLESS STEEL BACK SPLASH

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POCKET PUPPIES - SPACE 1
PAL-WIN SHOPPING CENTER
1457 E. PALATINE ROAD
ARLINGTON HEIGHTS, IL



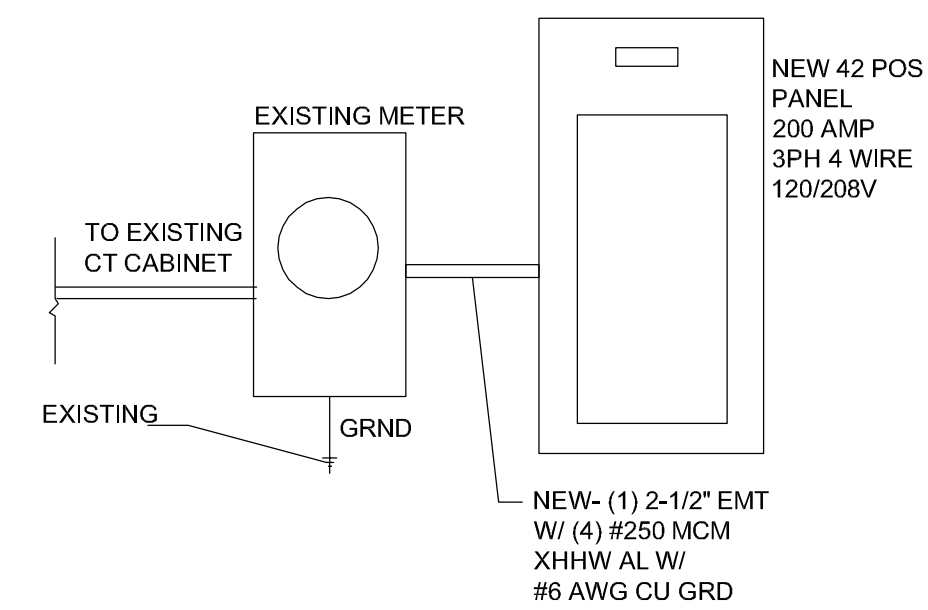
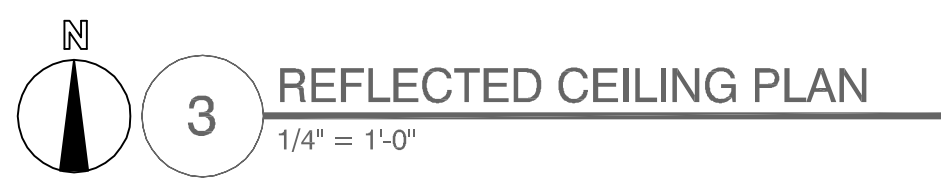
DRAFTPERSON:
BG
APPROVED :
BG
PREPARED FOR :
POCKET PUPPIES

LOCATION :
1457 E. PALATINE RD
ARLINGTON HEIGHTS, IL
JOB NUMBER :

DATE:
6-13-2018

SHEET NUMBER :

A-1.0



PANEL PP-1																
SERVICE: 120/208 V., 3PH., 4W., SIN																
MFR: EX. CUTLER-HAMMER		MAIN BREAKER: 200 AMP MAIN BREAKER										LOCATION: PT ROOM WALL				
TYPE: REUSE EXISTING		LOCATION: TOP										MOUNTING: SURFACE				
BUS: 200 AMP.		SOURCE: EXISTING										DWG. NO.: A-1.1				
FEEDER: EXISTING																
BRANCH CIRCUIT	VOLT - AMPS			BREAKER	CKT.	BUS			CKT.	BREAKER	VOLT - AMPS			BRANCH CIRCUIT		
	A	B	C			POLE	AMP	NO.			A	B	C		NO.	POLE
RTU-1	3400				3	60	1	●		2	1	20	360			WINDOW OUTLETS 100/101
RTU-1		3400			3			●		4	1	20	1850			GENERAL OUTLETS 100/101
RTU-1			3400		5				●	6	1	20		1450		LIGHTING 100/101
SPARE					7			●		8	1	20	900			LIGHTING/OUTLETS 102/103
SPARE					9			●		10	1	20	2150			LIGHTING/OUTLETS/FAN 104
SPARE					11				●	12	1	20		3150		ELECTRIC DRYER
RTU1 GFI	450			1	20	13		●		14	1	20				SPARE
SPARE					15				●	16	1	20				SPARE
SPARE					17				●	18	1	20				SPARE
SPARE					19			●		20	1	20				SPARE
SPARE					21				●	22	1	20				SPARE
SPARE					23				●	24	1	20				SPARE
SPARE					25			●		26	1	20	150			EXTERIOR SIGN
SPARE					27				●	28	1	20				SPARE
SPARE					29				●	30	1	20				SPARE
SPARE					31			●		32						SPARE
SPARE					33				●	BL	34					SPARE
SPARE					35				●	36	1	20		200		EM LIGHTING/SIGNALS
SPARE					37			●		38						SPARE
SPARE					39				●	40						SPARE
SPARE					41				●	42						SPARE
VOLT - AMP TOTAL	3750	3400	3400										1410	4600	4800	CONNECTED AMPS
BUS A: 5160 VA BUS B: 7100 VA BUS C: 8000 VA TOTAL: 20460 VA																
BL = SIGNIFIES REQUIREMENT FOR BREAKER LOCK NOTE: ELECTRICAL DISTRIBUTION EQUIPMENT A.I.C. RATINGS SHALL BE SIZED TO MATCH EXISTING EQUIPMENT AND POWER UTILITY COMPANY REQUIREMENTS. ELECTRICAL CONTRACTOR TO COORDINATE EQUIPMENT RATINGS WITH POWER UTILITY CO.																

LIGHT FIXTURE SCHEDULE				
TAG	DESCRIPTION	MANUFACTURER	ITEM #	NOTES
A	LED TRACK	ECONOLIGHT	E-KCH08A-DV27	LED TRACK LIGHTING W/ 9 WATT - CYLINDER HEADS
EM	WALL MNT.	ECONOLIGHT	E-XML1RCW	WALL MOUNT EMERGENCY LIGHT W/ BATTERY BACK UP
E1	WALL MNT.	ECONOLIGHT	E-XPL2RBW	WALL MOUNT EXIT SIGN W/ BATTERY BACKUP
E2	WALL MNT.	ECONOLIGHT	E-XML1CWW	WALL MOUNT EXTERIOR EMERGENCY LIGHT W/ BATTERY BACKUP

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[illegible]

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DESIGN
&
ARCHITECTURE

SHEET NUMBER :

A-2.0

9. Written Justification for Land Use Variation

1. The proposed use, a commercial kennel, will not alter the existing character of the current zoning, a B-2 zoning district, because the use will not require the tenant to change the exterior of the property, and will not require any outside use beside regularly scheduled deliveries, and due to the tenant using pee pad training.

a. In addition, the existing tenant, Pocket Puppies has operated in the center for three years, without issue by other tenants in the building or neighboring uses. The tenant is operating in an end space in the building, with only one common demising wall.

b. The adjacent space next to the existing tenant has been vacant since the existing tenant has occupied the space. The owner of the property will add additional insulation in the demising wall to reduce or eliminate any operating noises from Little Paw Rescue.

2. Pal Win Plaza has suffered extremely high vacancy since current ownership purchased the property in 2016. The property consists of 35,734 square feet and occupancy has been as follows:

- o At the end of 2017, occupancy was 50.48%
- o 2018 occupancy was 55.52%
- o 2019 occupancy was 55.52%
- o 2020 occupancy was 53.74%
- o If our new liquor store gets liquor license approval, occupancy will be 62.14%.
- o If this land use variation is not approved, losing this tenant will mean the continued plight of this property will continue because occupancy will decrease to 57.1%.

3. The proposed variation is in harmony and within the spirit and intent of this chapter because the use fits within and is a good part of the tenant mix at this shopping center.

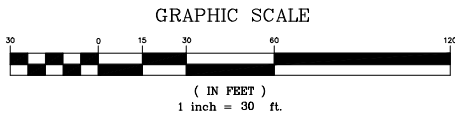
4. This request is the minimum variance necessary in order to be able to keep this tenant and allow reasonable, harmonious use of the property as a shopping center.

ALTA/ACSM LAND TITLE SURVEY

LEGAL DESCRIPTION

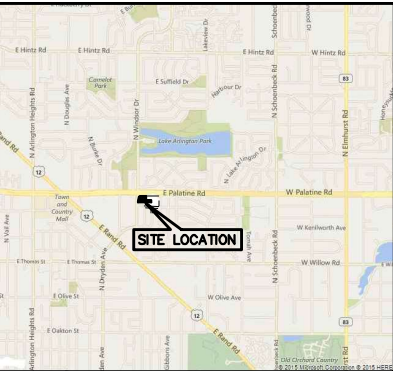
PARCEL 1: THE EAST 260.00 FEET OF THE SOUTH 110.74 FEET OF THE NORTH 364.74 FEET (AS MEASURED ALONG THE NORTH AND EAST LINES RESPECTIVELY) OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 364.74 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM SAID TRACT OF LAND THE EAST 260 FEET AS MEASURED ALONG THE NORTH LINE THEREOF) (AND ALSO EXCEPTING FROM SAID TRACT OF LAND THE NORTH 60 FEET THEREOF) (AND ALSO EXCEPTING FROM SAID TRACT OF LAND THAT PART THEREOF FALLING WITHIN THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE NORTH WEST CORNER OF SAID SECTION, THENCE EAST ON THE NORTH LINE THEREOF TO A POINT WHICH IS 260.0 FEET WEST OF THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF SAID NORTH WEST 1/4, THENCE SOUTH ON A LINE WHICH IS PARALLEL TO SAID EAST LINE 60.0 FEET THENCE WEST PARALLEL TO SAID NORTH LINE TO A POINT 120 FEET EAST OF THE WEST LINE OF SAID SECTION, THENCE SOUTH WESTERLY TO A POINT 93.0 FEET SOUTH OF AND 40.0 FEET EAST OF THE NORTH WEST CORNER OF SAID SECTION, THENCE SOUTHERLY TO A POINT ON THE WEST LINE OF SAID SECTION 333.0 FEET SOUTH FROM THE NORTH WEST CORNER THEREOF, THENCE NORTH ON SAID WEST LINE TO THE PLACE BEGINNING) IN COOK COUNTY, ILLINOIS.



UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.



VICINITY MAP
NO SCALE

SCHEDULE B EXCEPTIONS

RIGHTS OF THE PUBLIC IN THE NORTH 30 FEET OF SAID PREMISES BEING TAKEN FOR PALATINE ROAD AS SHOWN ON TORRENS CERTIFICATE NO. 904242 RECORDED 7/23/2001 AS DOCUMENT NO. 0010656338.

AFFECTS UNDERLYING LAND

SUBJECT TO AN EASEMENT FOR ENCROACHMENT OF AN EXISTING ONE-STORY BRICK BUILDING OVER THE WEST 2.0 FEET OF THE EAST 390.0 FEET OF THE SOUTH 91.0 FEET OF SAID NORTH 364.74 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21 AFORSAD, AS SET FORTH IN EXHIBIT A IN DOCUMENT NO. 122437094, RECORDED 8/28/1997 AS DOCUMENT NO. 97634376.

AFFECTS PARCEL 2 COVERED HEREIN

RECIPROCAL PARKING EASEMENT AGREEMENT BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 28718, OWNER OF PREMISES SHOWN AS EXHIBIT A, AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT NO. 36044, OWNER OF PREMISES SHOWN AS EXHIBIT B ATTACHED TO SAID INSTRUMENT, WHEREIN EACH GRANTS AND CONVEYS TO EACH OTHER, THEIR SUCCESSORS AND ASSIGNS, AND ALL TENANTS AND CONCESSIONAIRES THEREOF, THEIR RESPECTIVE OFFICERS, AGENTS PATRONS, CUSTOMERS AND INVITES, A NON-EXCLUSIVE RIGHT AND EASEMENT TO USE ANY AND ALL ROADS AND PARKING AREA ETC., FOR ACCOMMODATION AND PARKING OF MOTOR VEHICLES NOW EXISTING OR FROM TIME TO TIME LOCATED ON PREMISES DESCRIBED IN EXHIBITS A AND B, AND FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS; SUBJECT TO COVENANTS AND AGREEMENTS HEREIN CONTAINED RECORDED FEBRUARY 25, 1969 AS DOCUMENT NO. 2437094, RECORDED 8/28/1997 AS DOCUMENT NO. 97634376.

AFFECTS PARCEL 1 HEREIN

RECIPROCAL PARKING EASEMENT AGREEMENT BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 28718, OWNER OF PREMISES SHOWN AS EXHIBIT A, AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT NO. 36044, OWNER OF PREMISES SHOWN AS EXHIBIT B ATTACHED TO SAID INSTRUMENT, WHEREIN EACH GRANTS AND CONVEYS TO EACH OTHER, THEIR SUCCESSORS AND ASSIGNS, AND ALL TENANTS AND CONCESSIONAIRES THEREOF, THEIR RESPECTIVE OFFICERS, AGENTS PATRONS, CUSTOMERS AND INVITES, A NON-EXCLUSIVE RIGHT AND EASEMENT TO USE ANY AND ALL ROADS AND PARKING AREA ETC., FOR ACCOMMODATION AND PARKING OF MOTOR VEHICLES NOW EXISTING OR FROM TIME TO TIME LOCATED ON PREMISES DESCRIBED IN EXHIBITS A AND B, AND FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS; SUBJECT TO COVENANTS AND AGREEMENTS HEREIN CONTAINED RECORDED FEBRUARY 25, 1969 AS DOCUMENT NO. 2437094, RECORDED 8/28/1997 AS DOCUMENT NO. 97634376.

AFFECTS PARCEL 2 COVERED HEREIN

EASEMENT GRANT RUNNING WITH THE LAND RECORDED 7/18/1967 AS DOCUMENT NO. 122356909 MADE BY LASALLE NATIONAL BANK OF CHICAGO, ILLINOIS, AS TRUSTEE UNDER TRUST NO. 28718 TO LASALLE NATIONAL BANK OF CHICAGO, ILLINOIS, AS TRUSTEE UNDER TRUST NO. 36044 ITS SUCCESSORS AND ASSIGNS, OF AN EASEMENT OVER, UPON AND UNDER THE WEST 2.0 FEET OF THE EAST 390.0 FEET OF THE SOUTH 91.0 FEET OF THE NORTH 364.74 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, AFORSAD, OF THE FREE RIGHT AND AUTHORITY TO PERMIT THAT PORTION OF BUILDING LOCATED ON PROPERTY ADJOINING FOREGOING PREMISES, TO BE AND REMAIN ON SAID HEREINAFORE DESCRIBED TRACT, AND TO MAINTAIN AND REPAIR AND TO RECONSTRUCT SAID PORTION OF BUILDING FOR SO LONG AS SAID BUILDING OR ANY PART THEREOF SHALL REMAIN THEREON, AND INCLUDING THE RIGHT TO REMOVE TREES, BUSHES, ETC., AND OTHER OBSTACLES INTERFERING WITH THE LOCATION, MAINTENANCE, REPAIR AND RECONSTRUCTION TO SAID PORTION OF THE BUILDING.

AFFECTS PARCEL 2 COVERED HEREIN

EASEMENT IN, UPON, UNDER, OVER, AND ALONG THE DESIGNATED AREAS OF THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND CABLE SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO COMMONWEALTH EDISON COMPANY AND LINDSAY BELL TELEPHONE COMPANY AND FILED JANUARY 30, 1975 AS DOCUMENT NO. 127293234, (FOR THE EXACT LOCATION OF SAID EASEMENT REFERENCE IS MADE TO SAID INSTRUMENT)

EASEMENT AND RIGHT OF WAY IN, UPON, UNDER, ALONG AND ACROSS THE EAST 15 FEET OF THE LAND FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING, RENEWING, REPLACING AND REMOVING GAS MAINS AND ANY NECESSARY GAS FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR SAID PURPOSES, AS CREATED BY GRANT OF EASEMENT MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NO. 28718 TO NORTHERN ILLINOIS GAS COMPANY, DATED DECEMBER 13, 1967 AND RECORDED JANUARY 10, 1968 AS DOCUMENT 20375144.

NOTE: SAID INSTRUMENT SHOULD BE FILED IN THE OFFICE OF THE REGISTRAR OF TORRENS

SCHEDULE B EXCEPTIONS V, U, R, T, S, Z, E, X, W, P, Q, Y, J, N, C AND D ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN.

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- VALVE VAULT
- FIRE HYDRANT
- FLAGGED END SECTION
- UTILITY POLE
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- OVERHEAD WIRES
- GAS METER
- ELECTRIC METER
- TRANSFORMER PAD
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- TELEPHONE MANHOLE
- CABLE TELEVISION PEDESTAL
- ELECTRIC MANHOLE
- VALVE BOX
- 8" BOX
- SON
- BOLLARD POLE
- LIGHT
- LIGHT POLE
- HAND POLE
- MAILBOX
- GAS MARKER
- ELECTRIC MARKER
- DOWNSPOUT
- TELEPHONE MARKER
- WATER MARKER
- GAS VALVE
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- TELEPHONE LINE
- CONFEROUS TREE
- W/APPROX. DIAMETER
- DECIDUOUS TREE
- W/APPROX. DIAMETER
- MS-MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- WOOD FENCE
- CHAIN LINK FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC SIGNAL
- TELEPHONE NETWORK INTERFACE

ABBREVIATIONS

- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
- TF = TOP OF FOUNDATION
- FF = FINISHED FLOOR
- FES = FLAGGED END SECTION
- VCP = VITRIFIED CLAY PIPE
- DIP = DUCTILE IRON PIPE
- PVC = POLYVINYL CHLORIDE
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- (R) = RECORD BEARING OR DISTANCE
- (M) = MEASURED BEARING OR DISTANCE
- (C) = CALCULATED BEARING OR DISTANCE
- (D) = DEED BEARING OR DISTANCE
- A = ARC LENGTH
- R = RADIUS
- CH = CHORD
- CB = CHORD BEARING
- B.S.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND
- PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

NOTES:

- THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER 15N0220055955 ISSUED BY CHICAGO TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF AUGUST 26, 2015.
- THIS SITE FALLS WITHIN "OTHER AREAS: ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17031020203, HAVING A REVISED DATE OF AUGUST 19, 2008.
- NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO OBSERVED EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- IN ACCORDANCE WITH TABLE A ITEM 6(B), THE ZONING INFORMATION WAS NOT PROVIDED TO THE SURVEYOR.
- DOCUMENT 2437094 AS PROVIDED TO THE SURVEYOR, IS A DEED RECORDED SEPTEMBER 3, 1896 FOR LAND LOCATED SOUTH OF THE SUBJECT SITE. THE EASEMENT DEPICTED HEREON IS BASED ON THE DESCRIPTION CONTAINED IN DOCUMENT 97634376.
- DOCUMENT 2437094 AS PROVIDED TO THE SURVEYOR, IS A DEED RECORDED SEPTEMBER 3, 1896 FOR LAND LOCATED SOUTH OF THE SUBJECT SITE. NOT PLOTTABLE.

STRIPED PARKING DATA

REGULAR SPACES = 131
HANDICAP SPACES = 5
TOTAL SPACES = 136

AREA SUMMARY

(TO HEAVY LINES)
142,892 SQUARE FEET
OR
3.280 ACRES
(BASED ON MEASURED VALUES)

SURVEYOR'S CERTIFICATION

TO: PAL WIN RETAIL INVESTORS, LLC, AFFILIATED REALTY AND MANAGEMENT COMPANY; CORP. 33, LLC, CHICAGO TITLE INSURANCE COMPANY; GOLDSTINE, SKRODZKI, RUSSIAN, NEMEC AND HOFF, LTD.; AND NORSTATS BANK

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A), 7(B), 7(C), 8, 9, AND 11(A), 14, 16, 17, 18, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 19, 2015.

COMPASS SURVEYING LTD.
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2019

DATE OF PLAT OR MAP: OCTOBER 30, 2015

BY: DANIEL W. WALTER
ILL. PROFESSIONAL LAND SURVEYOR NO. 3585
LICENSE EXPIRES 11/30/18



G:\PSDATA\2015PROJECTS\15.0289\15.0289LS.DWG

811

Know what's below.
Call before you dig.

DATE: 10-30-15	IS	JC	JC	JC	BY	DATE	PG
NO.	1	2	3	4	REVISIONS	DATE	PG
1					PER EMAIL DATED 6-6-16	6-7-16	452
2					REVISED CERTIFICATION	5-7-18	

PROJECT
1401-1457 E. PALATINE ROAD
Arlington Heights, Illinois

CLIENT
Affiliated Realty & Management Co.
C/o GOLDSTINE, SKRODZKI, RUSSIAN, NEMEC & HOFF, LTD.
835 McClellan Drive, Second Floor
Burr Ridge, Illinois 60521-0860

COMPASS SURVEYING LTD.

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GRANGER WOODS PARKWAY, STE. 100
Arlington Heights, IL 60015
PHONE: (830) 820-9100 FAX: (830) 820-9101 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 30'

1 OF 1

PROJ. NO.: 15.0289

Meeting notes Land Use Variation Little Paw Rescue

Zoom Meeting January 6, 2022, at 1pm. We recorded the last 25 minutes and 13 seconds of a 40-minute meeting when Zoom stopped the meeting due to the free meeting limits. We resumed the meeting, but that was not recorded. Here are the attendees as noted by Lane Boron.

1. Shari Dove- 6 South Douglas, Arlington Heights
 - a. Sourcing question
2. Karen Beil—doesn't give address. Addressed concerns that we didn't give enough notice. Ray stated that notice was given.
3. Stephanie Familiar—Northgate subdivision
4. Ashley—No address given. Sourcing question
5. Penny Lewandoski - 812 Hintz Rd, Arlington Heights. Sourcing question.
6. Lisa Hergesheimer—no address has a rescue and we will work with them. Ask about walking dogs. Ray Ballanz stated that he can make a dog walk if need be

The recording started with:

.....Highest puppy mills in the country are in Missouri, and its documented there are 800 puppy mills in Missouri.

Lane said, no we have not, never had.. He was interrupted "so you are denying the Tribune article an research done by.. Land continued, its all relative and obviously you have... interrupted again. Its all relative, well relatively speaking, we don't want puppy mills in Arlington Heights. Lane said We are going to be placing geriatric & elderly dogs into homes. We have really good shelters in the Arlington Heights area, what makes you think we need another?

Lane-we feel there is a niche for small breeds that we will specialize in. These other rescues don't specialize in small breeds.

But puppy mills do. You cant find small breeds at rescues because they go fast, these dogs come from puppy mills.

Lane then said that we will make sure we do not source from puppy mills Are there any questions about the zoning?

Stephanie, who is on the board of The Buddy Foundation, agrees with the ladies who previously spoke, and didn't think those that moved into the condos near the shopping center wanted to move in behind a dog rescue because of the noise. Stephanie said that the noise level will be high, and she does not believe he will be a rescue. What do you plan to do about the noise? She asked because she knows all breeds are noisy.

Lane said that the noise levels will not change from the noise levels as they are now. and the dogs don't need to exercise or be outside.

Lane said that they will have small breeds, and there will be no difference in noise level, and the LL will install soundproofing if necessary.

Karen then said she does not want a replacement for Pocket Puppies. She asked why did we need addresses, for retribution? Lane said no, we are trying to document everyone on the call.

Karen asked what is the price range? She said an auction is a classic way to source from puppy mills. Lane said he didn't know, depended on the dog, how sourced.

What will be put in place to make sure you are a rescue and not something else? Karen asked. Lane said they are a 501c3 and in good standing with Illinois. Its obvious we are dealing with a bunch of activists and not residents who really want to understand

Ashley said they are not activists but citizens concerned about their city, and she won't give out her name, because its not an official village meeting. Ashley said she is a member of Bailing out Benji and are an advocacy organization, not a rescues, and not an organization obtaining dogs from puppy mills. She asked for proof of their sourcing that their legal team can review.

Lane said her legal team could look at the Huffington Post and Washington Post for their investigations on how Bailing out Benji was buying dogs at auction and from breeders, it documented. Ashley said their legal team will be in touch with him.

Lane said we are going to end the meeting now, not getting anywhere, we are going to stop the meeting, there are only a group of activists on the line., and everyone started talking loud.

Penny said she is a resident since 1975 and said to Ray-I understand the need for revenue, but has major concerns about having an illegitimate business, having this tenant to get revenue is bad business, and putting profit on the backs of dogs with health issues, the money is not work it. She said she had a ton of data showing he runs a sham business. She continued to say that she has a serious problem with the way he runs his business, and with pee pad training, because dogs need to go outside. She also has a problem with the price of the dogs he adopts, in the \$1,000 + range each. A normal price for an adoption is \$300-\$500 per dog.

Penny also said it was preposterous that Arlington Heights would allow this.

Ray asked Lane, after finally getting into the meeting by phone, said he has no knowledge of Pocket Puppies sourcing dogs from puppy mills, and if he can prove where the puppies came from, to provide documentation.

Lane then said he sources from good breeders, and never gets them from puppy mills. He also said he had had no violations, and they do not source from puppy mills, this talk is all activist rhetoric.

Penny said she was concerned about the location, because it backs up to a road, and there is no outside space. Here experience id that dogs need to go outside and run and go bathroom.

Lane said his dogs do not go outside, they are small breeds and he has adopted 100's of elderly dogs over the years, and the 2,000sf they are in now id plenty of room for them to exercise.

Penny continued that there was no grass or sunshine for the dogs, not good for dogs.

Lane then said that they are adopted out quickly, they are not long-term, and they take very good care of their animals. He said this is lunacy talk, we should end the meeting because these are a bunch of activists with pre-conceived notions....

Lisa, who said she has lived here for 54 years than spoke and said she is the Co-Director of Roll Over Animal Rescue and not an activist. They are friends with PAWS Chicago, and Chicago Animal Care and Control, and Waukegan Animal Control, and never bought a dog, their dogs are surrendered or were strays. She said she disagrees with keeping dogs in all the time, City owned shelters require all dogs are allowed outside and have volunteer walkers, they never buy their dogs, ever.

Lane said he specializes in small breeds and has placed over 1,000 in the Chicago area. Dogs are placed in home quickly, and don't need to be outside, most of the year its too cold for them to be outside, like today, when its 10 degrees, they will get pneumonia.

Lisa said she has been the CO-Director for 12 years & worked at others before that, and never heard of one being run like this. She is all for another rescue and is glad to help. But she said that she's afraid it's going to be a cover up because you can no longer run a pet store.

Absolutely not, as a matter of fact, Illinois law, which may be appealed soon, Lane said he will place elderly and geriatric dogs, and his space is extremely clean and welcomes anyone to come to his store, even Village Trustees to see how clean and how great the facility will be.

She asked will you document where the dogs come from? Lane said yes, its Illinois law, and the dog that crosses state line needs a health certificate, and they will not be from puppy mills. All documents will show in stores, where they are sourced from, if they are from out-of-state, and if from in-state, that is noted and recorded with Illinois Dept of Ag.

Lisa asked if Lane will sign up to become partners to work locally? Lane said he would be happy to work with her, only if small breeds. She said you wouldn't work with me, you would have to contact Waukegan Animal Control, Chicago Animal Control, and others, because that's where the rescues come from.

Lane said he would be happy to do that, Chihuahua's are one small breed that are rescues. Lisa agreed

It was asked if Lane would take back dogs if there were issues with them, he said he would, they did that in Chicago when a pet shop operator. He would spay and neuter before placing.

End of recording 25.13 minutes.



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Jake Schmidt, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building & Life Safety Department

Subject: 1457 E Palatine Rd., Little Paw Animal Rescue LUV – Land Use Variation for a Kennel, Commercial

PC#: 21-019 – Round 1

Date: September 29, 2021

General Comments:

The information provided is conceptual only and subject to a formal plan review.

Jake –

I have reviewed the request for a Land Use Variation and have not comments or objections.

Memorandum

To: Jake Schmidt, Planning and Community Development
From: Cris Papierniak, Director of Public Works
Date: October 11, 2021
Subject: 1457 E Palatine Rd, PC #21-019

With regard to the land use variation Public Works has the following comment:

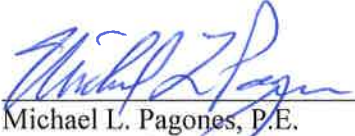
1. This existing unit has a sub meter feeding it off of a Village meter at 1453 E Palatine Road. Proposed unit will need an RPZ installed on the water line.

C. file

RECEIVED
OCT 12 2021
PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #21-019
Little Paw Animal Rescue LUV
1457 E Palatine Road
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. The Public Works Department, Engineering Division has no further comments.



Michael L. Pagones, P.E. 10/6/21
Village Engineer Date

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

RECEIVED
OCT 18 2021
PLANNING & COMMUNITY DEVELOPMENT

DEPARTMENT PLAN REVIEW SUMMARY

Little Paw Animal Rescue LUV
1457 E Palatine Rd

Round 1 Review Comments

10/05/2021

1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

This development should not create any additional traffic problems.

6. General comments:

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

- Consider posting no trespassing / loitering/ no un-authorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.

A.D. #330
Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

SCA V. Hines CB8
Supervisor's Signature

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C.	P.I.N.# 03-21-100-012-0000
Petitioner: Outlook Management Group LLC	Location: 1457 E. Palatine Road
S74 W16853 Janesville Road	Rezoning: _____ Current: _____ Proposed: _____
Muskego, WI 53150	Subdivision: _____
Owner: Pal Win Retail Investors LLC	# of Lots: _____ Current: _____ Proposed: _____
S74 W16853 Janesville Road	PUD: _____ For: _____
Muskego, WI 53150	Special Use: _____ For: _____
Contact Person: Ray Balfanz	Land Use Variation: <u>V</u> For: Allow for
Address: S74 W16853 Janesville Road	<u>commercial kennel in B-2 Zoning District</u>
Muskego, WI 53150	Land Use: _____ Current: _____
Phone #: 414-369-3511	Proposed: _____
Fax #: 414-435-0251	Site Gross Area: _____
E-Mail: ray@outlookmgmt.com	# of Units Total: _____
	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

The business is required to obtain a Kennel Operator license from the Illinois Department of Agriculture and a Kennel business license from the Village of Arlington Heights.

Sean Freres  10/1/21
Environmental Health Officer Date

James McCalister  10/1/21
Director Date

Planning & Community Development Dept. Review

October 29, 2021



REVIEW ROUND 1

Project: Little Paw Animal Rescue
1457 E. Palatine Road

Case Number: PC 21-019

General:

1. The written response to Land Use Variation criteria is acceptable.
2. Please provide detail on the referenced "additional insulation" proposed between the subject tenant space and neighboring tenant space.
3. The submitted business description states that the proposed operation has 501c status. Please provide proof of 501c status.
4. Please note that additional sound or odor attenuation may be required at a later date should the proposed use cause objectionable noise or odor levels for adjacent neighbors.
5. Please provide more detailed information on the sources of rescue dogs (the "auctions, breeders, rescues, etc.") referenced in the business description, in order to confirm compliance with the Illinois Animal Welfare Act, 225 ILCS 605/3.8. The names of all entities used to source dogs should be provided for Staff review.
6. Please reference the attached Ordinance 16-005. Compliance with the provisions of Ordinance 16-005 will be required. Please also provide a response indicating if the existing business, Pocket Puppies, is in compliance with the provisions of Ordinance 16-005.
7. Given the high level of public interest in this proposal, please be aware that a neighborhood meeting should take place well in advance of the Plan Commission hearing on this application. Upon conclusion of the neighborhood meeting, please provide a summary of the meeting, including the estimated number of attendees, the questions asked and concerns raised, and the responses given. It is recommended that the meeting be held digitally, with notice of the meeting posted on the subject property. Information on the date and time of the neighborhood meeting, as well as instructions on how to participate in the meeting, should also be provided to the Village in advance of the meeting for circulation to interested individuals.

Prepared by: _____

AN ORDINANCE AMENDING CHAPTER 12
OF THE ARLINGTON HEIGHTS MUNICIPAL CODE

WHEREAS, the Village President and Board of Trustees of the Village of Arlington Heights have the authority to adopt ordinances and to promulgate orders and regulations that pertain to its government and affairs and protect the public health, safety, and welfare of its residents;

WHEREAS, current laws do not properly regulate the sale of commercially bred dogs and cats in the Village;

WHEREAS, the Village Board wishes to encourage the purchase of pets sourced only from responsible breeders that provide the highest level of care, including quality food, clean water, proper shelter, exercise and socialization, and professional veterinary care, and that comply with all applicable laws regulating responsible breeders in the jurisdiction in which they operate;

WHEREAS, on July 1, 2014, Cook County Board of Commissioners passed an amendment to Cook County's Companion Animal and Consumer Protection Ordinance, which applied to all areas within the Village unless the Village governs the sale of dogs and cats by its own ordinance:

WHEREAS, Article XV of Chapter 12 of the Village Code entitled Dealers in Small Animals, contains provisions related to the sale of dogs and cats so, on July 20, 2015, the Village Board adopted Ordinance 15-021, by which the Village, pursuant to Section 10-13(e) of the County Ordinance, opted out of the County Ordinance;

WHEREAS, in order to ensure that the sale of dogs and cats at pet shops is done in such a manner as to make sure the purchaser is aware of the type of breeding facility from which the dog or cat came, the Village Board now wishes to adopt new regulations governing pet shops,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That Article XV of Chapter 12, Dealers in Small Animals, of the Arlington Heights Municipal Code, is hereby deleted in its entirety and replaced with the following new Article XV, Pet Shop Operators:

Article XV Pet Shop Operators

Section 12-1501 License Required. No person shall engage in the business of a Pet Shop Operator without first having obtained a business license. An application for a Pet Shop Operator's license shall be made in conformity with this Article and the applicable general requirements of this Code relating to applications for business licenses.

Section 12-1502 Definition. Pet Shop Operator, when used in this Article, shall mean any person who sells, offers to sell, exchange, or offers for adoption with or without charge or donation dogs, cats, birds, fish, reptiles, or other animals customarily obtained as pets in the Village. This does not include those individuals who sell only those animals that they have produced and raised nor veterinary hospitals or clinics operated by veterinarians licensed by the State of Illinois.

Section 12-1503 Application. An application for a Pet Shop Operator's license shall be made in conformity with the general requirements of this Code relating to applications for licenses. As

part of the application, the applicant shall provide a copy of their current Pet Shop Operator's license issued by the Illinois Department of Agriculture.

Section 12-1504 Fee. The annual fee for Pet Shop Operator's license shall be as set forth in the applicable provision of this Code setting forth business license fees.

Section 12-1505 Operation. Every Pet Shop Operator shall operate the business in full compliance with this Article, as well as all State and Federal laws relating to animal health, sanitation, disease prevention, as now or hereafter amended. All licensed premises shall be kept free and clear of decaying food and filth of any kind and shall be maintained in a sanitary condition at all times.

No person may sell, offer for sale, barter or give away as a pet or a novelty, any rabbit or fowl which has been dyed, colored or otherwise treated to impart an artificial color thereto. Baby chicks or ducklings shall not be sold, offered for sale, bartered or given away as pets or novelties.

Section 12-1506 Disclosures Required. Every Pet Shop Operator is required to post the information set forth below on a Disclosure Statement for each dog and cat for sale in a location where they are easily accessible, without request, by the public. If it will not be detrimental to the dog or cat, the Disclosure Statement shall be placed on the animal's cage. If it is not in the best interests of the animal to place the Disclosure Statement on an animal's cage, there shall be a notice on the cage telling the customer where in the Pet Shop the Disclosure Statements can be found.

At the time of sale, the Disclosure Statement shall be provided by the Pet Shop Operator to the customer in writing, with a statement that the information in the Disclosure Statement has been determined by the Pet Shop Operator, in good faith, to be accurate. Both the Pet Shop Operator and the customer shall sign the Disclosure Statement at the time of sale.

The Disclosure Statement shall include contact information for the Village's Building Department for Code Enforcement purposes. The Pet Shop Operator shall retain the original signed Disclosure Statement for a period of not less than two years from the date of sale. The signed Disclosure Statements shall be made available for inspection by any Village employee authorized to make such inspections.

The Disclosure Statement shall include, at a minimum, all of the following information:

- a. The breed, approximate age, sex and color of the animal;
- b. The date and description of any inoculation or medical treatment the animal has received prior to or while in the care of the Pet Shop Operator;
- c. The breeder's business name(s), mailing address, breeding location address if different from the mailing address, as well as any other name and business address used by the breeder for breeding purposes;
- d. If the breeder is licensed by the United States Department of Agriculture, the current license number, as well as any other license numbers held within the last five years;

- e. A copy of the most recent USDA inspection report, updated quarterly and a link to the USDA website so consumers can conduct their own due diligence on breeders;
- f. Whether the breeder is a “hobby breeder”, meaning the breeder has less than five female dogs or cats, as applicable;
- g. The average animal population for the prior six months by the breeder. This disclosure shall be updated every six months and may be disclosed by category ranges for each type of animal, dog or cat, as applicable: 0-25, 26-50, 51-75, and over 75;
- h. The average number of female dogs or cats, as applicable, capable of reproduction for the prior calendar six months by the breeder. This disclosure may be disclosed by category ranges for each type of animal, dog or cat, as applicable: 1-5, 6-25, 26-50, 51-75, and over 75;
- i. The lineage (sire and dam) of the dog or cat;
- j. The address of the location where the dog or cat was born, as well as the location(s) where the dog or cat was housed after birth if different from the breeder’s address as listed in d. above; and
- k. Any transfers of ownership of the dog or cat prior to its sale by a Village Pet Shop Operator and, if the dog or cat was returned to the Pet Shop Operator by a customer, the date the dog or cat was returned and the reason for the return.

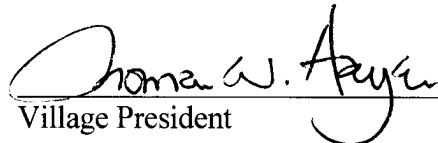
SECTION TWO: The provisions of this Ordinance are severable, and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of this Ordinance.

SECTION THREE: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

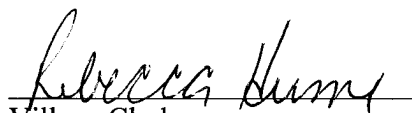
SECTION FOUR: This Ordinance shall be in full force and effect from and after its passage and approval and publication in pamphlet form, in the manner provided by law.

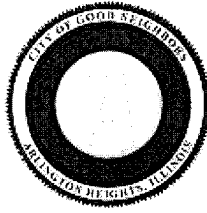
AYES: SIDOR, FARWELL, BLACKWOOD, ROSENBERG, LABEDZ, TINAGLIA, SCALETTA, GLASGOW,
 NAYS: HAYES
 NONE

PASSED AND APPROVED this 4th day of April, 2016.


 Village President

ATTEST:


 Village Clerk



Item: Pet Shop Operators - puppy mills

Department: Legal

At the July 5, 2015 Village Board meeting, the Board adopted an ordinance opting out of Cook County's "puppy mill" ordinance. At that time, the Board decided to hold off adopting a specific ordinance regulating the sales of dogs and cats until pending litigation involving the validity of Cook County's ordinance was resolved. The federal district court upheld the ordinance but the plaintiffs have appealed. It does not appear that the case will be resolved any time soon.

Attached is an ordinance amending the Municipal Code creating new requirements for Pet Shop Operators. This ordinance requires Pet Shop Operators to have readily available in the store a significant amount of information about all of the dogs and cats they sell, including detailed information about the breeder. As with all business licensees in the Village, non-compliance with the Code provisions can lead to a citation and/or suspension or revocation of the business license.

Recommendation

It is recommended that the Village Board adopt the attached Ordinance Amending Chapter 12 of the Arlington Heights Municipal Code.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Pet Shop Operators	Ordinance

Little Paw Animal Rescue

1457 E. Palatine Road

PC #21-019

October 8, 2021

Landscape Comments

- 1) Per Chapter 28, Section 6.15, a four inch caliper shade tree is required at the ends of all parking rows. Please incorporate a tree within the existing islands where the tree is absent. For a double row of parking, two four inch caliper shade trees are required.
- 2) Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area. Please infill any gaps where the code required screen is absent. For the parking area on the east end where space is limited incorporate drought/salt ornamental grasses such as Karl Forester.
- 3) The fence along the east property line adjacent to the residential district is in fair/poor condition. Please repair the fence where the pickets are missing. The fence may need to be replaced in the near future.

October 19, 2021
Little Paw Animal Rescue
1457 E. Palatine Road
Case Number PC21-019

Building & Life Safety

Answer to Public Works comments

1. Acknowledged.



Public Works Department

Answer to Public Works comments

1. Acknowledged.

Arlington Heights Fire Department

Answer to Fire Department Comments

1. Acknowledged

Arlington Heights Police Department

Answers to Arlington Heights Police Department Comments

1. Acknowledged.
2. Acknowledged. We recently replaced all exterior lighting with LED lighting.
3. Acknowledged.
4. Acknowledged.
5. Acknowledged.
6. Acknowledged. Information form was not attached. Please provide and we will update.

Arlington Heights Health Department

Answers to Arlington Heights Health Department Comments

1. Tenant will obtain proper licenses to operate in Arlington Heights, and State of Illinois.

October 19, 2021
Little Paw Animal Rescue
1457 E. Palatine Road
Case Number PC21-019

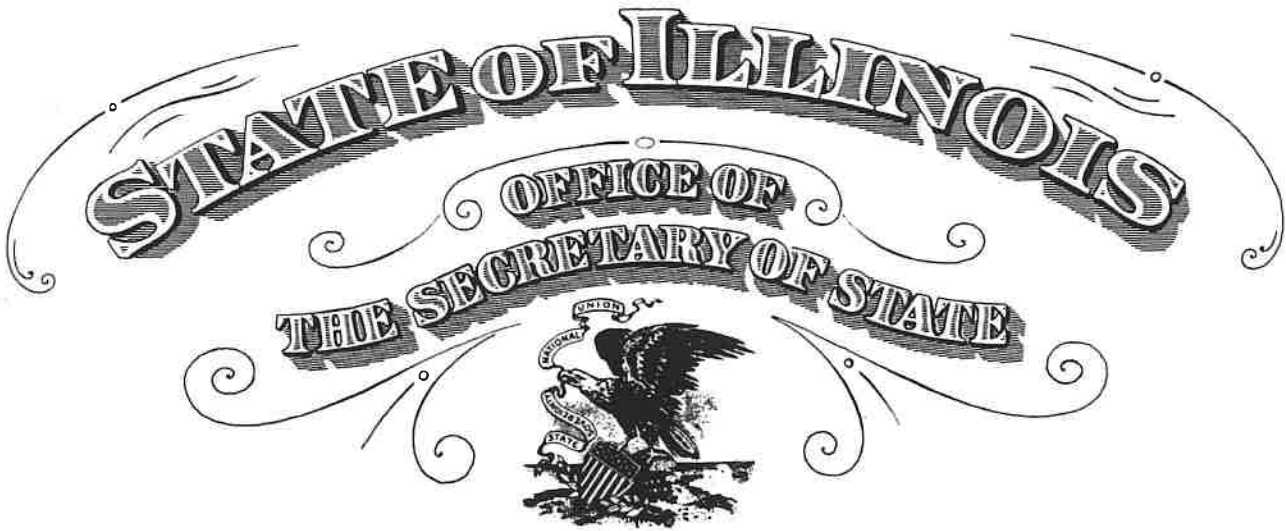
Planning & Community Development Department Review Questions

Answers to General questions.

1. Acknowledged.
2. To further insulate the demising wall between Little Paw and a future tenant in 1453, (adjacent space), we will add a new 6" stud wall, built next to existing demising wall, completely insulate between the studs from floor to roof deck and add 5/8" drywall, tape, finish and paint.
3. Please see enclosed attachments.
4. Acknowledged.
5. As mentioned before, we are not operating with a pet shop operator's license. Little Paw is a completely different entity. As of March 1, Pocket Puppies and its pet shop operator's license will be dissolved. Compliance with the Illinois Animal Welfare Act, 225 ILCS/3.8 will be moot point since it doesn't regulate Rescues. We will source from, like Bailing out Benji and National Mill dog rescue and 99% of the other rescues from S.E Missouri dog auction. As well as any breeder or other rescues willing to surrender their dog to our rescue. I cannot say now which breeders since we will be operating early next year. But again, under Illinois law we can source from any breeder—we will be in complete compliance with Illinois law.
6. We have been inspected by Arlington Heights and Pocket Puppies is in compliance with the ordinance 16-005. However, Pocket Puppies will be dissolved March 1 of 2022.
7. Acknowledged

Landscape Comments

1. Acknowledged. We are working without landscape contractor on this item.
2. Acknowledged. We are working without landscape contractor on this item.
3. The fence on the east property line belongs to the property to the east of us, and the large opening was repaired.



To all to whom these Presents Shall Come, Greeting:

I, Jesse White, Secretary of State of the State of Illinois, do hereby certify that I am the keeper of the records of the Department of Business Services. I certify that

LITTLE PAW RESCUE FOUNDATION, INCORPORATED IN DELAWARE AND LICENSED TO CONDUCT AFFAIRS IN THIS STATE ON JULY 11, 2018, APPEARS TO HAVE COMPLIED WITH ALL THE PROVISIONS OF THE GENERAL NOT FOR PROFIT CORPORATION ACT OF THIS STATE, AND AS OF THIS DATE, IS A FOREIGN CORPORATION IN GOOD STANDING AND AUTHORIZED TO CONDUCT AFFAIRS IN THE STATE OF ILLINOIS.



***In Testimony Whereof, I hereto set
my hand and cause to be affixed the Great Seal of
the State of Illinois, this 7TH
day of JULY A.D. 2020 .***

Jesse White

SECRETARY OF STATE

Delaware

PAGE 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF INCORPORATION OF "LITTLE PAW RESCUE FOUNDATION", FILED IN THIS OFFICE ON THE SEVENTH DAY OF AUGUST, A.D. 2015, AT 4:49 O'CLOCK P.M.

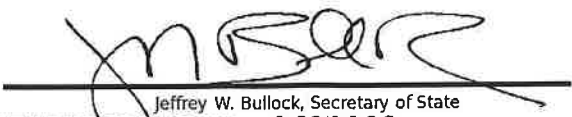
A FILED COPY OF THIS CERTIFICATE HAS BEEN FORWARDED TO THE KENT COUNTY RECORDER OF DEEDS.



5800662 8100

151148359

You may verify this certificate online
at corp.delaware.gov/authver.shtml


Jeffrey W. Bullock, Secretary of State
AUTHENTICATION: 2630222

DATE: 08-10-15

STATE OF DELAWARE
CERTIFICATE OF INCORPORATION
OF
LITTLE PAW RESCUE FOUNDATION
A NON-STOCK CORPORATION

1. The name of the corporation is Little Paw Rescue Foundation.
2. The address of its registered office in the State of Delaware is 160 GREENTREE in the City of DOVER, 19904 County of KENT. The name of its registered agent at such address is NATIONAL REGISTERED AGENTS, INC. STB 101
3. This Corporation shall be a nonprofit corporation. This Corporation is organized exclusively as a charitable organization for the purpose of the rescuing and placement of dogs.

No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to any director or officer of the Corporation, or any private person, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered to or for the Corporation and to make payments and distributions in furtherance of the purposes set forth herein.

No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation (except as otherwise permitted by Section 501(h) of the Internal Revenue Code ("Code") and in any corresponding laws of the State of Delaware), and the Corporation shall not participate in or intervene in (including the publishing or distribution of statements concerning) any political campaign on behalf of (or in opposition to) any candidate for public office.

During such period, or periods, of time as the Corporation is treated as a "private foundation" pursuant to Section 509 of the Code, the directors must distribute the Corporation's income at such time and in such manner so as not to subject the Corporation to tax under Section 4942 of the Code, and the Corporation is prohibited from engaging in any act of self-dealing (as defined in Section 4941(d) of the Code), from retaining any excess business holdings (as defined in Section 4943(c) of the Code) which would subject the Corporation to tax under Section 4943 of the Code, from making any investments or otherwise acquiring assets in such manner so as to subject the Corporation to tax under Section 4944 of the Code, from retaining any assets which would subject the Corporation to tax under Section 4944 of the Code if the directors have acquired such assets, and from making any taxable expenditures (as defined in Section 4945(d) of the Code).

Notwithstanding any other provision of the Certificate of Incorporation, the Corporation shall not directly or indirectly carry on any activity which would prevent it from obtaining an exemption from federal income taxation as a corporation described in Section 501(c)(3) of the Code, or cause it to lose such exempt status, or carry on any activity not permitted to be carried

on by a corporation, or the corresponding section of any future federal tax code.

In the event of dissolution or final liquidation of the Corporation, all of the remaining assets and property of the Corporation shall, after paying or making provision for the payment of all of the liabilities and obligations of the Corporation and for the necessary expenses thereof, be distributed to such organization or organizations organized and operated exclusively for charitable or educational purposes as shall at the time qualify as an exempt organization or organizations under Section 501(c)(3) of the Code, or the corresponding section of any future federal tax code. In the event of voluntary dissolution, such organization or organizations shall be selected in the discretion of the directors subject to any judicial or administrative approval required under Delaware law.

4. The Corporation shall not have any capital Stock.
5. The Corporation shall have no members.
6. The name and mailing address of the sole incorporator is

Bradford E. Block
Suite 380
400 Skokie Blvd.
Northbrook, Illinois 60062

I, THE UNDERSIGNED, being the incorporator hereinbefore named, for the purpose of forming a corporation pursuant to the laws of the State of Delaware, do make this certificate, hereby declaring and certifying that this act and deed and the facts herein stated are true, and accordingly have hereunto set my hand this 7th day of August, 2015


Bradford E. Block, Sole Incorporator

 IRS DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 08-10-2015

Employer Identification Number:
47-4750083

Form: SS-4

Number of this notice: CP 575 A

LITTLE PAW RESCUE FOUNDATION
% BRADFORD BLOCK
400 SKOKIE BLVD STE 380
NORTHBROOK, IL 60062

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 47-4750083. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1120

03/15/2016

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

IMPORTANT INFORMATION FOR S CORPORATION ELECTION:

If you intend to elect to file your return as a small business corporation, an election to file a Form 1120-S must be made within certain timeframes and the corporation must meet certain tests. All of this information is included in the instructions for Form 2553, *Election by a Small Business Corporation*.

If you are required to deposit for employment taxes (Forms 941, 943, 940, 944, 945, CT-1, or 1042), excise taxes (Form 720), or income taxes (Form 1120), you will receive a Welcome Package shortly, which includes instructions for making your deposits electronically through the Electronic Federal Tax Payment System (EFTPS). A Personal Identification Number (PIN) for EFTPS will also be sent to you under separate cover. Please activate the PIN once you receive it, even if you have requested the services of a tax professional or representative. For more information about EFTPS, refer to Publication 966, *Electronic Choices to Pay All Your Federal Taxes*. If you need to make a deposit immediately, you will need to make arrangements with your Financial Institution to complete a wire transfer.

The IRS is committed to helping all taxpayers comply with their tax filing obligations. If you need help completing your returns or meeting your tax obligations, Authorized e-file Providers, such as Reporting Agents (payroll service providers) are available to assist you. Visit the IRS Web site at www.irs.gov for a list of companies that offer IRS e-file for business products and services. The list provides addresses, telephone numbers, and links to their Web sites.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is LITT. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

(IRS USE ONLY)

575A

08-10-2015 LITT B 9999999999 SS-4

Keep this part for your records.

CP 575 A (Rev. 7-2007)

Return this part with any correspondence
so we may identify your account. Please
correct any errors in your name or address.

CP 575 A

9999999999

Your Telephone Number Best Time to Call
() -

DATE OF THIS NOTICE: 08-10-2015
EMPLOYER IDENTIFICATION NUMBER: 47-4750083
FORM: SS-4 NOBOD

INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023
|||||

LITTLE PAW RESCUE FOUNDATION
% BRADFORD BLOCK
400 SKOKIE BLVD STE 380
NORTHBROOK, IL 60062

**PLAN COMMISSION PC #21-019
Little Paw Animal Rescue LUV
1457 E Palatine Road
Round 2**

13. The petitioner's response to comment no. 11 is acceptable. Public Works Department, Engineering Division has no further comments.


Michael L. Pagones, P.E. 11/23/21
Village Engineer Date



**Village of Arlington Heights
Health & Human Services Department**

Memorandum

To: Jake Schmidt, Assistant Planner

From: Sean Freres, Environmental Health Officer

A handwritten signature in black ink, appearing to be 'SF', is written over the name 'Sean Freres'.

CC: James McCalister, Health & Human Services Director

A handwritten signature in black ink, appearing to be 'JMc', is written over the name 'James McCalister'.

Date: November 16, 2021

Re: PC# 21-019, 1457 E. Palatine Rd., Little Paw Animal Rescue LUV, Round 2

No comments at this time.

Planning & Community Development Dept. Review

November 30, 2021



REVIEW ROUND 2

Project: Little Paw Animal Rescue
1457 E. Palatine Road

Case Number: PC 21-019

General:

1. Please provide information on the neighborhood meeting date and time as soon as possible. The neighborhood meeting should take place well in advance of the Plan Commission hearing on this application.

Prepared by:

A handwritten signature in black ink, appearing to be "John Schmitt", written over a light gray rectangular background.

Little Paw Animal Rescue
1457 E. Palatine Road
PC #21-019
November 17, 2021

Landscape Comments

- 1) The response from the petitioner was noted and the code required landscaping (four inch caliper shade trees within the islands and the three foot high screen along the right of way) must be provided by June 30, 2022.
- 2) Please note that if the residential property owners removed their fence in the future it is the shopping center's responsibility to provide the code required six foot high screen along the shared property line.

December 3, 2021
Little Paw Animal Rescue
1457 E. Palatine Road
Case Number PC21-019

Response to Round Two Questions.

Public Works Department

Answer to Public Works comments

1. Acknowledged.

Arlington Heights Health Department

Answers to Arlington Heights Health Department Comments

1. Acknowledged.

Planning & Community Development Department Review Questions

Answers to General questions.

1. Acknowledged. Neighborhood meeting tentatively set for January 5, 2021. We need further information on what is needed to conduct this meeting.

Landscape Comments

1. Acknowledged. We are working without landscape contractor on this item.
2. Acknowledged. If the residential property owners remove their fence in the future, the shopping center will replace it with a six-foot-high screen along the shared property line, but only during the term of the Little Paw Animal Rescue lease term. If the fence is removed after the term of the lease, the residential property owner will be required to replace this fence.

Schmidt, Jacob

From: Pascucci, Linda
Sent: Monday, August 30, 2021 10:37 AM
To: Schmidt, Jacob
Subject: FW: Little Paw Animal Rescue

Follow Up Flag: Follow up
Flag Status: Flagged

Here you go

From: Nicole Gianni
Sent: Saturday, August 28, 2021 9:34 PM
To: Planning <Planningmail@vah.com>
Subject: Little Paw Animal Rescue

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Charles Perkins,
As a licensed veterinarian and an advocate for animal welfare, I strongly oppose allowing 'Little Paws Animal Rescue' establish itself in a physical location in Arlington Heights.

This is no animal rescue, but merely a shell and a scam for selling mill puppies, who have suffered for the sake of profits. Lane Boron, the agent attempting to secure this fake rescue organization, previously operated Pocket Puppies, a notorious pet shop profiting from mass producing expensive so-called designer dogs, regardless of health issues or behavioral issues.

While Illinois has just become the 5th "humane" state in the US (ie prohibiting the sale of puppies sourced from puppy mills/large scale breeding operations in pet shops), some of these stores are attempting to sneak around the law by claiming to "adopt out" these tiny purebred teacup puppies for \$4000 each, rather than "sell" them. They are masking themselves as animal shelters but after working in numerous shelters myself, I can safely say, no legitimate animal rescue or shelter takes in entirely purebred small breed puppies. You can look at any shelter in the area - even "breed specific shelters" and they will typically have primarily adult dogs and a rare litter of pups here and there.

Do not let Lane Boron or his associates skirt the law by continuing to profit from greedily exploiting animals. Illinois is now a humane state and we want to keep it that way.

Sincerely,
Dr. Nicole Gianni, DVM

Schmidt, Jacob

From: Pascucci, Linda
Sent: Monday, August 30, 2021 10:37 AM
To: Schmidt, Jacob
Subject: FW: Resident Concern

Follow Up Flag: Follow up
Flag Status: Flagged

From: Ruth Whelan
Sent: Saturday, August 28, 2021 10:03 PM
To: Planning <Planningmail@vah.com>
Subject: Resident Concern

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Hello,

I'm writing as an Arlington Heights resident concerned about a repeat animal cruelty offender Lane Boron trying to create a sham rescue. Recently he approached the Arlington Heights city council and planning commission in order to have his business be recognized as a nonprofit. Except Mr. Boron has no plans to actually help adopt out homeless animals.

Lane Boron of Pocket Puppies (Chicago and Arlington Heights) is looking to be the next 'rescue' in the nationwide puppy laundering scheme that has already been exposed and litigated in numerous states.

Mr. Boron has been a key player in the sham rescue world since its inception. visits from Chicago Animal Care and Control resulted in 37 violations and thousands of dollars in fines. Additional fines were filed by the City of Chicago Department of Business Affairs and Consumer Protection.

Lane Boron finally shut his store down but is now applying for a fake nonprofit in Arlington Heights under the guise of a rescue so that he may skirt the law and recent passage of Illinois HB 1711.

Please do not grant him a business license to operate in Arlington Heights and continue to illegally sell dogs from puppy Mills. Thank you.

Best Regards,
Ruth Whelan

Schmidt, Jacob

From: Pascucci, Linda
Sent: Monday, August 30, 2021 10:37 AM
To: Schmidt, Jacob
Subject: FW: Sham rescue application

Follow Up Flag: Follow up
Flag Status: Flagged

From: Denise Rolando
Sent: Monday, August 30, 2021 9:53 AM
To: Planning <Planningmail@vah.com>
Subject: Sham rescue application

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Mr. Perkins,

Please do not allow Mr. Lane Boron, owner of Pocket Puppies, to skirt the newly passed State law, HB 1711, by starting a sham rescue operation.

HB 1711's intent was to stop the sale of commercially bred (puppy mill pets) in Illinois. Mr. Boron's application to start a rescue is the same tactic used in Chicago to blatantly deceive consumers (and elected officials) and misrepresent the true source of the puppies being sold.

Thank you in advance for your attention and assistance in this matter.

Kind regards,

Denise Rolando

Denise C. Rolando



Contact Us

Village of Arlington Heights

Submitted On:

August 28, 2021 10:38pm
America/New_York

Email	
Full Name	Nicole Gianni
Full Address	
Phone Number	
Email	
Questions or Comments	As a licensed veterinarian and an advocate for animal welfare, I strongly oppose allowing 'Little Paws Animal Rescue' establish itself in Arlington Heights. This is no animal rescue, but merely a shell operation for selling mill puppies, who have suffered for the sake of profits. Lane Boron, the agent attempting to secure this fake rescue organization, previously operated Pocket Puppies, a notorious pet shop profiting from mass producing expensive so-called designer dogs, regardless of health issues or behavioral issues (with two locations - one in Chicago and one in Arlington Heights). While Illinois has just become the 5th "humane" state in the US (ie prohibiting the sale of puppies sourced from puppy mills/large scale breeding operations in pet shops), some of these stores are attempting to sneak around the law by claiming to "adopt out" these tiny purebred teacup puppies for \$4000 each, rather than "sell" them. They are masking themselves as animal shelters but after working in numerous shelters myself, I can safely say, no legitimate animal rescue or shelter takes in entirely purebred small breed puppies. You can look at any shelter in the area - even "breed specific shelters" and they will typically have primarily adult dogs and a rare litter of pups here and there. Do not let Lane Boron or his associates skirt the law by continuing to profit from greedily exploiting animals. Illinois is now a humane state and we want to keep it that way. Sincerely, Dr. Nicole Gianni, DVM



Contact Us

Village of Arlington Heights

Submitted On:

August 30, 2021 9:08am

America/New_York

Email	
Full Name	Carole Johnson
Full Address	
Phone Number	
Email	
Questions or Comments	PLEASE DO NOT ALLOW POCKET PUPPIES TO OPERATE IN VIOLATION OF THE NEW IL LAW UNDER A FALSE RESCUE OPERATION. I am a 53 year AH resident and animal rescuer. I know what a true rescue is, and Pocket Puppies is no such entity. Residents and rescuers alike have been fighting this AH business from the beginning. We attended meetings and begged you not to allow them to set up shop here, but you did. Now we are asking you to finally do the RIGHT thing and discontinue our relationship with them. This issue will not go away and right now AH has a huge blemish on our long standing favorable reputation as a pleasant place live. Have you not seen all the for sale signs in our village? People are leaving and there is a reason for it. It seems like the board has stopped listening to the wishes of the community. Please take this one small step in helping us regenerate our once magnet local. Thank you.



Contact Us

Village of Arlington Heights

Submitted On:

August 29, 2021 8:39am

America/New_York

Email	
Full Name	Jennifer Moeller
Full Address	
Phone Number	
Email	
Questions or Comments	Please stop pocket puppies from running this fake rescue! Looks like they will still be getting dogs from puppy Mills, this is unacceptable! Thank you for your time



Contact Us

Village of Arlington Heights

Submitted On:

August 28, 2021 11:15pm
America/New_York

Email	
Full Name	Sheryl Letwat
Full Address	
Phone Number	
Email	
Questions or Comments	Please do not let Pocket Puppies operate as a rescue. They are still going to get dogs from puppy mills. I volunteer for the Buddy Foundation and they do not operate at all like Little Paw Rescue is planning to operate.



Contact Us

Village of Arlington Heights

Submitted On:

August 29, 2021 8:18am

America/New_York

Email	
Full Name	Kerin Smith
Full Address	
Phone Number	
Email	
Questions or Comments	Please do not allow Pocket Puppies to become another sham rescue, "Little Paw" as they did in Chicago. It has been proven time and again that Pocket puppies and the Borons source from puppy mills. In fact, Mr. Boron's state license was not in good standing due to the fines he acquired in Chicago. Governor Pritzker has signed a bill outlawing puppy mill sales.



Contact Us

Village of Arlington Heights

Submitted On:

August 28, 2021 10:57pm
America/New_York

Email	
Full Name	Amber Mueller
Full Address	
Phone Number	
Email	
Questions or Comments	Hello, I'm writing as an Arlington Heights resident concerned about a repeat animal cruelty offender Lane Boron to a sham rescue. Recently he approached the Arlington Heights city council and planning commission in order to have his business be recognized as a rescue. Except Boron has no plans to actually help homeless animals. Lane Boron of Pocket Puppies (Chicago and Arlington Heights) is looking to be the next 'rescue' in the nationwide puppy laundering scheme that has already been exposed and litigated in numerous states. Mr. Boron has been a key player in the sham rescue world since its inception. visits from Chicago Animal Care and Control resulted in 37 violations and thousands of dollars in fines. Additional fines were filed by the City of Chicago Department of Business Affairs and Consumer Protection. Lane Boron finally shut his store down but is now applying for a fake nonprofit in Arlington Heights under the guise of a rescue so that he may skirt the law and recent passage of Illinois HB 1711. Please do not grant him a business license to operate in Arlington Heights and continue to illegally sell dogs from puppy Mills. Thank You, Amber Mueller



Contact Us

Village of Arlington Heights

Submitted On:

August 30, 2021 6:58am

America/New_York

Email	
Full Name	Cecile Frydman
Full Address	
Phone Number	
Email	
Questions or Comments	Please look into Pocket Puppies...see the information on Next Door regarding their connection to puppy mills and shut them down. It is pathetic that we allow them to operate in Arlington Heights or anywhere. Thank you.



Contact Us

Village of Arlington Heights

Submitted On:

August 29, 2021 10:03am
America/New_York

Email	
Full Name	Rhonda Frey
Full Address	
Phone Number	
Email	
Questions or Comments	Good morning. I wanted to bring to your attention the pet store Pocket Puppies. You may be hearing from many advocates that are against this pet store. Please listen to them, they volunteer their time to stop pet stores like Pocket puppies from finding loop holes in laws and continue to abuse the system. I would be not only shocked buy heartbroken to know tht Arlington Hts. would allow a puppy mill supporting company like , Pocket Puppies, to continue their abuse on animals. Your town is far better than that or at least I had hoped so. Please listen to the people who do the foot work for you when it comes to places like Pocket Puppies (Lane Boron) (little paw resue). Thank You.



Contact Us

Village of Arlington Heights

Submitted On:

August 30, 2021 11:05am
America/New_York

Email	
Full Name	Denise Rolando
Full Address	
Phone Number	
Email	
Questions or Comments	Please do not allow Mr. Lane Boron to set up a sham rescue in a blatant attempt to skirt the newly passed state law HB 1711. This is an attempt to deceive elected officials and consumers by misrepresenting the true source of puppies being sold at Pocket Puppies. They could adopt a humane business model like Pet Supplies Plus, Petco, PetSmart, and numerous other reputable businesses. The Arlington Heights community is not the place for a deceitful business owner to prey on consumers. I sincerely appreciate your attention to this matter and thank you in advance for your time and attention to this issue. Sincerely, Denise Rolando



Contact Us

Village of Arlington Heights

Submitted On:

August 29, 2021 10:53am
America/New_York

Email	
Full Name	Jackie Freeman
Full Address	
Phone Number	
Email	
Questions or Comments	Lane Boron, who owns Pocket Puppies has applied to be a "rescue". This is the same shell game played by Chicago pet stores to avoid the humane ordinance. According to Mr. Boron his stores "source exclusively from ‘transport companies’ and will not be taking in owner surrenders." I urge you to not allow this sham operation to begin business in clear defiance of the state bill.

Schmidt, Jacob

From: Planning
Sent: Wednesday, September 8, 2021 9:53 AM
To: Schmidt, Jacob
Subject: FW: Pocket Puppies

From: Nancy Monaco <> **Sent:** Tuesday, September 7, 2021 10:30 PM **To:** Planning <Planningmail@vah.com> **Subject:** Pocket Puppies

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Mr. Perkins,
Please do not allow Pocket Puppies, a sham operation, to begin business in Arlington Heights in clear defiance of HB1711 that was just signed into law.

--

Thanks,
Nancy

Schmidt, Jacob

From: Ida McCarthy
Sent: Friday, September 3, 2021 12:36 PM
To: Schmidt, Jacob
Subject: Pocket Puppies

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Hello,

I'm writing to all the Plan Committee members about Pocket Puppies aka Little Paw Rescue. It was brought to our attention that Mr. Boron is trying to open a "rescue."
He did this in Chicago, but was eventually caught. We are hoping Arlington Heights will not fall for this scheme again.

CAPS has investigated his store in the city and also his store in Arlington Heights. I approached the city council when the store first opened in your town explaining that he uses puppy mills. Since Arlington Heights also had Happiness is Pets, there wasn't much they could do....

After reviewing everything on your website that Mr. Boron has supplied for the committee, it's blatantly obvious what he is doing. He says he is using a transporter, which is probably going to be Lonewolf Kennels.

Also stating that the dogs are all under 15 pounds? Sounds like pocket puppies to me. Where will these "rescue" dogs be coming from?
What rescue?

Also, Little Paw Rescue is not in good standing with the Secretary of State. I would ask him why. Why is he out of compliance?

File Number
71742288
Entity Name
LITTLE PAW RESCUE FOUNDATION
Status
NOT GOOD STANDING

I've attached our investigation for your review. Please don't let this fraud continue in Arlington Heights.

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.caps-web.org%2Fcaps-investigation-of-chicago-pet-shops%2F&data=04%7C01%7Cjmschmidt%40vah.com%7Cf8c2007eebad453b210d08d96f01581b%7Cdadc730e173642b8b5775874cf194623%7C0%7C0%7C637662873864330969%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6Ik1haWwiLCJXVCi6Mn0%3D%7C1000&sdata=tWgM95oElp2RyW6e%2BhyEbduG7gPEOnTBAAtAGb7kxSDE%3D&reserved=0>

Respectfully,

Ida

Ida McCarthy
Illinois Director
Companion Animal Protection Society (CAPS)

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Founded in 1992, the Companion Animal Protection Society (CAPS) is the only national nonprofit organization dedicated exclusively to protecting companion animals from cruelty in pet shops and puppy mills.

CAPS actively addresses the abuse and suffering of pet shop and puppy mill dogs through investigations, education, media relations, legislative involvement, puppy mill dog rescues, consumer assistance and pet industry employee relations.



Contact Us

Village of Arlington Heights

Submitted On:

September 7, 2021 11:29pm
America/New_York

Email	
Full Name	Nancy Monaco
Full Address	
Phone Number	
Email	
Questions or Comments	Please do not allow Pocket Puppies, a sham operation, to begin business in Arlington Heights in clear defiance of HB1711 that was just signed into law.



Contact Us

Village of Arlington Heights

Submitted On:

September 5, 2021 12:57pm
America/New_York

Email	
Full Name	sheryl bass
Full Address	
Phone Number	
Email	
Questions or Comments	The pet store “Pocket Puppies” from Chicago and Arlington Heights, Illinois is trying to start a fake rescue to skirt the law. I urge you to not allow this sham operation to begin business in clear defiance of the state bill that was just signed into law.
Get connected with the Village and sign up for the Village of Arlington Heights eNewsletter	Sign Me Up!



Contact Us

Village of Arlington Heights

Submitted On:

September 20, 2021 9:57pm
America/New_York

Email	
Full Name	Teri Gidwitz
Full Address	
Phone Number	
Email	
Questions or Comments	Please do not fall for Lane Boron's deception. He does not run an animal rescue. He sells overpriced puppies procured from puppy mills, mass commercial breeders who do not care for their breeding dogs and frequently produce sickly and genetically unstable puppies. He has been caught doing this before, in the city of Chicago and he is trying to play Arlington Heights as fools. You can learn more about his subterfuge here: https://www.chicagotribune.com/news/breaking/ct-met-pet-store-rescue-puppies-20180430-story.html I have been following his bad acts since I was on the board of the Puppy Mill Project, and continue to follow the research done by Bailing Out Benji and the Humane Society of the United States. Please don't be fooled. Do not grant him a license to operate a sham rescue in your city. Thank you.



Contact Us

Village of Arlington Heights

Submitted On:

December 26, 2021 8:57pm
America/New_York

Email	
Full Name	Stacy Michaelsen
Full Address	
Phone Number	
Email	
Questions or Comments	Please do not allow a variance on the property 1401-1456 E Palatine Road. My cul de sac backs up to that property. I feel it would not be appropriate for the neighborhood

Schmidt, Jacob

Subject: FW: Dog rescue

From: Stephanie Snow Familiar **Sent:** Tuesday, January 4, 2022 3:24:48 PM

To: Hayes, Thomas

Cc: Baldino, Richard; [Bertucci, James](#) ; [Canty, Mary Beth](#) ; [Grasse, Nicole](#) ; [LaBedz, Robin](#) ; [Scaletta, John](#) ; [Schwingbeck, Tom](#) ; Tinaglia, Jim **Subject:** [Re: Dog rescue](#)

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[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Mayor Hayes and Arlington Heights Village Trustees,

I was recently made aware of a letter sent to residents that live near the Pal Win Plaza (corner of Windsor & Palatine Roads) The 2-page letter is attached below. I have lived north of there in the Northgate subdivision for the past 9 years.

I am very against adding this supposed rescue to the Pal Win Plaza or anywhere in Arlington Heights for that matter. When Pocket Puppies opened, many Arlington Heights residents were appalled - and still are appalled. This is a business that was forced out of Chicago because selling puppies and dogs in a pet store became illegal. Dogs and puppies (all animals really) should not be sold in pet stores. We have a serious over breeding and abandonment issue all over the US but particularly in Illinois already. We do not need to add to it by approving a fake dog rescue. When Pocket Puppies was in Chicago, The Chicago Trib did an expose exposing how the puppies obtained by Pocket Puppies are from puppy mills and that the company has set up fake breeders and fake rescues to make it look like they are coming from legitimate sources (link below). This forced the closure of their Chicago store and they came out here to Arlington Heights. Now they are trying to represent themselves as Little Paws Rescue and I am positive that Little Paws Rescue is misrepresenting itself as a legitimate 501c.

I am a volunteer at The Buddy Foundation. I can say with absolute certainty that the dogs we receive are not purchased from a fake rescue resource. We have had mother dogs sent to us who have been overbred and outlived their usefulness at the puppy mills - they are so sad and so scared. We have had the pups from these puppy mills that have a variety of medical issues as well as emotional and physical trauma. It's heartbreaking to see what humans will do to animals just to make money.

I checked the Facebook page of Bailing Out Benji, who was cited in the letter that went out about the Land Use Variation. They are NOT in partnership with the Outlook Management Group nor the Little Paws Rescue.

Please, do not approve the request from Outlook Management Group LLC nor the Little Paws Rescue to build a dog kennel or rescue in our Village of Arlington Heights.

Sincerely,
Stephanie S. Familiar

P.S. I could not find email address for the AH Zoning Board on the website, so I am requesting that you forward this email to:

- Peter Siavelis, Chair
- Thomas Drake
- Joseph Geisel
- Benjamin Jaffe
- Joseph Selbka
- Jeff Lanaghan

Attached documents:

ON WEDNESDAY, January 5, 2022, at 100pm, we will be holding an informational meeting in order to provide information about the proposal. This will be conducted as a **ZOOM MEETING**.

TOPIC: Land Use Variation for 1401-1456 E. Palatine Road

Time: Wednesday, January 5, 2022, at 1:00 p.m. Central Time.

Go to www.zoom.us on your computer. Click **JOIN A MEETING**, and enter the Meeting ID below, then follow the steps on the screen.

MEETING ID: 853 9112 0095

Or dial in by phone by your location: **1 (312) 626-6799**

As a nearby neighbor, you are invited to attend so you can be informed regarding our request. We will have representatives of the property owner and tenant to answer your questions, and explain their operation. We look forward to your attendance at the meeting.

Respectfully offered,

Outlook Management Group LLC
Ray Balfanz
www.outlookmgmt.com

Little Paw Rescue
Lane Boron



Designer and purebred
puppies from othe...

Links in the message (1)

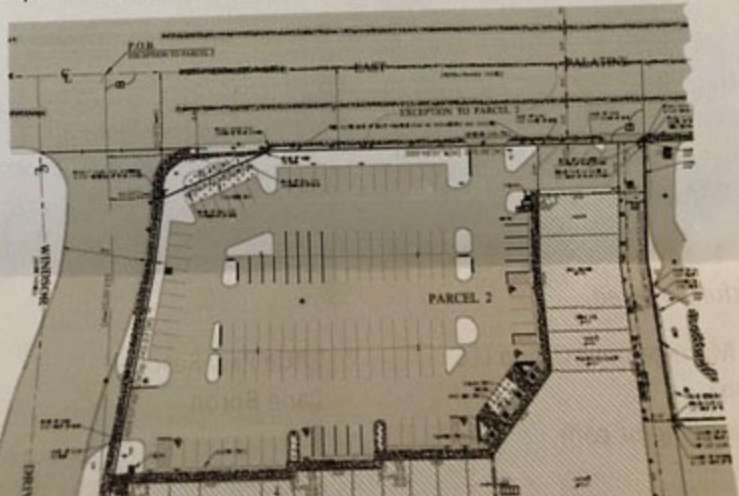
PUBLIC INFORMATION MEETING

Neighbors are invited to attend an information session given by Outlook Management Group ("OMG") property manager for Pal Win Plaza, and Little Paw Rescue ("LPR"), a 501c not for profit organization Licensed by the State of Illinois.

OMG is requesting for a Land Use Variation to include a commercial kennel use to allow LPR to be a tenant at Pal Win Plaza.

Compliance with the Illinois Animal Welfare Act, 225 ILCS/3.8 will be moot point since it doesn't regulate Rescues. Rescue organizations are not under the new law as LPR is not a licensed pet shop operator. LPR will follow the guidelines of the Illinois Law. LPR will accept surrenders of small breeds only since our rescue has space limitations. LPR will specialize in finding **small breed geriatric breeder dogs** a forever home as well as special needs dogs and rescue puppies. We will source our dogs as many rescues do from dog auctions, breeders, rescues etc

LPR will source from like Bailing out Benji and National Mill dog rescue and 99% of the other rescues from S.E Missouri dog auction, as well as any breeder or other rescues willing to surrender their dog to our rescue. LPR cannot say now which breeders since we will be operating early next year. But again, under Illinois law we can source from any breeder—we will be in complete compliance with Illinois law.



Schmidt, Jacob

Subject: FW: Little Paw Animal "Rescue" - decline rescue status

From: Cameron Sullivan <>
Sent: Wednesday, January 5, 2022 11:17 AM
To: Planning <Planningmail@vah.com>
Subject: Little Paw Animal "Rescue" - decline rescue status

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[NOTICE: This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Charles,

As an Arlington Heights resident, I implore you to deny any support of the formation of the Little Paws Animal "Rescue" I put rescue in quotes since this operation plans to source all of their puppies directly from puppy mills (via "transport companies", in defiance of the state bill that will go into effect in February. (additional information from an independent report cited below)

Please do not let your residents down. It's 2022 and it's time for the leadership of Arlington Heights to take a stand and stop supporting the abuse and neglect of animals. We already have pet stores selling puppy mill dogs (Pocket Puppies, Happiness is Pets) and it's, quite frankly, a disgrace. I want to live in a village that is future-forward and now is our chance to take steps to make that happen.

Please let me know how else I can make my voice heard. I can be reached via email at any time.

Cameron Sullivan Weber
Dryden Pl, Arlington Heights

Taken directly from Lane Boron's correspondence to the Village about his business model:

Little Paw Rescue will obtain the dogs through a transport company which specializes in transporting small dogs. Generally dogs will be dropped off one time per week or every other week. We have no plans for public surrenders to our location. All will be planned transports. Our Rescue isn't a 24 hr operation but will have visiting hours from 11 am to 5 pm Sunday and Monday and Tuesday-Sunday 11am to 7 pm. Workers and volunteers will be on site from 9am-7pm. Noon to 5 are peak visiting hours but max staff at any one time will be 5 staff members. Little Paw is a small dog rescue, and our older geriatric dogs will be no larger than 15lbs so exercise and enrichment areas will be totally in the building no outdoor exercise area or walking are needed. Often it is too cold for our small dogs to be outside. Our staff will concentrate on pee pad training. Our max number of dogs will be around 20 at any one time.

More information about where Mr. Boron has sourced his puppies for his current business, along with concerning information about how he is going to work-around the current restrictions.

According to the Illinois Department of Agriculture Pocket Puppies sourced their puppies from the following facilities in 2020 and 2021:

- Alisa Breedlove, Breedlove's Unique Kennel. Waynesville, Missouri- 119 adult breeding dogs and 56 puppies.
- Barbara Poor, B&J Kennels. Novelty, Missouri- a puppy broker with 19 adult breeding dogs on their property.
- Bob Mackey, TLC Breeds. Sayre, Oklahoma- 253 adult breeding dogs and 82 puppies.
- Brittani and Jesse Hedgpeth, Empire Pets. Iberia, Missouri- 31 adult breeding dogs. The Hedgbeths also own a transport company, Transport Central, with Josh and Kallie Bateman. The Batemans have been named one of the worst puppy mill transport companies in the country twice due to violations. Hedgpeth is also related to Allison Hedgbeth who operates the sham rescue "Mother Dog Rescue" in Iberia, Missouri.
- Debra Marris. Okemah, Oklahoma- is not licensed by the USDA.
- Dorace Burton, Grace Kennel. Lebanon, Missouri- 37 adult breeding dogs and 34 puppies.
- June Kaiser, Doggies Down Under Kennel. Brumley, Missouri- 69 adult breeding dogs.
- Kim Gray. Lebanon, Missouri- 5 adult breeding dogs.
- Larry Harris- Keota, Oklahoma- is not licensed by the USDA.
- Marcee Bryant and John Bryant, Puppy Junction. Seneca, Missouri- 93 adult breeding dogs and 30 puppies. This facility skipped their 2021 USDA inspection.
- Pam Owen. Lebanon, Missouri- 57 adult breeding dogs.
- Pauline Thomas, Nature's Best Pet Shop. Lebanon, Missouri- 13 adult breeding dogs.
- Rhonda Pope, Pope Kennel. Freeburg, Missouri- 109 adult breeding dogs and 55 puppies.
- Sherri Gillum, Lakeview Kennels. Unionville, Missouri- 42 adult breeding dogs and 27 puppies.
- Susie Reid, Cedar Woods Kennel. Lebanon, Missouri- 56 adult breeding dogs and 28 puppies.

Clearly, several of the facilities currently supplying Pocket Puppies appear to be large commercial breeders and not rescues. It is also very concerning that one of the facilities (Empire Pets) also owns a transport company and has ties to a fake rescue.

From: Fn N. <>
Sent: Wednesday, January 5, 2022 1:32 PM
To: Planning <Planningmail@vah.com>
Subject: Pocket Puppies/Little Paw Animal "Rescue"

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Dear Mr . Perkins,

I am an Arlington Hts. Resident who lives near the business mentioned in the subject of this email. I was going to attend the informational meeting today, but it was postponed until tomorrow, when I cannot attend.

However, I did review the letter I received about this meeting, and I am concerned that the attempt by this business to meet the requirements of HB 1711 is not completely legitimate. I encourage you to review the information on the following website before making any recommendations to the Village Board about Little Paw Animal "Rescue".: www.bailingoutbenji.com. There is an article on that website dated August 28, 2021 about this business. Specifically, I am concerned that the owner is looking for "loopholes" to HB1711, instead of transitioning to a true rescue.

Thank you very much for your consideration of this matter.

Sincerely,

Francine Norling

Schmidt, Jacob

From: Sheryl Letwat
Sent: Thursday, February 17, 2022 11:59 AM
To: Schmidt, Jacob
Subject: February 23rd meeting

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

I have been volunteering at a shelter in Arlington heights for 3 years. In that 3 years, I have seen countless animals come in from many sources, the public, animal control, other shelters. Some of These animals were strays or owner surrenders. They come in healthy or sick. The shelter spares no expense getting these animals healthy enough to be adopted. They charge a very nominal fee, regardless of what was spent on getting the animal to that point. In addition, everyone, with the exception of the veterinarians, and sometimes even them, is a volunteer. I hope you will think long and hard before you grant a license to this supposed "rescue" organization. Sent from my iPhone