

ORDINANCE NO. 2404-24

AN ORDINANCE GRANTING AN AMENDMENT TO THE SPECIAL USE PLANNED DEVELOPMENT FOR A KENNEL USE, INCLUDING AN ADOPTION CENTER, AND A VETERINARY CLINIC, BOARDING ANIMAL VARIETY VETERINARY CLINIC, LOCATED AT 55 PINE GROVE BOULEVARD – PAWS CHICAGO

WHEREAS, on or about August 28, 2024, PAWS Chicago, as applicant (“Applicant”), filed an application for an amendment to the special use planned development for a kennel use, including an adoption center, and a veterinary clinic, boarding animal variety veterinary clinic on the property legally described on **Exhibit "A"** attached hereto and incorporated herein (the "Subject Realty"); and,

WHEREAS, Notice of Public Hearing with respect to the special use permit was published on or about September 17, 2024, in the Daily Herald, being a newspaper having general circulation within the Village of Hawthorn Woods, all as required by the statutes of the State of Illinois and the ordinances of the Village, and,

WHEREAS, all other notices required by the statutes of the State of Illinois and the ordinances of the Village have been given; and,

WHEREAS, pursuant to said Notice, the Planning, Building, and Zoning Commission of the Village of Hawthorn Woods conducted a Public Hearing regarding the aforesaid amendment to the special use planned development on or about October 22, 2024 and November 12, 2024, all as required by the statutes of the State of Illinois and the ordinances of the Village; and,

WHEREAS, the Planning, Building, and Zoning Commission forwarded its Findings of Fact, and recommendations, to the Mayor and Board of Trustees on or about November 12, 2024, **Exhibit “B”** and,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Hawthorn Woods, Lake County, Illinois, as follows:

SECTION ONE: That the foregoing recitals are incorporated into this Ordinance by this reference as if fully set forth herein.

SECTION TWO: That approval is hereby granted for an amendment to the special use planned development for a kennel use, including an adoption center, and a veterinary clinic, boarding animal variety veterinary clinic, as set forth in the application, subject to the following conditions:

1. The Facility will be staffed between the hours of 7:00 am. and 8:00 pm. These hours might be adjusted for operational needs, but for standard operations (excluding occasional events and trainings), the site will not be active before 7:00 am or after 9:00 pm.
2. The Applicant shall provide an emergency number and operational plan to the Village. Additionally, the emergency number shall be provided to the person designated by Grand Dominion. The applicant shall develop a follow up plan subject to Village Staff review and approval for follow up on any calls.
3. The Applicant will develop the Subject Realty in accordance with the Plans submitted at the November 12, 2024 hearing before the Plan Commission and are attached as **Exhibit “C”**.
4. The outdoor play areas:
 - Will be used intermittently from 9:00 am to dusk.
 - No more than 5 dogs shall be allowed in each of the outdoor play areas at any one time.
 - Dogs within a play area shall be supervised by one less volunteer than the number of dogs within the play area.

5. All PAWS animals shall be housed indoors. The Applicant shall not construct or seek approval for the construction of kennels that are solely outdoors.
 - The only kennels with periodic outdoor access shall be the kennels that have the small outdoor 'patio' space, which shall be operated in accordance with the terms herein.
 - Dogs who bark excessively on a continuous basis shall not be housed in kennels with outdoor access.
6. All animal refuse shall be bagged and disposed of on the west side of the Subject Realty within a closed enclosure. The Applicant shall enter into a contract with a licensed refuse hauler to remove the refuse at least twice a week. If necessary, based upon the volume of refuse, additional days of removal might be added to the contract with the waste hauler.
7. The Applicant shall not accept dogs for boarding that are not part of its adoption program.
8. The Applicant shall enact its Firework Protocol during fireworks shows in Hawthorn Woods and surrounding municipalities or during times when the shooting range has outdoor shooting activities. This Protocol shall ensure that dogs are kept indoors except for short walks.
9. The Applicant shall enter into an agreement with the Home Owners Association of the Grand Dominion subdivision to establish a quarterly meeting.
10. The Applicant shall work with the Community Development Department to investigate the possible installation of landscaping located along the eastern property line and the feasibility of said installation.

SECTION THREE: That approvals are hereby granted for certain exclusions from and exceptions to the provisions of the Village's Municipal Code on **Exhibit "D"** which are attached hereto and incorporated herein by this reference.

SECTION FOUR: That all ordinances and resolutions, or parts thereof, in conflict with the provisions of the Ordinance are, to the extent of such conflict, expressly superseded.

SECTION FIVE: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

The foregoing Ordinance was passed by a roll call vote as follows:

AYES: Kaiser, McCarthy, Reynolds, Hunt, Roman

NAYS: +

ABSENT AND NOT VOTING: Bayer

APPROVED: Dominick DiMaggio
Dominick DiMaggio, Mayor

ATTEST: Donna Lobaito
Donna Lobaito, Village Clerk

PASSED: November 25, 2024

APPROVED: November 25, 2024

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

THE EAST 233 FEET OF THE WEST 1209.2 FEET (EXCEPT THE SOUTH 936.00 FEET THEREOF) OF THAT PART LYING SOUTH OF THE CENTER OF STATE HIGHWAY NO. 176 OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART THEREOF FALLING WITHIN THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE EAST 233 FEET OF THE WEST 1209.20 FEET AND THE EAST 217 FEET OF THE WEST 1426.20 FEET OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER OF STATE HIGHWAY NUMBER 176, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION POINT OF THE WEST LINE OF THE EAST 233 FEET OF THE WEST 1209.20 FEET OF THE SOUTHWEST QUARTER WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 00 DEGREES 08 MINUTES 01 SECOND WEST, ALONG THE WEST LINE OF THE EAST 233 FEET OF THE WEST 1209.20 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 1309.58 FEET; THENCE SOUTH 45 DEGREES 52 MINUTES 15 SECONDS EAST, A DISTANCE OF 305.89 FEET; THENCE SOUTHERLY ALONG A CURVED LINE CONCAVED EASTERLY HAVING A RADIUS OF 328.08 FEET, AN ARC DISTANCE OF 57.93 FEET (CHORD BEARS SOUTH 00 DEGREES 15 MINUTES 52 SECONDS WEST, A DISTANCE OF 57.88 FEET) TO A POINT OF REVERSE CURVATURE IN SAID LINE; THENCE CONTINUING SOUTHERLY ALONG A CURVED LINE CONCAVED WESTERLY HAVING A RADIUS OF 549.45 FEET, AN ARC DISTANCE OF 114.25 FEET (CHORD BEARS SOUTH 01 DEGREE 52 MINUTES 39 SECONDS WEST, A DISTANCE OF 114.04 FEET) TO A POINT OF REVERSE CURVATURE IN SAID LINE; THENCE CONTINUING SOUTHEASTERLY ALONG A CURVED LINE CONCAVED NORTHEASTERLY HAVING A RADIUS OF 475.00 FEET, AN ARC DISTANCE OF 240.37 FEET (CHORD BEARS SOUTH 06 DEGREES 39 MINUTES 45 SECONDS EAST, A DISTANCE OF 237.81 FEET) TO A POINT OF REVERSE CURVATURE IN SAID LINE; THENCE CONTINUING SOUTHEASTERLY ALONG A CURVED LINE CONCAVED SOUTHWESTERLY HAVING A RADIUS OF 285.00 FEET, AN ARC DISTANCE OF 99.45 FEET (CHORD BEARS SOUTH 11 DEGREES 09 MINUTES 46 SECONDS EAST, A DISTANCE OF 98.95 FEET) TO A POINT OF TANGENCY IN SAID LINE; THENCE SOUTH 01 DEGREE 09 MINUTES 58 SECONDS EAST, A DISTANCE OF 132.34 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONCAVED NORTHWESTERLY HAVING A RADIUS OF 394.00 FEET, AN ARC DISTANCE OF 85.64 FEET (CHORD BEARS SOUTH 05 DEGREES 03 MINUTES 39 SECONDS WEST, A DISTANCE OF 85.47 FEET) TO A POINT OF REVERSE CURVATURE IN SAID LINE; THENCE CONTINUING SOUTHWESTERLY ALONG A CURVED LINE CONCAVED SOUTHEASTERLY HAVING A RADIUS OF 456.00 FEET, AN ARC DISTANCE OF 99.12 FEET (CHORD BEARS SOUTH 05 DEGREES 03 MINUTES 39 SECONDS WEST, A DISTANCE OF 98.92 FEET) TO A POINT OF TANGENCY IN SAID LINE; THENCE SOUTH 01 DEGREE 09 MINUTES 58 SECONDS EAST, A DISTANCE OF 160.38 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONCAVED NORTHWESTERLY HAVING A RADIUS OF 345.90 FEET, AN ARC DISTANCE OF 116.75 FEET (CHORD BEARS SOUTH 08 DEGREES 30 MINUTES 12 SECONDS WEST, A DISTANCE OF 116.20 FEET) TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, THENCE SOUTH 89 DEGREES 57 MINUTES 06 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 231.76 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 936.00 FEET OF THE EAST 233 FEET OF THE WEST 1209.2 FEET OF THAT PART LYING SOUTH OF THE CENTER OF STATE HIGHWAY NO. 176 OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART FALLING WITHIN THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE EAST 233 FEET OF THE WEST 1209.20 FEET AND THE EAST 217 FEET OF THE WEST 1426.20 FEET OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER OF STATE HIGHWAY NUMBER 176, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION POINT OF THE WEST LINE OF THE EAST 233 FEET OF THE WEST 1209.20 FEET OF THE SOUTHWEST QUARTER WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 00 DEGREES 08 MINUTES 01 SECOND WEST, ALONG THE WEST LINE OF THE EAST 233 FEET OF THE WEST 1209.20 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 1309.58 FEET; THENCE SOUTH 45 DEGREES 52 MINUTES 15 SECONDS EAST, A DISTANCE OF 305.89 FEET; THENCE SOUTHERLY ALONG A CURVED LINE CONCAVED EASTERLY HAVING A RADIUS OF 328.08 FEET, AN ARC DISTANCE OF 57.93 FEET (CHORD BEARS SOUTH 00 DEGREES 15 MINUTES 52 SECONDS WEST, A DISTANCE OF 57.88 FEET) TO A POINT OF REVERSE CURVATURE IN SAID LINE; THENCE CONTINUING SOUTHERLY ALONG A CURVED LINE CONCAVED WESTERLY HAVING A RADIUS OF 549.45 FEET, AN ARC DISTANCE OF 114.25 FEET (CHORD BEARS SOUTH 01 DEGREE 52 MINUTES 39 SECONDS WEST, A DISTANCE OF 114.04 FEET) TO A POINT OF REVERSE CURVATURE IN SAID LINE; THENCE CONTINUING SOUTHEASTERLY ALONG A CURVED LINE CONCAVED NORTHEASTERLY HAVING A RADIUS OF 475.00 FEET, AN ARC DISTANCE OF 240.37 FEET (CHORD BEARS SOUTH 06 DEGREES 39 MINUTES 45 SECONDS EAST, A DISTANCE OF 237.81 FEET) TO A POINT OF REVERSE CURVATURE IN SAID LINE; THENCE CONTINUING SOUTHEASTERLY ALONG A CURVED LINE CONCAVED SOUTHWESTERLY HAVING A RADIUS OF 285.00 FEET, AN ARC DISTANCE OF 99.45 FEET (CHORD BEARS SOUTH 11 DEGREES 09 MINUTES 46 SECONDS EAST, A DISTANCE OF 98.95 FEET) TO A POINT OF TANGENCY IN SAID LINE; THENCE SOUTH 01 DEGREE 09 MINUTES 58 SECONDS EAST, A DISTANCE OF 132.34 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONCAVED NORTHWESTERLY HAVING A RADIUS OF 394.00 FEET, AN ARC DISTANCE OF 85.64 FEET (CHORD BEARS SOUTH 05 DEGREES 03 MINUTES 39 SECONDS WEST, A DISTANCE OF 85.47 FEET) TO A POINT OF REVERSE CURVATURE IN SAID LINE; THENCE CONTINUING SOUTHWESTERLY ALONG A CURVED LINE CONCAVED SOUTHEASTERLY HAVING A RADIUS OF 456.00 FEET, AN ARC DISTANCE OF 99.12 FEET (CHORD BEARS SOUTH 05 DEGREES 03 MINUTES 39 SECONDS WEST, A DISTANCE OF 98.92 FEET) TO A POINT OF TANGENCY IN SAID LINE; THENCE SOUTH 01 DEGREE 09 MINUTES 58 SECONDS EAST, A DISTANCE OF 160.38 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONCAVED NORTHWESTERLY HAVING A RADIUS OF 345.90 FEET, AN ARC DISTANCE OF 116.75 FEET (CHORD BEARS SOUTH 08 DEGREES 30 MINUTES 12 SECONDS WEST, A DISTANCE OF 116.20 FEET) TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, THENCE SOUTH 89 DEGREES 57 MINUTES 06 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 231.76 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 3:

THE EAST 217 FEET OF THE WEST 1426.2 FEET (MEASURED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22) OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER OF STATE HIGHWAY NO. 176, EXCEPTING THEREFROM THAT PART FALLING WITHIN THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE EAST 233 FEET OF THE WEST 1209.20 FEET AND THE EAST 217 FEET OF THE WEST 1426.20 FEET OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER OF STATE HIGHWAY NUMBER 176, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION POINT OF THE WEST LINE OF THE EAST 233 FEET OF THE WEST 1209.20 FEET OF THE SOUTHWEST QUARTER WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 00 DEGREES 08 MINUTES 01 SECOND WEST, ALONG THE WEST LINE OF THE EAST 233 FEET OF THE WEST 1209.20 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 1309.58 FEET; THENCE SOUTH 45 DEGREES 52 MINUTES 15 SECONDS EAST, A DISTANCE OF 305.89 FEET; THENCE SOUTHERLY ALONG A CURVED LINE CONCAVED EASTERLY HAVING A RADIUS OF 328.08 FEET, AN ARC DISTANCE OF 57.93 FEET (CHORD BEARS SOUTH 00 DEGREES 15 MINUTES 52 SECONDS WEST, A DISTANCE OF 57.88 FEET) TO A POINT OF REVERSE CURVATURE IN SAID LINE; THENCE CONTINUING SOUTHERLY ALONG A CURVED LINE CONCAVED WESTERLY HAVING A RADIUS OF 549.45 FEET, AN ARC DISTANCE OF 114.25 FEET (CHORD BEARS SOUTH 01 DEGREE 52 MINUTES 39 SECONDS WEST, A DISTANCE OF 114.04 FEET) TO A POINT OF REVERSE CURVATURE IN SAID LINE; THENCE CONTINUING SOUTHEASTERLY ALONG A CURVED LINE CONCAVED NORTHEASTERLY HAVING A RADIUS OF 475.00 FEET, AN ARC DISTANCE OF 240.37 FEET (CHORD BEARS SOUTH 06 DEGREES 39 MINUTES 45 SECONDS EAST, A DISTANCE OF 237.81 FEET) TO A POINT OF REVERSE CURVATURE IN SAID LINE; THENCE CONTINUING SOUTHEASTERLY ALONG A CURVED LINE CONCAVED SOUTHWESTERLY HAVING A RADIUS OF 285.00 FEET, AN ARC DISTANCE OF 99.45 FEET (CHORD BEARS SOUTH 11 DEGREES 09 MINUTES 46 SECONDS EAST, A DISTANCE OF 98.95 FEET) TO A POINT OF TANGENCY IN SAID LINE; THENCE SOUTH 01 DEGREE 09 MINUTES 58 SECONDS EAST, A DISTANCE OF 132.34 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONCAVED NORTHWESTERLY HAVING A RADIUS OF 394.00 FEET, AN ARC DISTANCE OF 85.64 FEET (CHORD BEARS SOUTH 05 DEGREES 03 MINUTES 39 SECONDS WEST, A DISTANCE OF 85.47 FEET) TO A POINT OF REVERSE CURVATURE IN SAID LINE; THENCE CONTINUING SOUTHWESTERLY ALONG A CURVED LINE CONCAVED SOUTHEASTERLY HAVING A RADIUS OF 456.00 FEET, AN ARC DISTANCE OF 99.12 FEET (CHORD BEARS SOUTH 05 DEGREES 03 MINUTES 39 SECONDS WEST, A DISTANCE OF 98.92 FEET) TO A POINT OF TANGENCY IN SAID LINE; THENCE SOUTH 01 DEGREE 09 MINUTES 58 SECONDS EAST, A DISTANCE OF 160.38 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONCAVED NORTHWESTERLY HAVING A RADIUS OF 345.90 FEET, AN ARC DISTANCE OF 116.75 FEET (CHORD BEARS SOUTH 08 DEGREES 30 MINUTES 12 SECONDS WEST, A DISTANCE OF 116.20 FEET) TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, THENCE SOUTH 89 DEGREES 57 MINUTES 06 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 231.76 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE EAST 233 FEET OF THE WEST 1209.20 FEET AND THE EAST 217 FEET OF THE WEST 1426.20 FEET OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER OF STATE HIGHWAY NUMBER 176, EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION POINT OF THE WEST LINE OF THE EAST 233 FEET OF THE WEST 1209.20 FEET OF THE SOUTHWEST QUARTER WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 00 DEGREES 08 MINUTES 01 SECOND WEST, ALONG THE WEST LINE OF THE EAST 233 FEET OF THE WEST 1209.20 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 1309.58 FEET; THENCE SOUTH 45 DEGREES 52 MINUTES 15 SECONDS EAST, A DISTANCE OF 305.89 FEET; THENCE SOUTHERLY ALONG A CURVED LINE CONCAVED EASTERLY HAVING A RADIUS OF 328.08 FEET, AN ARC DISTANCE OF 57.93 FEET (CHORD BEARS SOUTH 00 DEGREES 15 MINUTES 52 SECONDS WEST, A DISTANCE OF 57.88 FEET) TO A POINT OF REVERSE CURVATURE IN SAID LINE; THENCE CONTINUING SOUTHERLY ALONG A CURVED LINE CONCAVED WESTERLY HAVING A RADIUS OF 549.45 FEET, AN ARC DISTANCE OF 114.25 FEET (CHORD BEARS SOUTH 01 DEGREE 52 MINUTES 39 SECONDS WEST, A DISTANCE OF 114.04 FEET) TO A POINT OF REVERSE CURVATURE IN SAID LINE; THENCE CONTINUING SOUTHEASTERLY ALONG A CURVED LINE CONCAVED NORTHEASTERLY HAVING A RADIUS OF 475.00 FEET, AN ARC DISTANCE OF 240.37 FEET (CHORD BEARS SOUTH 06 DEGREES 39 MINUTES 45 SECONDS EAST, A DISTANCE OF 237.81 FEET) TO A POINT OF REVERSE CURVATURE IN SAID LINE; THENCE CONTINUING SOUTHEASTERLY ALONG A CURVED LINE CONCAVED SOUTHWESTERLY HAVING A RADIUS OF 285.00 FEET, AN ARC DISTANCE OF 99.45 FEET (CHORD BEARS SOUTH 11 DEGREES 09 MINUTES 46 SECONDS EAST, A DISTANCE OF 98.95 FEET) TO A POINT OF TANGENCY IN SAID LINE; THENCE SOUTH 01 DEGREE 09 MINUTES 58 SECONDS EAST, A DISTANCE OF 132.34 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONCAVED NORTHWESTERLY HAVING A RADIUS OF 394.00 FEET, AN ARC DISTANCE OF 85.64 FEET (CHORD BEARS SOUTH 05 DEGREES 03 MINUTES 39 SECONDS WEST, A DISTANCE OF 85.47 FEET) TO A POINT OF REVERSE CURVATURE IN SAID LINE; THENCE CONTINUING SOUTHWESTERLY ALONG A CURVED LINE CONCAVED SOUTHEASTERLY HAVING A RADIUS OF 456.00 FEET, AN ARC DISTANCE OF 99.12 FEET (CHORD BEARS SOUTH 05 DEGREES 03 MINUTES 39 SECONDS WEST, A DISTANCE OF 98.92 FEET) TO A POINT OF TANGENCY IN SAID LINE; THENCE SOUTH 01 DEGREE 09 MINUTES 58 SECONDS EAST, A DISTANCE OF 160.38 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONCAVED NORTHWESTERLY HAVING A RADIUS OF 345.90 FEET, AN ARC DISTANCE OF 116.75 FEET (CHORD BEARS SOUTH 08 DEGREES 30 MINUTES 12 SECONDS WEST, A DISTANCE OF 116.20 FEET) TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 89 DEGREES 57 MINUTES 06 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 231.76 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

EXHIBIT "B"



2 LAGOON DRIVE - HAWTHORN WOODS, ILLINOIS 60047 - (847) 438-5500

FINDINGS OF FACT

Public Hearing Date:
October 22, 2024 & November 12, 2024

PAWS Chicago – Request for an amendment to the special use planned development for a kennel use, including an adoption center, and a veterinary clinic, boarding animal variety veterinary clinic, located at 55 Pine Grove Boulevard.

Based upon the evidence presented to the Planning, Building, and Zoning (PB&Z) Commission at the public hearing, the PB&Z Commission makes the following findings of fact with respect to the requested special use planned development permit in connection therewith.

9-14-4B:

1. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community; and

Finding: The proposed use is an animal enrichment and adoption center that will allow animals to rest and rehabilitate. We have identified a significant need for a suburban adoption center and we believe that Hawthorn Woods the ideal location for a suburban adoption center to serve the region. The location is convenient from both northern and western suburban communities. Furthermore, the site was previously developed to accommodate an animal service use and accordingly, the proposed use is appropriate for the particular location. Because the site was previously considered, reviewed and approved for an animal use, maintaining an animal focused use here will contribute to the general welfare of the neighborhood.

2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvement in the vicinity; and

Finding: The use is designed for housing animals and is adequately buffered from neighboring in order to mitigate any detrimental impacts to the health, safety, morals or general welfare of persons residing or working in the vicinity. The site was the subject of a PUD approval previously and any changes to the site are largely within the building. The proposed pet enrichment and adoption facility will not have any impacts greater than the previously approved use. Furthermore, enhancements will be made to lighting, as necessary, and signage to ensure the safety of neighbors, employees and visitors of the facility. Public hours for the proposed use are from 11:00 am to 7:00 pm, which is compatible with nearby residences as the facility will not be open during the night hours when residential areas should enjoy quiet. Because the site was previously designed for an

animal service use, establishing the proposed use here will not be injurious to the property values in the vicinity.

3. That the proposed use will comply with the regulations and conditions specified in this title for such use, and with the stipulations and conditions made a part of the authorization granted by the village board of trustees.

Finding: The proposed use will comply with the regulations and conditions specified in this title. The proposed use is entirely in character with the surrounding neighborhood, and although certain animal service establishments of the nature proposed might give rise to unique problems with respect to their impact upon neighboring property or public facilities, the proposed use at the subject property is designed and intended in such a way to mitigate impacts to the neighbors and remain compatible with the surrounding area with respect to hours of operation, setbacks, and design.

All of the above Findings of Fact are subject to the conditions of approval made by the PB&Z Commission on November 12, 2024.

Respectfully submitted,



Jim Merkel, Chairperson
CMH

EXHIBIT "C"



PAWSCHICAGO
PETS ARE WORTH SAVING



PAWS Chicago
Planning, Building & Zoning Commission of Hawthorn Woods
November 12, 2024



PAWS Chicago Zoning Application

PAWS Chicago History & Current Operations



Vision for Hawthorn Woods location – the PAWS Chicago Farm

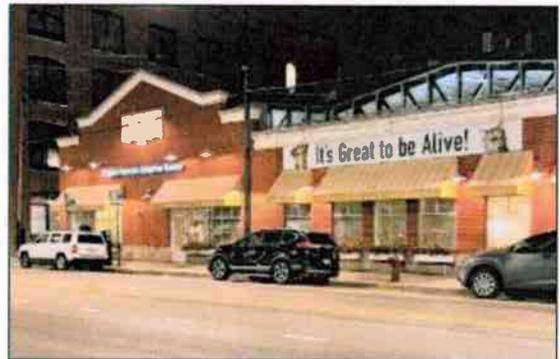


Specific Zoning Considerations



The Way We Work

- We are the leader in the No Kill movement in Chicago, known for creating a new model in animal welfare focused on lifesaving and the latest animal health & behavior advancements
- Our Adoption Center was groundbreaking in 2007 because it looked nothing like animal shelters of old – it features **animals in suites** instead of wired cages, **classical music** piped into every room, and a **clean and aesthetically pleasing environment**
- Our priority is **promoting calm** – and we take animal behavior seriously. Our trainers and highly trained volunteers supervise walks and playgroups to facilitate **peaceful interactions**
- We have brought homeless pets into thriving communities, and **Lincoln Park has embraced us!**

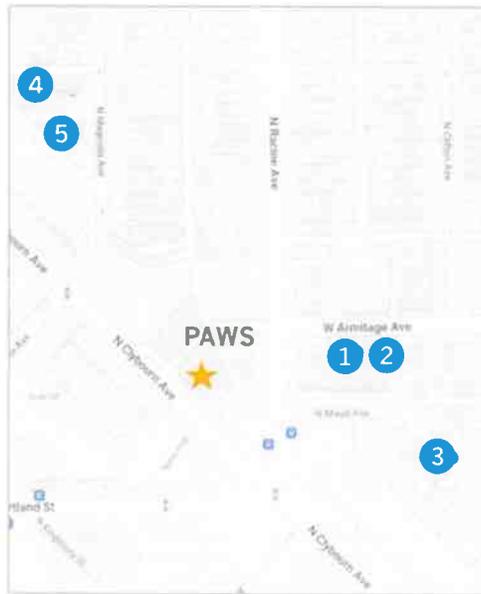


Our Dog and Cat Suites

- All cats and dogs have private, enclosed suites
- Clean, comfortable and designed to promote calm among our animals, staff and volunteers
- After Oprah visited in 2008, she featured our Adoption Center on her show.



The Lincoln Park Adoption Center has Not Adversely Affected Nearby Property Values



2007: PAWS

Property #	Address	Initial Sale Date	Initial Sale Price	2007: PAWS	Final Sale Date	Final Sale Price
1	1155 W. Armitage Ave # 203	April 2002	\$377,000		Nov 2018	\$584,000
2	1155 W. Armitage Ave # 202	Aug 2001	\$395,000		April 2023	\$715,000
3	1980 N. Maud Ave Unit B	Feb 2006	\$703,500		Oct 2024	\$1,085,000
4	2110 N. Lakewood Ave	Dec 2003	\$462,500		Dec 2015	\$692,500
5	1249 W. Dickens Ave	Dec 2013	\$839,250		Jan 2018	\$1,390,000

Source: Redfin

Messages from our Lincoln Park neighbors

Two of our Adoption Center neighbors have provided testimonials that speak to the nature of a PAWS Adoption Center



Meredith lives 453 ft from Adoption Center



Our Vision for TACS is a Calm and Peaceful Place for Animals and People

- A next-level Adoption and Enrichment Center that **preserves the beauty of the existing grounds and facility**
 - An emphasis on creating a **calm environment** for animals
 - Hotel-like suites for dogs that have interior relief rooms and outdoor access that is closely monitored by our highly skilled and trained team
 - They will be designed so that the **animals do not see each other** from their suites (typically, when dogs bark in shelters it is because they are agitated by being housed too close to other dogs)
 - On sunny days, they will be able to lounge in private patios outside their suites till dusk. Our staff and volunteers will monitor their behavior to ensure they are calm and relaxed.
 - Outdoor play will be **closely supervised** by our trainers and volunteers. We will also have indoor play areas.
-

Video of TAC Land and Clubhouse



Addressing Concerns

Noise Reduction

- Our behavior protocols are created to keep the dogs calm. Their outdoor play groups are only held when they play quietly. They will always be supervised by volunteers. We have **never had a barking issue** in Lincoln Park – even with much closer neighbors – and we use both outdoor walking paths and a rooftop deck
- We will commit to keeping our **dogs inside after dusk and they will not be in outside play spaces before 8 am**
- We will have **staffing plans in place for fireworks and shooting range activity**

Waste Disposal

- We will **hire a waste disposal** company to haul away animal waste.

Glenridge Trap Club

- They host daytime events on limited Sundays (about 5-10 times a year). We will **follow our Fourth of July protocols** for those dates.
 - We will ensure frequent communication with the shooting range so that we make special plans for those dates.
 - They are open Wednesday and Friday nights. Our dogs will be sleeping in their suites at night, **not outside after dark** and not affected by gunshots.
-

If Not PAWS, Then What?

The half of the TACS land closest to Grand Dominion is already zoned and approved for 40 units of housing in 10 buildings.

Per the 2006 Annexation Agreement (right), the following development has been approved and its unit density has been approved.

COPY
6035049
LAKE COUNTY CLERK'S OFFICE
07/28/2006

THE ABOVE SPACE FOR RECORDER'S USE

TITLE OF DOCUMENT BEING RECORDED:
I, Phyllis Sebba, Village Clerk of the Village of Hawthorn Woods, Lake County, Illinois DO HEREBY CERTIFY that as such Village Clerk I am the keeper of the records, ordinances, resolutions, minutes, entries, orders, books, papers, and seal to the said Village.

I DO FURTHER CERTIFY that the above and foregoing is a true and correct copy of

**ANNEXATION AGREEMENT BY AND BETWEEN
VILLAGE OF HAWTHORN WOODS
AND
ATG TRUST COMPANY, SUCCESSOR TO THE NORTHERN TRUST COMPANY AS SUCCESSOR
TRUSTEE, BY MERGER TO THE NORTHERN TRUST BANK/LAKE FOREST N.A., AS TRUSTEE UNDER
TRUST AGREEMENT DATED MARCH 1, 1995, AND KNOWN AS TRUST NO. 9269 AND TIMOTHY J.
TOWNE, TOWNE DEVELOPMENT GROUP**

and that the original of said document remains on file in my office and is in full force and effect.

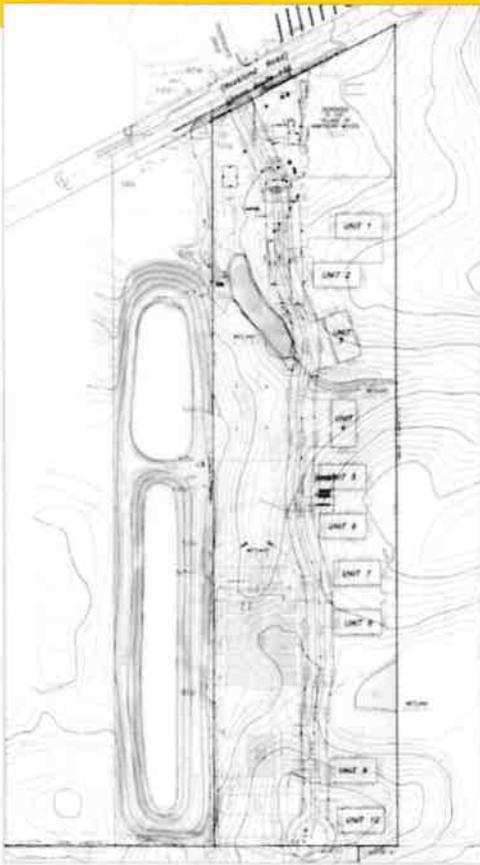
WITNESS my hand and the corporate seal of said Village, this 26th day of July 2006.


Phyllis Sebba
Phyllis Sebba, Village Clerk

AFTER RECORDATION, PLEASE FORWARD TWO COPIES OF THE DOCUMENT THAT WAS PREPARED BY THE VILLAGE OF HAWTHORN WOODS AND RETURN WITH THE RECORDED NUMBER ON EACH PAGE TO THE FOLLOWING:

THE VILLAGE OF HAWTHORN WOODS
2 LAGOON DRIVE
HAWTHORN WOODS, IL 60047

ILLINOIS COUNTY CLERK'S OFFICE



If Not PAWS, Then What?

The spacious openness and quiet will not last long. The half of the TACS property closest to Grand Dominion is already zoned for 40 housing units.

- **The alternative to PAWS would be a housing subdivision** and you would lose the scenic appeal of the existing landscaping.
- **There would be closer residences and dogs to your community, with extra activity and bustle.**
 - 10 zoned buildings comprised of 40 units

Our Volunteer Corps



Our volunteers are comprised of all ages and abilities looking for a purposeful way to fill their free time. Many of them are seniors, and we would welcome your community to join our lifesaving efforts. We also have **family service where parents can come volunteer or tour with their children, and junior volunteer programs.**





We would love to be your neighbors and will commit to being a good neighbor that adds value to the community!

**Vision for Hawthorn Woods:
PAWS Chicago Farm
From October Meeting**

Suburban Enrichment & Adoption Center

The Missing Piece of the PAWS Chicago Model



A Quiet and Restful Place

- Many homeless animals have endured pain, cruelty or the stress of abandonment
- In a city, the constant bustle of traffic, people, honking horns, sirens, noise and other animals means constant sources of stress for animals
- This Hawthorn Woods location provides the perfect, peaceful setting for animals to rest and rehabilitate



Suburban Adoptions – Hawthorn Woods is the Perfect Location

- Hawthorn Woods is perfectly situated to serve both northern and western suburban communities – the perfect setting for adoption, foster and volunteers
- We want to engage the community in the cause of homeless pets and have a beautiful location for community building
- Prior to the pandemic, 20% of people who adopted pets from PAWS Chicago were from the suburbs,

Operations of the New Center

Hours of Operations

- 7 am to 8 pm for staff and volunteers to care for the animals
- Public adoption hours are typically 11 am to 7 pm, seven days a week

Design of Space

- Animal areas developed with best practices in behavior science and shelter design to optimize each pet's well-being
- Music is piped into animal spaces to condition calm
- Natural light ensures proper circadian rhythm
- HVAC systems with fresh airflow minimize odors
- Cats and dogs separate to avoid cat stress response to barking
- We will develop a special area for homeless rabbits, away from dogs as well

Emergency Planning

- Fire and burglar alarms, cameras throughout property, fire prevention including sprinkler systems
- Would like to serve as Emergency Location in event of natural disasters, doubling number of animals in a crisis

Dog Areas

- Maximum of 60 dogs overnight (counting litters of puppies as one dog)
- Best practice has at least one companion in suites for dogs due to socialization
- Approximately 40 dog rooms with two indoor sections (a main housing for bedding and a "relief room"; dog areas will also have outdoor spaces open to them during daytime)
- Critical that dogs do not see other dogs walking by to minimize frustration and reactivity

Cat Areas

- Maximum of 80 cats overnight (counting litters of kittens as one cat)
 - Best practice has at least one companion in suites for dogs due to socialization
 - Area for community/feral outdoor cats for special Trap-Neuter-Return surgeries, on site as medically required, then returned to home property
-

Use of Space

Adoption Center

- Existing Club House on property is where visitors, volunteers and staff will manage the adoption process
- With volunteers and adopters, weekends will be our most active time. We anticipate 20-30 families throughout the weekend days with 8-10 staff members and 15-20 volunteers in various shifts

Existing Four Bays

- Bay 1 will be a retail store for adopters and visitors to purchase pet adoption supplies, and recommended pet food and treats
- Bays 2 and 3 will be Feline Housing – existing horse stalls will be repurposed into spacious rooms for feline residents, with bubble windows and screens to enjoy nature and the outside sounds and smells
- Bay 4 will be our Medical Pavilion and Foster Center, where veterinarians will care for on-site and suburban foster pets. A surgical suite will enable us to perform high-volume spay/neuter services for low-income families in the area

Current Indoor Arena - This 14,000 square foot indoor arena is where we will build out Best practice has at least one companion in suites for dogs due to socialization

- Canine Housing,
- Grooming quarters
- Meet-and-greet rooms for adopters
- Training and play spaces for indoor play, socialization and training
- Three kitchens – one for cats, one for dogs and one for people
- Offices for staff and volunteers
- Community Room for training volunteers

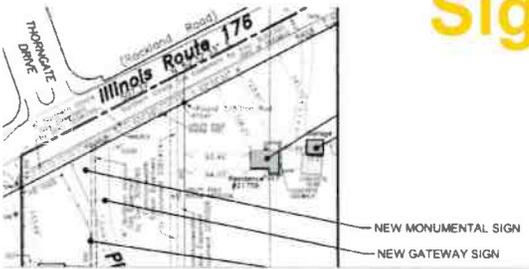
Outdoor Spaces

- Encouraging dog play and socialization is critical – we have four outdoor play spaces, where animals will not be left alone or unmonitored. These play spaces require 6-foot fencing with coyote rollers at top

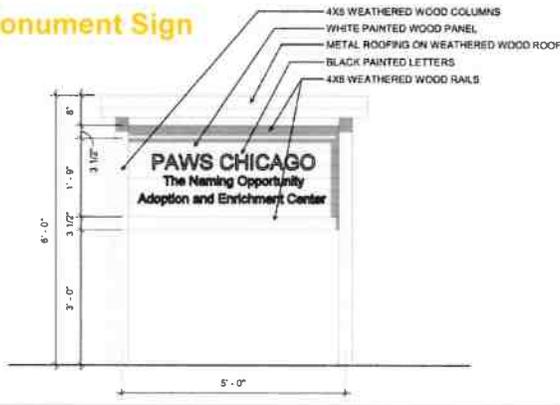
Parking

- Primary parking will be located in the back of building, visually masked from the building – maintain current aesthetic and drainage benefit of gravel lots. Will be screened with evergreen trees and shrubs
 - Handicap parking will be located in front of the Adoption Center
-

Signage Plan



Monument Sign

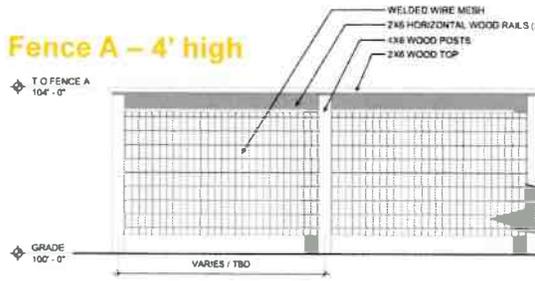


Gateway Sign

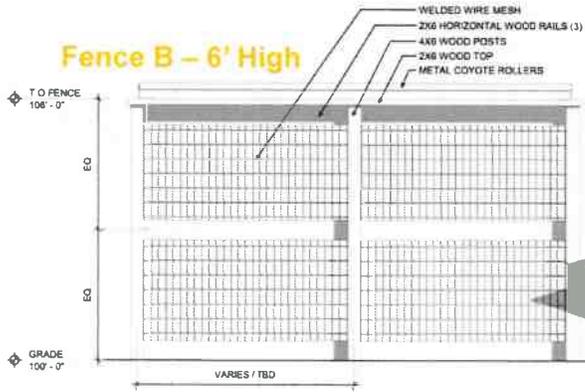


Fencing

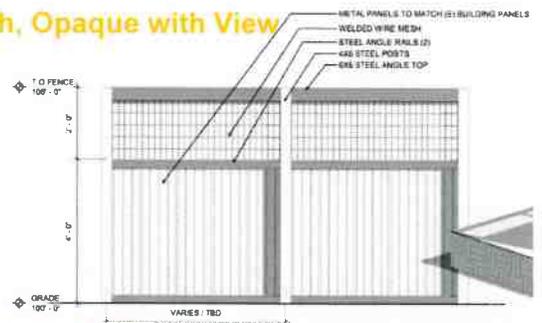
Fence A – 4' high



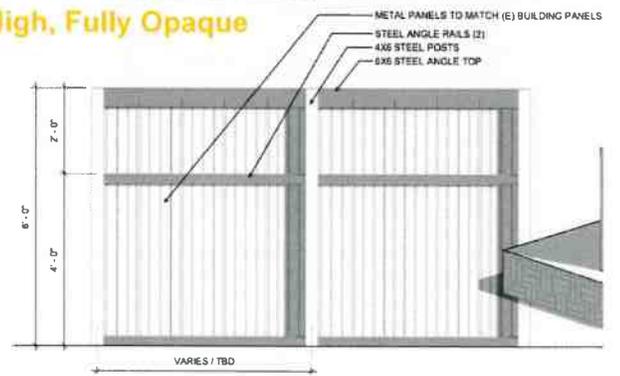
Fence B – 6' High



Fence C – 6' High, Opaque with View



Fence D – 6' High, Fully Opaque



Text Amendment to Planned Development (Relief Requested)

1) **Special Use**

- Establish a kennel use, including an adoption center, and a veterinary clinic, boarding animal variety clinic
- Establish an adoption and enrichment center for homeless dogs, cats, and rabbits

Departures from Planned Unit Development

2) **Lot Coverage**

- Increase in allowable overall impervious surface coverage from the permitted 2% in the Agricultural district to the proposed 15%

3) **Gravel driveway**

- The gravel driveway would not be permitted if built today, however the nonconforming condition is existing.
-

Special Use Standards

- 1) That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
 - 2) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvement in the vicinity.
 - 3) That the proposed use will comply with the regulations and conditions specified in this title for such use, and with the stipulations and conditions made a part of the authorization granted by the village board of trustees.
-

Lifesaving Stories

Roddy's Story



Roddy was 3 weeks old when his entire family was going to be euthanized for being housed in the same room as a cat who tested positive for highly contagious panleukopenia.

Panluek is very often deadly, especially for unvaccinated kittens whose immune systems haven't fully developed.

PAWS was able to take Roddy, his mother and siblings, and all 35 cats who were exposed in that room that would have otherwise been euthanized.

Roddy never ended up testing positive for panleuk, and was able to spend much of his PAWS stay in a foster home to grow up big and strong in a peaceful environment.

Bambi's Story



CACC staff called us about a stray puppy that arrived so dehydrated she couldn't move. She barely weighed a pound. We named her Bambi and rushed her back to PAWS for treatment, only to find that she was suffering from severe gastrointestinal parasites.

Because of Bambi's critical condition, she was put on IV fluids and medication, and had to be syringe-fed.

Having in-house medical capabilities meant her treatment for parasites was quick and easy with a medication called Pyrantel Pamoate, and once she was stable, she was able to move into a loving foster home.

Her foster family loved her resilience and spirit so much that she was recently officially adopted by them!

Falcon's Story



Falcon is a 3-month-old stray kitten that was brought into CACC with an open, severe femoral fracture.

He was rushed to PAWS for an emergency amputation to relieve him of the immense pain he was in. Since then, he has felt worlds better, eager for as much love as he can get!

Falcon is a Help Me Heal pet, a foster-to-adopt program for healing pets in our care that still have upcoming medical procedures or check-ups before clearing for adoption. During that time, PAWS covers all medical care, allowing the pet to settle into their future home during their recovery process, with one less new space to transition into.

EXHIBIT “D”

DEPARTURES FROM VILLAGE CODE

Regulation	Code Standard	Proposed Standard	Departure
Section 9-8A-7 – Maximum Lot Coverage	2%	15%	13%
Section R106.2.2 – Construction Site Requirements	All driveway and driveway approaches, residential and non-residential, shall be hard-surfaced, dustproof, and shall not be gravel.	Allow an existing gravel driveway to remain	N/A
Section 9-12-8D – Ground Signs	For each zoning lot that includes a principal detached building where a setback is provided from all property lines, there shall be permitted one ground sign per street frontage.	Allow 2 signs on the zoning lot.	1 Additional Sign