

ORDINANCE NO. 2432-25

AN ORDINANCE AUTHORIZING THE EXECUTION OF A CERTAIN DEVELOPMENT AGREEMENT – PAWS CHICAGO – 55 PINE GROVE BOULEVARD, HAWTHORN WOODS, IL

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, the Village reviewed and approved the amendment to the special use planned development to allow for the construction of an adoption center and veterinary clinic on or about November 25, 2024; and,

WHEREAS, as part of the approval of said amendment to the special use planned development, the developer has agreed to enter into a development agreement.

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 Mayor and Village Clerk be, and the same are, are hereby authorized to execute a certain Development Agreement with PAWS Chicago, in substantially the same form attached hereto as **Exhibit “B”**, and by the reference, made a part hereof, as follows:

SECTION TWO: The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as if fully set out in this Section One.

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resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, superseded by this ordinance.

SECTION FOUR: 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, Reichle, Hurst, Raman

NAYS: 0

ABSENT AND NOT VOTING: Bayer

APPROVED: [Signature]  
Dominick DiMaggio, Mayor

ATTEST: [Signature]  
Donna Lobaito, Village Clerk

PASSED: January 27, 2025

APPROVED: January 27, 2025

## 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 936.0 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 48 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 48 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"**  
**DEVELOPMENT AGREEMENT**

DEVELOPMENT AGREEMENT

THIS AGREEMENT made and entered into this 13<sup>th</sup> day of June, 2025 by and between the VILLAGE OF HAWTHORN WOODS, a municipal corporation of the State of Illinois, having its principal offices at 2 Lagoon Drive, Hawthorn Woods, Illinois 60047 (hereinafter called "VILLAGE") and PAWS Chicago (hereinafter called "DEVELOPER").

WITNESSETH:

WHEREAS, on or about August 28, 2024, DEVELOPER, as applicant, filed an application for an amendment to a special use permit with respect to the property legally described on Exhibit "A", attached hereto which is, by this reference, incorporated herein ("SUBJECT REALTY") so as to permit for the development of a kennel use, including an adoption center, and a veterinary clinic, boarding animal variety veterinary clinic ("PROJECT"); and,

WHEREAS, the DEVELOPER desires to construct the PROJECT on the SUBJECT REALTY and has submitted to the VILLAGE plans for the repurpose of an existing building and proposed site plan, a copy of which is attached hereto as Exhibit "B" which is, by this reference, incorporated herein, and which the special use permit has been approved by the Planning, Building, and Zoning Commission of the VILLAGE; and,

WHEREAS, the VILLAGE is willing to approve the PROJECT provided that the PROJECT is performed in accordance with this Agreement. The PROJECT shall not be approved until this Agreement is executed.

NOW, THEREFORE, it is mutually agreed as follows:

1. The above recitals and exhibits are incorporated herein as part of this Agreement.
2. The PROJECT is not anticipated to generate significant retail sales tax revenue for the Village as part of its business operations. To offset this, the DEVELOPER has agreed to provide

an annual contribution of Five Thousand dollars and 00/100 (\$5,000) to the VILLAGE in lieu of potential sales tax revenue. This payment shall be made to the VILLAGE on or before May 1st of each year commencing the year of the issuance of an occupancy permit. If the occupancy permit is issued after May 1st, the DEVELOPER will make the payment within thirty (30) days from the date the permit is issued.

3. This Agreement is contingent upon the Village approving the PROJECT in accordance with the Application and any conditions included in the Ordinance approving the PROJECT. In addition the Agreement is contingent upon Developer closing on the Subject Realty.

4. Construction of the PROJECT shall be substantially in accordance with the plans attached hereto as Exhibit B, the special use and any other applicable codes and laws.

5. This Agreement shall be binding upon and inure to the successors and assigns of the parties to this Agreement. Notwithstanding the foregoing, this Agreement shall not be assigned by either party hereto without the prior written consent of the other party to this Agreement.

6. The invalidity of any provision of this Agreement shall not impair the validity of any other provision. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable, that provision will be deemed severable and this Agreement may be enforced with that provision severed or as modified by the court.

7. This Agreement sets forth an agreement of the parties insofar as it specifically contradicts, modifies or amplifies any provision of the VILLAGE Code. To the extent that this Agreement does not address an applicable provision of the VILLAGE Code, the VILLAGE Code shall continue to control the parties' activities contemplated by this Agreement regardless of the fact

that the VILLAGE Code has not been addressed within the specific terms of this Agreement.

8. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, and their respective successors and assigns (including without limitation) successor corporate authorities of the Village.

9. This Agreement shall be interpreted and construed in accordance with the laws of the State of Illinois.

10. All notices hereunder shall be in writing and must be served either personally or by registered or certified mail to:

A. VILLAGE at:

VILLAGE OF HAWTHORN WOODS  
2 Lagoon Drive  
Hawthorn Woods, Illinois 60047

B. DEVELOPER at:

PAWS Chicago  
1997 North Clybourn Avenue  
Chicago, IL 60614

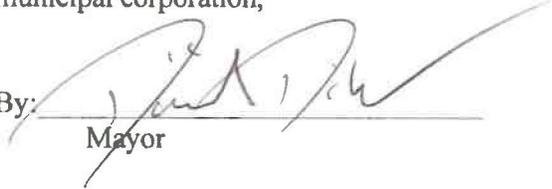
Attn: ~~Suzanne Wickham~~ Alexis Fasseas  
Executive Director

11. This Agreement is executed in multiple counterparts, each of which shall be deemed to be and shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the date first above written.



VILLAGE OF HAWTHORN WOODS, an Illinois municipal corporation,

By:   
Mayor

ATTEST:

  
Village Clerk

DEVELOPER

PAWS Chicago

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the date first above written.



VILLAGE OF HAWTHORN WOODS, an Illinois municipal corporation,

By: [Signature]  
Mayor

ATTEST:

[Signature]  
Village Clerk

DEVELOPER

PAWS Chicago

By: [Signature]

Name: Alexis Fasseas

Title: Executive Director

STATE OF ILLINOIS)

) SS.

COUNTY OF LAKE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alexis Fasacas, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 13 day of June, 2025.

Notary Public

*Garrett Grayson Gohacki*



STATE OF ILLINOIS)

) SS.

COUNTY OF LAKE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dominick DiMaggio, Mayor of the VILLAGE OF HAWTHORN WOODS, and Donna Lobaito, Village Clerk of said Village, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Village Clerk, respectively appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Village, for the uses and purposes therein set forth; and the said Village Clerk then and there acknowledged that she, as custodian of the corporate seal of said Village, did affix the corporate seal of said Village to said instrument, as her own free and voluntary act and as the free and voluntary act of said Village, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 16 day of June, 2025.



Danette Russell

## 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 180.38 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.

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**EXHIBIT B**

**CONSTRUCTION DOCUMENTS**



**PAWSCHICAGO**  
PETS ARE WORTH SAVING



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

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# PAWS Chicago Zoning Application

**PAWS Chicago History & Current Operations**

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**Vision for Hawthorn Woods location – the PAWS Chicago Farm**

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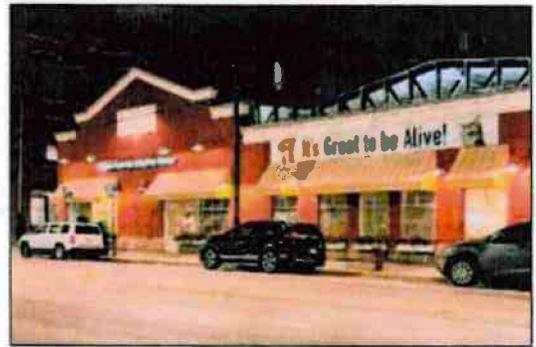
**Specific Zoning Considerations**

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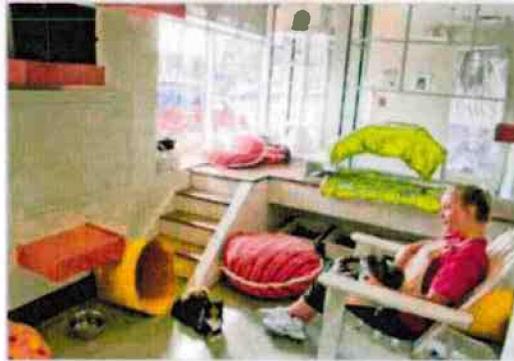
## The Way We Work

- 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



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.
-

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**Video of TAC Land and Clubhouse**



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## 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  
 00187049  
 PAGE: 1 (UNIT) X 11, RECORDER  
 07/28/2006

---

THE ABOVE SPACE FOR RECORD ONLY

**TITLE OF DOCUMENT BEING RECORDED:**  
 I, Phyllis Sobies, Village Clerk of the Village of Hawthorn Woods, Lake County, Illinois DO HEREBY CERTIFY that on each Village Clerk I am the keeper of the records, ordinances, resolutions, notices, 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 BAKELAKE FOREST S.A., AS TRUSTEE UNDER  
 TRUST AGREEMENT DATED MARCH 1, 1998, AND KNOWN AS TRUST NO. 838 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, the 26<sup>th</sup> day of July 2006.

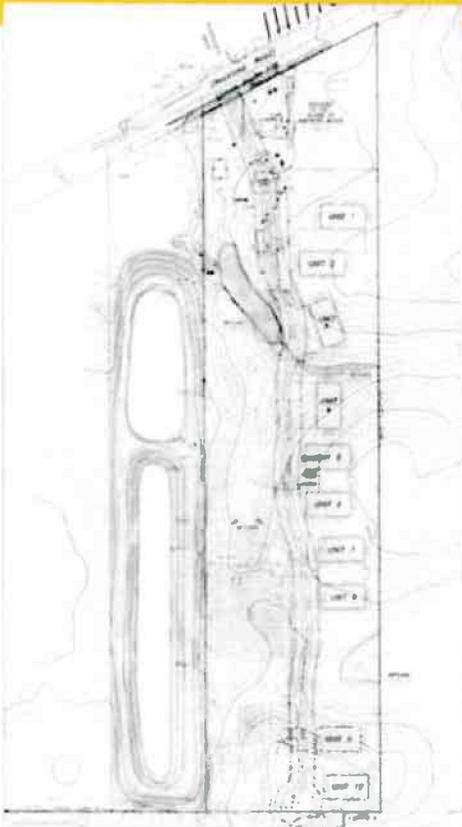


  
 Phyllis Sobies, Village Clerk

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

**THE VILLAGE OF HAWTHORN WOODS  
 11 LAUREL DRIVE  
 HAWTHORN WOODS, IL 60047**

© 2006 Lake County Recorder/2006



## 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



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## 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.**



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

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## 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

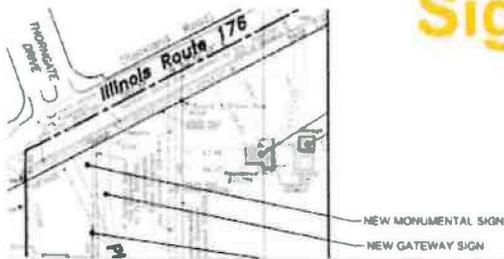
- Encouraging dog play and socialization is critical – we have four outdoor play spaces, where animals will not be left alone or unmonitored. These play spaces require 6-foot fencing with coyote rollers at top

### 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



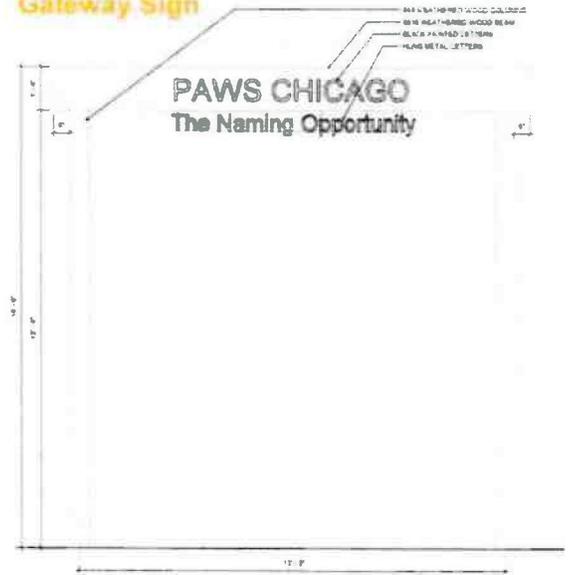
# Signage Plan



## Monument Sign

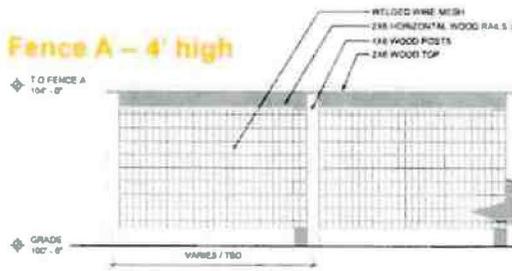


## Gateway Sign

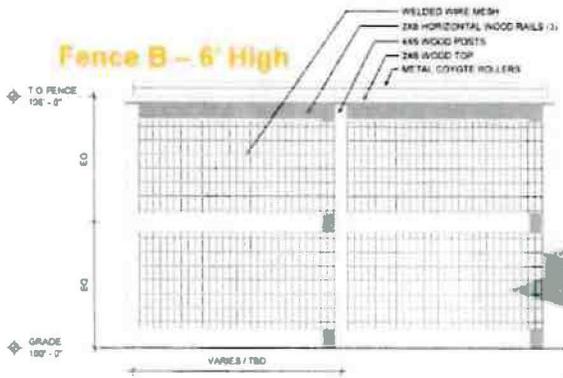


# Fencing

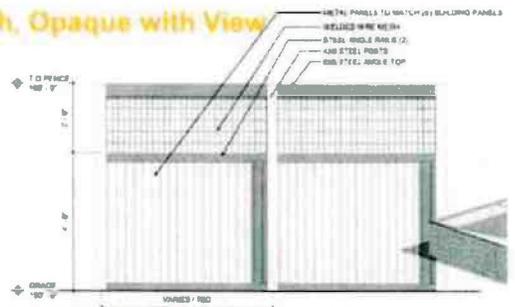
**Fence A – 4' high**



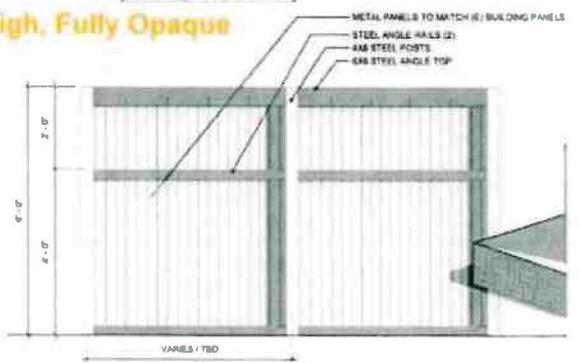
**Fence B – 6' High**



**Fence C – 8' 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.
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## 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.
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## Lifesaving Stories

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## 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.

Panleuk 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.

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## 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!

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## 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.

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