



**Village of Arlington Heights  
Building & Life Safety Department**

**RECEIVED**  
MAY 17 2021  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

**Interoffice Memorandum**

---

**To:** Sam Hubbard, Development Planner, Planning and Community Development  
**From:** Deb Pierce, Plan Reviewer, Building & Life Safety Department  
**Subject:** Tailchasers LUV Amendment – 213 S Arlington Heights Rd – Amendment to LUV Ord. 16-013 and 10-027 to allow the petitioner to assume the underlying LUV issued to Arlington Dog House  
**PC#:** 21-013– Round 1  
**Date:** May 14, 2021

**General Comments:**

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

1. The interior remodel of the facility shall comply with the following adopted codes:
  - a. 2018 International Building Code with amendments
  - b. 2018 International Existing Building Code with amendments
  - c. 2018 International Fire Code with amendments
  - d. 2018 International Fuel Gas Code with amendments
  - e. 2018 International Mechanical Code with amendments
  - f. 2018 ILLINOIS Energy Conservation Code with state amendments
  - g. 2017 National Electrical Code with amendments
  - h. 2014 Illinois Plumbing Code with amendments
2. Provide details on the use of the basement.
3. Show the location of existing or proposed rest room(s).

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>21-013</u>	P.I.N.# <u>03-32-108-008-0000</u>
Petitioner: <u>Tailchasers, Inc.</u>	Location: <u>213 S. Arlington Heights Road</u>
<u>Matt and Randa Clark</u>	Rezoning: _____ Current: _____ Proposed: _____
Owner: <u>Top Deck Properties</u>	Subdivision: _____
<u>Gary and Carrie Grana</u>	# of Lots: _____ Current: _____ Proposed: _____
Contact Person: <u>Matt and Randa Clark</u>	PUD: _____ For: _____
Address: <u>10 Hillside Drive</u>	Special Use: _____ For: _____
<u>Lake Barrington, IL 60010</u>	Land Use Variation: <input checked="" type="checkbox"/> For: <u>continuation of</u>
Phone #: <u>847-858-0873</u>	<u>current use as commercial dog kennel in B-2</u>
Fax #: <u>847-750-3770</u>	Land Use: _____ Current: <u>dog kennel</u>
E-Mail: <u>randa@tailchasersinc.com</u>	Proposed: <u>dog kennel</u>
	Site Gross Area: <u>3132</u>
	# of Units Total: _____
	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. PUBLIC IMPROVEMENTS

REQUIRED: .....	YES	NO	COMMENTS
a. Underground Utilities			
Water .....		<u>NO</u>	_____
Sanitary Sewer .....		<u>NO</u>	_____
Storm Sewer .....		<u>NO</u>	_____
b. Surface Improvement			
Pavement .....		<u>NO</u>	_____
Curb & Gutter .....		<u>NO</u>	_____
Sidewalks .....		<u>NO</u>	_____
Street Lighting .....		<u>NO</u>	_____
c. Easements			
Utility & Drainage .....		<u>NO</u>	_____
Access .....		<u>NO</u>	_____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

- |              |       |         |       |
|--------------|-------|---------|-------|
| a. MWRDGC    | _____ | b. IDOT | _____ |
| c. ARMY CORP | _____ | d. IEPA | _____ |
| e. CCHD      | _____ |         |       |

	YES	NO	COMMENTS
3. R.O.W. DEDICATIONS? .....	_____	<u>X</u>	_____
4. SITE PLAN ACCEPTABLE? .....	_____	_____	<u>N/A</u>
5. PRELIMINARY PLAT ACCEPTABLE? .....	_____	_____	<u>N/A</u>
6. TRAFFIC STUDY ACCEPTABLE? .....	_____	_____	<u>N/A</u>
7. STORM WATER DETENTION REQUIRED? .....	_____	<u>X</u>	_____
8. CONTRIBUTION ORDINANCE EXISTING? .....	_____	<u>X</u>	_____
9. FLOOD PLAIN OR FLOODWAY EXISTING? .....	_____	<u>X</u>	_____
10. WETLAND EXISTING? .....	_____	<u>X</u>	_____

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: n/a  
 DATE OF PLANS: N/A

Michael J. Logan 5/17/21  
 Director Date  
 VILLAGE ENGINEER



# Arlington Heights Fire Department Plan Review Sheet

P. C. Number 21-013

Project Name Trailchasers

Project Location 213 S. Arlington Heights Road

Planning Department Contact Sam Hubbard

## General Comments

Round 1

General Comments:

- 1) Please provide a Knox Box shall be located at the main front entrance with keys to allow Fire Department entry.
- 2) The Fire Department will defer to the Building and Life Safety Department as to any code changes to an existing building.

**NOTE: PLAN IS CONCEPTUAL ONLY  
SUBJECT TO DETAILED PLAN REVIEW**

Date May 13, 2021

Reviewed By: LT. Mark Aleckson

# ARLINGTON HEIGHTS POLICE DEPARTMENT

## Community Services Bureau

### DEPARTMENT PLAN REVIEW SUMMARY

**213 S Arlington Heights Rd  
LUV Amendment**

**RECEIVED**  
MAY 21 2021  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT  
**05/20/2021**

#### Round 1 Review Comments

**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 residence should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism 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.

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

Approved by:

Sgt [Signature]  
Supervisor's Signature

HEALTH SERVICES DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 21-013  
 Petitioner: Tailchasers, Inc.  
Matt and Randa Clark  
 Owner: Top Deck Properties  
Gary and Carrie Grana  
 Contact Person: Matt and Randa Clark  
 Address: 10 Hillside Drive  
Lake Barrington, IL 60010  
 Phone #: 847-858-0873  
 Fax #: 847-750-3770  
 E-Mail: randa@tailchasersinc.com

P.I.N.# 03-32-108-008-0000  
 Location: 213 S. Arlington Heights Road  
 Rezoning: \_\_\_\_\_ Current: \_\_\_\_\_ Proposed: \_\_\_\_\_  
 Subdivision: \_\_\_\_\_  
 # of Lots: \_\_\_\_\_ Current: \_\_\_\_\_ Proposed: \_\_\_\_\_  
 PUD: \_\_\_\_\_ For: \_\_\_\_\_  
 Special Use: \_\_\_\_\_ For: \_\_\_\_\_  
 Land Use Variation:  For: continuation of  
current use as commercial dog kennel in B-2  
 Land Use: \_\_\_\_\_ Current: dog kennel  
 Proposed: dog kennel  
 Site Gross Area: 3132  
 # of Units Total: \_\_\_\_\_  
 1BR: \_\_\_\_\_ 2BR: \_\_\_\_\_ 3BR: \_\_\_\_\_ 4BR: \_\_\_\_\_

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

1. GENERAL COMMENTS:

No comments from this Department

Jeff Bohner 5/17/21  
 Environmental Health Officer Date

James McCalister 5/17/21 Direc  
 tor Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>21-013</u>	P.I.N.# <u>03-32-108-008-0000</u>
Petitioner: <u>Tailchasers, Inc.</u> <u>Matt and Randa Clark</u>	Location: <u>213 S. Arlington Heights Road</u> Rezoning: _____ Current: _____ Proposed: _____ Subdivision: _____ # of Lots: _____ Current: _____ Proposed: _____
Owner: <u>Top Deck Properties</u> <u>Gary and Carrie Grana</u>	PUD: _____ For: _____ Special Use: _____ For: _____ Land Use Variation: <input checked="" type="checkbox"/> For: <u>continuation of</u> <u>current use as commercial dog kennel in B-2</u>
Contact Person: <u>Matt and Randa Clark</u> Address: <u>10 Hillside Drive</u> <u>Lake Barrington, IL 60010</u>	Land Use: _____ Current: <u>dog kennel</u> Proposed: <u>dog kennel</u>
Phone #: <u>847-858-0873</u>	Site Gross Area: <u>3132</u>
Fax #: <u>847-750-3770</u>	# of Units Total: _____
E-Mail: <u>randa@tailchasersinc.com</u>	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

YES NO

1.   COMPLIES WITH COMPREHENSIVE PLAN?
2.   COMPLIES WITH THOROUGHFARE PLAN?
3.   VARIATIONS NEEDED FROM ZONING REGULATIONS?  
(See below.)
4.   VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?  
(See below.)
5.   SUBDIVISION REQUIRED?
6.   SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?  
(See below.)

Comments:

*Please see attached comments.*

*Sana HUBBARI*

5/27/21  
Date

# Planning & Community Development Dept. Review

May 27, 2021



## REVIEW ROUND 1

Project: Tailchasers  
213 S. Arlington Heights Rd.

Case Number: PC 21-013

### **General:**

- 7) The following approvals are required:
  - **Amendment to Land Use Variation Ordinances #10-027 and #16-013 to allow for modifications to the conditions of approval.**
- 8) Please acknowledge that daytime care will be restricted to 45 dogs maximum, and overnight boarding will be restricted to 25 dogs maximum, as stipulated by the existing approvals governing the site.
- 9) The project narrative indicates that Tailchasers will have 10 employees. How many employees will be working at the property at any one time?
- 10) What type of outdoor recreation would occur? Please note that the facility is prohibited from having any outdoor dog run or walking area. Would dogs be walked during the day, or would dogs remain indoors during the entire time that Tailchasers has custody of the animals? If dogs would be walked, where would this occur? How many times per day?
- 11) Please note that the existing Land Use Variation requires that a staff member be onsite at all times if dogs are boarded overnight. Will Tailchasers be able to abide by this restriction, or are you seeking relief from this requirement?
- 12) Proposed hours of operation are slightly different than allowed via the existing approvals that govern the site. Staff is supportive of modifying the allowable hours of operation as per the submitted project narrative.
- 13) Any modifications to the signage shall require a sign permit, as applicable.

Prepared by:

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>21-013</u>	P.I.N.# <u>03-32-108-008-0000</u>
Petitioner: <u>Tailchasers, Inc.</u>	Location: <u>213 S. Arlington Heights Road</u>
<u>Matt and Randa Clark</u>	Rezoning: _____ Current: _____ Proposed: _____
Owner: <u>Top Deck Properties</u>	Subdivision: _____
<u>Gary and Carrie Grana</u>	# of Lots: _____ Current: _____ Proposed: _____
Contact Person: <u>Matt and Randa Clark</u>	PUD: _____ For: _____
Address: <u>10 Hillside Drive</u>	Special Use: _____ For: _____
<u>Lake Barrington, IL 60010</u>	Land Use Variation: <input checked="" type="checkbox"/> For: <u>continuation of</u>
Phone #: <u>847-858-0873</u>	<u>current use as commercial dog kennel in B-2</u>
Fax #: <u>847-750-3770</u>	Land Use: _____ Current: <u>dog kennel</u>
E-Mail: <u>randa@tailchasersinc.com</u>	Proposed: <u>dog kennel</u>
	Site Gross Area: <u>3132</u>
	# of Units Total: _____
	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

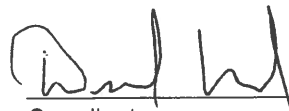
*(Petitioner: Please do not write below this line.)*

LANDSCAPE & TREE PRESERVATION:

	<u>YES</u>	<u>NO</u>
1. Complies with Tree Preservation Ordinance	<u>N/A</u>	_____
2. Complies with Landscape Plan Ordinance	_____	_____
3. Parkway Tree Fee Required (See below.)	_____	<u>X</u>

**Comments:**

No comments

  
 \_\_\_\_\_  
 Coordinator 5/27/21 Date