



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NUMBER: 2021-019P
PROJECT NAME: 2160 Stonington Ave. – Site Plan Amendment and Special Use for Dog Training Now
ADDRESS/LOCATION: 2160 Stonington Ave.
PROPERTY SIZE: ~ 50,000 sf.
OWNER / PETITIONER: Peter Lineal (owner) / Jiffy Corsa LLC (dba Dog Training Now, applicant)

REQUEST: Site Plan Amendment
Special Use to allow a dog training business

PUBLIC HEARING: Yes

ZONING / LAND USE: M-1 Manufacturing

ADJACENT PROPERTIES: NORTH: M-1 Manufacturing
SOUTH: M-1 Manufacturing
EAST: M-1 Manufacturing
WEST: M-1 Manufacturing

PZC MEETING DATE: July 21, 2021

STAFF ASSIGNED: Kevin Anderson, Associate Planner

REQUESTED MOTION

Request for a Site Plan Amendment and Special Use to permit a dog training business, Dog Training Now, for the property located at 2160 Stonington Ave.

INCLUDES RECOMMENDED CONDITIONS: YES

BACKGROUND

The subject property is zoned M-1 Manufacturing. The property was previously occupied by Plum Grove Printers. The applicant is seeking approvals to remodel the facility, including minor exterior modifications, so that the site can be operated as a dog training facility.

STAFF ANALYSIS

- The applicant currently operates a dog training facility (Dog Training Now) in Schaumburg. They are seeking a space for expansion of their business. The operations at this location would be similar to the current location.

- The proposed hours would be 7:00 a.m. to 6:00 p.m. Monday – Friday and closed on the weekends. Dog Training Now has 6 employees.
- The primary activities outside of the building are related to animal drop-off and pick-up. The Petitioner indicates the busiest times for the business are between 7:00 and 9:00 in the morning and 4:00 to 6:00 in the evening for drop-off and pick-up.
- The Petitioner offers training services for domestic dogs. No dogs are boarded at the facility and there is no overnight staff on the property.
- The interior of the space would be remodeled to provide for training areas, crate areas, office space, and accessible restrooms. A small retail component is included with this proposal which could be expanded in the future.
- The proposed site plan amendments include a fenced area in the rear yard for outside dog training and a new dumpster enclosure to meet current code requirements.
- The proposed fenced areas in the rear yard will include an open dog training area as well as another smaller enclosure for a puppy training area. The proposed fencing is a 6 foot tall privacy fence. The fenced area would enclose 7 existing parking spaces. The overall parking count would be reduced to 22 parking spaces (including 2 handicap accessible spaces). Staff has no concerns with the parking ratio for this use.

STANDARDS FOR A SPECIAL USE

No special use shall be recommended by the Planning and Zoning Commission unless said Planning and Zoning Commission shall find:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;
5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets; and
6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission.

NOTIFICATION

Letter notices were sent to all surrounding properties within 300 feet of the development and a notification sign was posted. No objections have been received.

RECOMMENDED CONDITIONS

If the Planning and Zoning Commission finds that the standards for a Special Use have been met, staff recommends the following conditions:

1. The building permit shall be obtained within twelve (12) months of the Village Board action on this request.
2. The Special Use is granted solely to Jiffy Corsa LLC (dba Dog Training Now) and may not be transferred to a different operator without the review and approval of the Village Board.
3. The Special Use shall substantially conform to the business operations plan attached hereto.
4. Outside storage shall not be permitted on the subject property.
5. The dumpster enclosure shall be provided in a location which does not impact any parking stalls or drive aisles.
6. No grooming, kenneling, boarding, or overnight stays will occur at this facility.

Attachments: Location Map
 Petitioner's Application and Submittal



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION*

Special Use for Dog Training Rezoning from _____ to _____

Variation: Commercial Residential Sign

Plat (Subdivision & Others): Preliminary Final

Site Plan: Amendment Concept Preliminary Final

Master Sign Plan: Amendment

Other: _____

*** ADDENDUM MATERIALS ARE REQUIRED FOR SPECIFIC REQUESTS**

Posting of Notification Sign(s) may be required.

Specific requirements will be provided when your request is scheduled.

FOR VILLAGE USE ONLY

Hearing Fee _____ Check No. _____ Date Paid _____

Project Number: _____

Staff Assigned: _____

Meeting Date: _____ Public Hearing: Yes No

Sign Posting Required: Yes No Date Sign Posted _____

PLEASE PRINT OR TYPE

Date: 7/15/21

Project Name: Dog Training Now

Project Description: Dog Training Facility

Project Address/Location: 2160 Stonington Ave

Property Index No. 07-06-102-013-0000

Acres: 1.15 Zoning District: M1

I. Owner of Record

Peter Lineal - ~~TH~~ Plum Grove Inc.
 Name Company
2160 Stonington Avenue Hoffman Estates
 Street Address City
IL 60169 847-882-4020
 State Zip Code Telephone Number
847-882-9168 Peter@PlumGroveInc.com
 Fax Number E-Mail Address

II. Applicant (Contact Person/Project Manager)

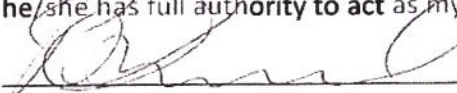
Don Hobbs Jiffy Course LLC
 Name Company
301 John M Beard Dr Gilberts
 Street Address City
IL 60136 (765) 412-3330
 State Zip Code Telephone Number
(817) 450-1215 don@dogtrainingnow.com
 Fax Number E-Mail Address

Applicant's relationship to property: Purchaser

III. Owner Consent for Authorized Representative

It is required that the property owner or his designated representative be at all requests before the Planning and Zoning Commission (PZC). During the course of the meeting, questions may arise regarding the overall site, site improvements, special conditions to be included in a PZC recommendation, etc. The representative present must have knowledge of the property and have the authority to make commitments to comply with any and all conditions included in the PZC recommendations. Failure to have the owner or designated representative present at the meeting can lead to substantial delays in the hearing process. **If the owner cannot be present at the meeting, the following statement must be signed by the owner:**

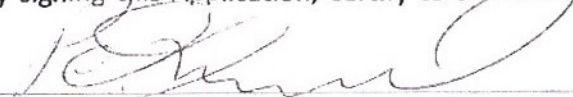
I understand the requirement for the owner or an authorized representative to be present at the meeting with full authority to commit to requests, conditions and make decisions on behalf of the owner. I hereby authorize Don Hobbs to act on my behalf and advise that he/she has full authority to act as my/our representative.


Peter Lineal
 Owner Signature Print Name

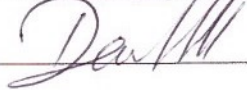
IV. Acknowledgement(s)

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable or otherwise.
- Planning and Zoning Commission members and Village Staff often conduct inspections of subject site(s) as part of the pre-hearing review of requests. These individuals will be carrying official Village identification cards that can be shown upon request.

The Owner and Applicant, by signing this Application, certify to the correctness of the application and all submittals.

Owner's Signature: 

Owner's Name (Please Print): Peter Lweal

Applicant's Signature: 
(If other than Owner)

Applicant's Name (Please Print): Dan Hobbs

Date: 7/15/21

All requests must be accompanied by the items required and all fees must be paid before the Planning and Zoning Commission can hear any case.

Please contact the Planning Division (located in the Municipal Building) with any questions:

Email: planning@hoffmanestates.org
Address: 1900 Hassell Road
Hoffman Estates, IL 60169
Phone: (847) 781-2660
Fax: (847) 781-2679

Addendums Attached:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Special Use | <input type="checkbox"/> Master Sign Plan |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Variation | |
| <input type="checkbox"/> Plat | |
| <input checked="" type="checkbox"/> Site Plan | |



Dan Hobbs and Melissa Vardy
c/o Dog Training Now
317 S Roselle Rd.
Schaumburg, IL
60193

June 14, 2021

Please accept this document as answers to the 6 Special Use Addendum questions regarding our company's use of 2160 Stonington Ave.

- 1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;**

We see ourselves as an asset to the community. There has been a dramatic increase in the number of dogs and puppies adopted during the pandemic, and as obedience trainers, we help local dogs learn to become good members of the household and the neighborhood, and we help owners understand how to best control their dogs.

We do not train known aggressive dogs, so we will not be bringing dangerous animals into the village.

- 2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;**

Our current Schaumburg location shares a fence line to the rear with a large residential neighborhood, and our location in a strip plaza shares a wall with a tanning salon and a restaurant. Despite all of this, we have never received a noise (or any other type) complaint in 8 years of operation. This new proposed location would create far more distance to all of our neighbors (commercial and residential) than our current location.

- 3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;**

We will not bring excessive traffic to public streets, nor cause parking issues, as we will at most be using half of the available on-site parking. We will not create undue noise or smell. Our dogs will not be outside all day, left to make noise and cause havoc. Instead, they are working 1-on-1 with a trainer and will be inside, in crates, when not working.

- 4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;**

The current site plan will only be modified slightly. We intend to install a privacy fence on the northern end of the property to allow for an extra layer of security for the dogs, but the existing parking surfaces and grass areas will be left unchanged.

Clients will be at our location for 5 minutes in the mornings between 7:00-9:00am (Mon-Fri). There are rarely more than 3-4 clients at a time at our location in the mornings. In the evenings, clients arrive between 4:00-6:00pm for nightly lessons, and are typically at our location for 15-20 minutes. Again, typically only 3-4 clients are at our location at any one moment. Traffic flow will be more than adequate with the current parking availability.

The building doesn't currently have a dumpster enclosure. This will be built next to the small grass area to the west of the building.

- 5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets; and**

Given our light demands for parking, there will be at all times a minimum of twice as much parking as our business requires.



317 South Roselle Rd, Schaumburg, IL, 60193

(847) 836-2111

www.DogTrainingNow.com

Info@DogTrainingNow.com



We will contract a snow removal service to keep the driveway clear and parking accessible. We will contract a landscaper to maintain the grounds.

- 6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission.**

We make a point to be good members of the community and valuable additions. Our special use application does not require significant modification to the building or to the land on which it sits. We are simply asking to use the facility for a non-industrial use, and to be able to fence-in a grassed, unused area to allow our dogs a space to relieve themselves safely.

Sincerely,

Dan Hobbs and Melissa Vardy
Owners - Dog Training Now



317 South Roselle Rd, Schaumburg, IL, 60193

(847) 836-2111

www.DogTrainingNow.com

Info@DogTrainingNow.com



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION SITE PLAN ADDENDUM – NON-RESIDENTIAL

Amendment Concept Preliminary Final

I. DESCRIPTION OF PROJECT:

A. ATTACH A NARRATIVE FOR THE PROPOSED PROJECT ON A SEPARATE SHEET

- ✓ Article 10-6 of the Subdivision Code details the application process and required submittal documents. For relevant items, provide detailed information as part of the project narrative.

B. Total Number of Buildings: 1

C. Total Gross Floor Area: 9600 square feet

D. Height of tallest building (including antennas, hvac, etc.): 25 feet

E. With respect to this project's compatibility with adjacent land uses, address the following in the Project Narrative: Building Scale, architectural Materials, Coordinated Color Scheme, Existing and Planned Areas of Visual Interest, Design Concept and Relationship of Building Materials to one another.

F. Estimated start of construction: 8/30/21

G. Estimated time to complete development: 60 days
Attach a phasing schedule, if applicable.

H. Does the property contain flood plain lands or wetlands? Yes No
If yes, please address as part of the narrative.

I. Is there any historical or archeological significance to the existing structures or features of this site or the surrounding sites? Yes No
If yes, please address as part of the narrative.

J. Are there any endangered, threatened, or unique plants or animals located in or near the area?
Yes No
If yes, please address as part of the narrative.

II. OPERATIONAL CONSIDERATIONS

A. Anticipated hours of operation: 7:00 am/pm to 6:00 am/pm

B. Anticipated number of employees: 6 total 6 per shift 1 number of shifts

C. Estimated number of customers: 40 daily 5:00 peak hour

D. If there is any additional information about the proposed development or its operation that may affect the site development, address as part of the narrative.

III. FINANCIAL CONSIDERATIONS

A. Estimated annual gross sales of general merchandise subject to sales tax for this project (includes 1% local share of state tax and 1% home rule tax):

Gross Sales (General)		Tax Rate		General Sales Tax
Estimated \$50,000	X	2%	=	\$1,000

B. Estimated annual gross sales subject to food and beverage (F & B) tax for this project (food prepared on premises and alcoholic beverages consumed on premises). See article 13-7 of the Hoffman Estates Municipal Code for detailed definition:

Gross Sales (F & B)		Tax Rate		F & B Tax
0	X	2%	=	\$0

C. Estimated Annual Hotel Tax: 365 Days X

Estimated Average Room Rate		Number of rooms		Occupancy Percentage		365 Days		Tax Rate		Hotel Tax
	X		X		X		X	6%	=	\$0

D. Other tax/revenue:
(Entertainment tax = 6%, etc.)

		Rate		Tax
	X		=	\$0

E. Estimated Annual Telecommunications (TC) Tax:

Estimated Yearly Phone Bill		Tax Rate		TC tax
	X	6%	=	\$0

F. Current assessment of the property: \$83,750

G. Estimated value of Construction: \$50,000

H. Will this project result in any unusual expenditure of public funds or requirements for public services in anyway? Yes No

If yes, please address as part of the narrative.

IV. TRAFFIC CONSIDERATIONS

A. Parking

1. Total number of parking spaces to be provided:

Employees: 10 Customers/
Visitors: 19 Handicapped: 2 Total: 31

2. When is the peak parking period for this project?

4:00pm-6:00pm

3. Will this project share parking spaces with other businesses? Yes No

If yes, please address as part of the narrative.

B. Traffic

1. Estimated number of vehicles entering and exiting this site during the peak one hour period between 4:00 p.m. and 6:00 p.m. 25-30

2. Will there be any other peak traffic times for this project? Yes No

If yes, give the time(s) of day and traffic volume: 7:00-9:00am

3. Will this project contain a drive through? Yes No

If yes, the project narrative should address order processing time, projected stacking demand, and other details to explain the operation.

C. Deliveries

1. The project plan submittal should include turning templates to show all routes to be used for making deliveries to and from site. Is this plan included? Yes No

2. How often will deliveries be made on site? Fed-ex every couple of days

2. What is the frequency and time period expected for deliveries? Once daily

3. What is the largest delivery vehicle to be used and its size?

Vehicle Type	Size	check	
Single Unit truck	30 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Intermediate Semitrailer	50 ft.	<input type="checkbox"/>	<input type="checkbox"/>
Large Semitrailer	55 ft.	<input type="checkbox"/>	<input type="checkbox"/>
Other		<input type="checkbox"/>	<input type="checkbox"/>

If the delivery truck used fits into the "Other" category, please specify type, size and turning radius: _____

- D.** Any additional site related traffic information not covered above? Yes No
If yes, please address as part of the narrative.

V. RECYCLING AND GREEN INITIATIVES

- A.** Article 9 of The Municipal Code of the Village of Hoffman Estates requires that businesses maintain an effective recycling program. Address any unique recycling plans as part of the project narrative.
- B.** The Village supports and promotes sustainability. Please address any planned green or sustainability initiatives as part of the narrative.
- C.** Do you anticipate submitting this project for LEED certification (or any other similar certifications)? Yes No
If yes, please address as part of the narrative.

VI. GENERAL CONSIDERATIONS

- A.** Please list examples of similar uses (including name and location) in the area that can be used for comparison by the Village:
1. 7 Paws a Week - 1473 Glen Lake Rd, Hoffman Estates
 2. Pals for Pups - 60 Central Ave, Roselle
 3. A Closer Bond - 842 W Northwest Hwy, Palatine
- B.** Will this project contain any noise generators that will adversely affect surrounding areas?
Yes No
If yes, please address as part of the narrative.

C. Is there anything included in this project that may be sensitive to surrounding noise generators?

Yes No

If yes, please address as part of the narrative.

D. Do you intend to apply for a liquor license? Yes No

If yes, please contact the Village Clerk's Office at 847.781.2625

E. Will this project contain a cafeteria or food service area (in order to determine applicability of a sewer and water surcharge)? Yes No

If yes, please address as part of the narrative.

F. In the project narrative, please list and explain anything involved in this project that is not covered in this application that should be brought to the Village's attention. Also address any rare or unusual circumstances or needs related to this project.

Please contact the Planning Division with any questions:

Email: planning@hoffmanestates.org

Address: 1900 Hassell Road
Hoffman Estates, IL 60169

Phone: 847.781.2660

Fax: 847.781.2679

EXHIBIT A
2160 Stonington Ave
P.I.N.: 07-06-102-013



Legend

- Parcel
- Subject Property



Planning and Transportation
The Village of Hoffman Estates
July 2021



Dan Hobbs and Melissa Vardy
c/o Dog Training Now
317 S Roselle Rd.
Schaumburg, IL
60193

June 14, 2021

Please accept this document as the narrative regarding our Site Plan changes to 2160 Stonington Ave.

Company Outline

We are a dog and puppy obedience training studio. We focus solely on working with pet dogs to walk nicely on a leash, choose not to jump on people and respond to commands.

We typically welcome between 30-40 dogs in our building each day. The dogs are working with the trainers to which they are assigned, or they are resting in a crate. No dogs are free to roam off-leash without supervision.

Our programs are offered as either a "Day Training" option or a "Board and Train" program. With the "Day Training" program, the dogs are dropped off by their owners each morning and picked up each night. With the "Board and Train" programs, the dogs go home with our trainers each night. No dogs stay overnight in our facility.

Modifications to Current Site

We intend to install a wooden or vinyl 6' or 8' privacy fence capturing the entirety of the grass area to the north of the parking area. It will begin adjacent to the building just north of the existing loading dock, run SW toward the western property line (capturing some of the northernmost parking spaces, which will be re-striped to the south of the new fence). The fence will then turn north to the NW corner of the property, run along the north edge of the existing easement, and then rejoin the building at the NE corner.

We will be adding two external doors from interior of the building leading into this fenced enclosure.

We will also be adding a fence to the grass area to the west of the building, creating an enclosure for the dumpster.

These fences are the only proposed changes to the current site plan.

Sincerely,

Dan Hobbs and Melissa Vardy
Owners - Dog Training Now



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www.DogTrainingNow.com

Info@DogTrainingNow.com



Van Hobbs and Melissa Vardy
c/o Dog Training Now
317 S Roselle Rd.
Schaumburg, IL
60193

June 14, 2021

Please accept this document as a brief narrative regarding our company's use of 2160 Stonington Ave.

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We typically welcome between 30-40 dogs in our building each day. The dogs are working with the trainers to which they are assigned, or they are resting in a crate. No dogs are free to roam off-leash without supervision.

Our programs are offered as either a "Day Training" option or a "Board and Train" program. With the "Day Training" program, the dogs are dropped off by their owners each morning and picked up each night. With the "Board and Train" programs, the dogs go home with our trainers each night. No dogs stay overnight in our facility.

What we don't do

- We are not a daycare facility. We do not have any large adult dog play groups, and that is not the intended use of the fenced outdoor area. The outdoor area will be used for one-on-one training sessions between trainer and dog, and the fence is providing a layer of security between the dog and freedom. We will not have dogs housed in the outdoor area, so dogs will not be outside barking all day.
- We are not a boarding facility. No dogs stay overnight in our facility, they go home with their trainers at night.
- We are not a grooming facility. We have a grooming tub in case dogs need baths due to any accidents or a muddy day.
- We currently don't work with any "aggressive" dogs. Dogs with known bite histories are referred out. We also don't offer any protection or police K9 training. The dogs in our training programs can best be described as loveable, but goofy pet dogs.
- We are not currently open on weekends, and no dogs will be in our studio. We are open Mon-Fri 7:00-6:00pm.
- We don't offer any group classes, so the number of clients in our facility at any one time is limited.

What we intend for the exterior of the facility

- We will use the outdoor grassed area for one-on-one training sessions between trainers and dogs. Our typical training hours are from 8:30am-3:00pm each weekday.
- We will add a wood or vinyl privacy fence capturing the northern end of the building. This fence will capture much of the grass area to the north of the building as well as a small area of asphalt parking lot. Please excuse the hand drawing, but this fence is shown in red in the snapshot below. We intend to re-stripe at least 4 of the 6 lost parking spaces, directly south of the new fence.
- We will add a small fenced in enclosure as shown in red for a dumpster.



317 South Roselle Rd, Schaumburg, IL, 60193

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What we intend for the interior of the facility

- We intend for the northern two-thirds of the building to be left as open warehouse space, however with a major facelift in the form of paint and epoxy floors. The majority of our training will occur inside in this area.
- There will not be dogs running free inside these training spaces. Trainers will be working one-on-one with dogs on their commands.
- When the dogs are not working with trainers, they will be returned to the "Crate Rooms". The 3 crate rooms will be built at the far northern end of the warehouse, and the rooms filled with traditional "airline style" kennels.
- The southern third will be left as open warehouse/office space, which will serve as "Lesson Rooms" for when our clients arrive to pick up their dogs.
- We have very little equipment or inventory to store, and all storage will be in the upstairs offices. We will also use the upstairs offices for owner offices.
- We do not offer grooming services, but we do own a grooming tub that is used to clean dogs as necessary. This tub will be located next to the existing laundry tubs. We will also add a dishwasher in this area to properly sanitize dishes.
- At the far southern end of the building, we will build a "waiting area" that will also have a large wall of retail offerings, pertaining to dog training and related dog care.
- The existing restroom in the warehouse area will be converted into two, ADA compliant, restrooms.

Clients and Staff at the facility

- Our facility is open 7:00am-6:00pm Monday through Friday. We have no offerings on weekends, and are unlikely to offer any.
- Between the hours of 7:00-9:00am clients are dropping their dogs off for the day. Typically, at most we have 3-4 clients arriving at the same time, and two staff are present while clients are dropping their dogs off. In the morning, clients are in our facility for less than 5 minutes typically.
- Between the hours of 9:00am and 4:00pm, the remainder of our staff arrives (6 total employees) the only clients coming to our facility are our pre-scheduled trainer consultations (for new prospective clients) which last 30-45 minutes and are scheduled one at a time. Typically during these hours, the parking lot will largely be empty aside from our staff.
- Between 4:00-6:00pm our owners are welcome to start pickup. Just like in the morning, we typically have 3-4 clients at a time in the facility, and they're with us for an average of 15-20 minutes (some clients are simple hand-offs, and will be in studio for mere minutes). 2 of our employees leave at 3:00pm, so we only have 4 staff in the building at this time.
- We have at most 6 trainers in the building at one time, so parking will be more than ample. We expect to use less than half of the available parking at all times.



Why we're good for the community

- A massive number of dogs and puppies have been adopted during the COVID-19 Pandemic, and as such the potential for unruly dogs in your neighborhood has increased. We help pet owners gain and maintain control of their pups, even in public. Our clients often are complimented for how well behaved their dogs are after training with us. We would love for Hoffman Estates' sidewalks to be populated with well-behaved dogs!
- Our clients are not strictly locals. We regularly draw clients from all over the Chicagoland area as well as downstate, Wisconsin, Iowa, Indiana, Michigan, and beyond who come to the area strictly for us!
- We draw 30-40 clients into the area twice daily. We have trained nearly 4,000 dogs in our history.
- On Google, Yelp, and Facebook, we have over 450 5-Star Reviews from previous clients, and a 4.8 rating on Google Maps, and a 5.0 rating on Facebook. We also draw an audience of 4,000+ followers on Facebook/Instagram.
- In our current Schaumburg location, we occupy 3,000 square feet in a strip plaza on Roselle Rd. Despite sharing a wall with a restaurant and a tanning facility, and being only a few feet from a large residential area, we have never had a single noise complaint in 8 years in our current location. We make a point to be good neighbors, and even pick up the left over poop from the general public's dogs!
- With the village's approval, we would love to add a retail area to main entry, something which we do not have space for in our current location.

We look forward to your review!

Sincerely,

Dan Hobbs and Melissa Vardy
Owners - Dog Training Now

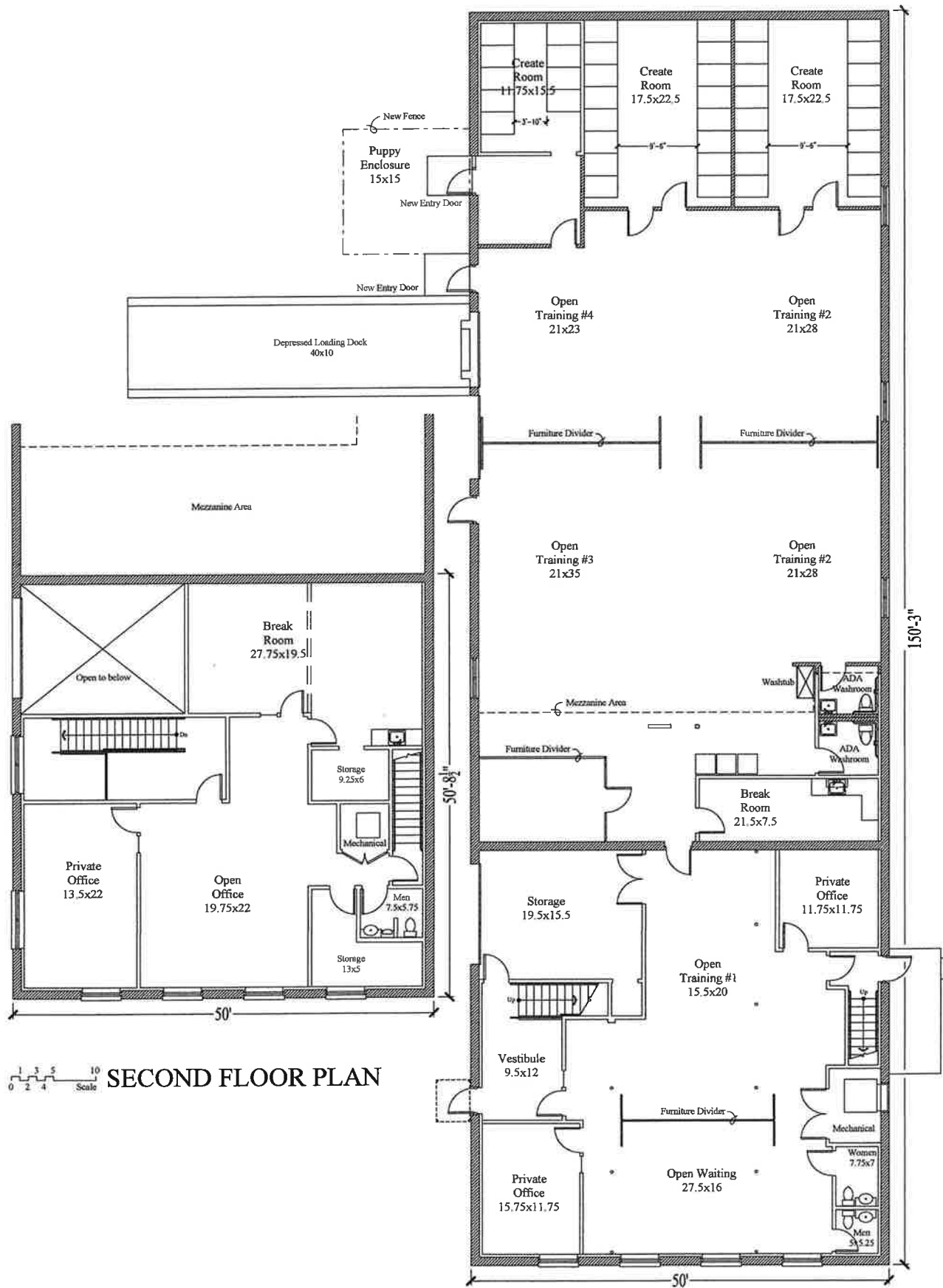


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0 1 2 3 4 5 10 Scale **SECOND FLOOR PLAN**

0 1 2 3 4 5 10 Scale **FIRST FLOOR PLAN**

2160 Stonington Avenue
Hoffman Estates, Illinois

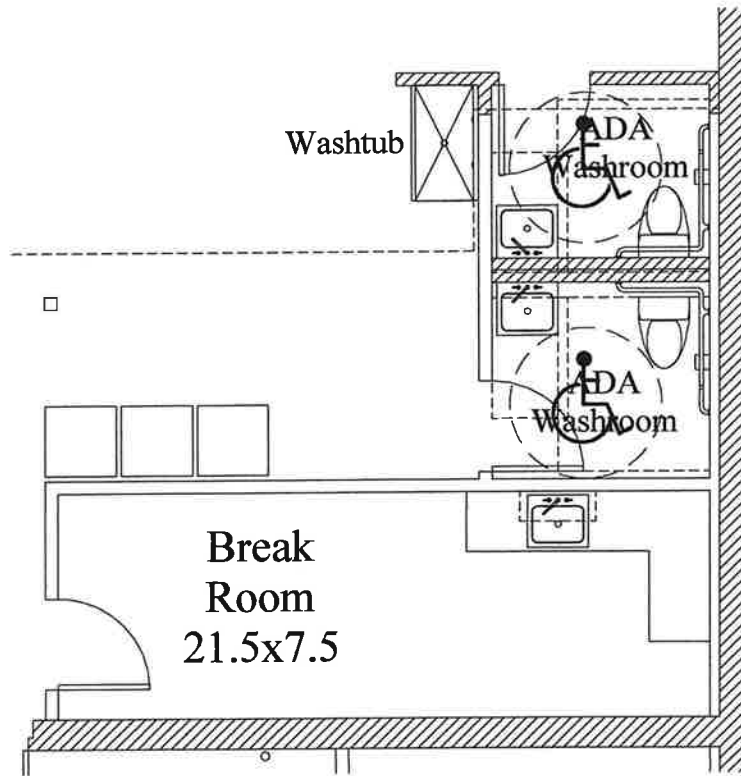
SS-4

SPACE STUDY - Option 4

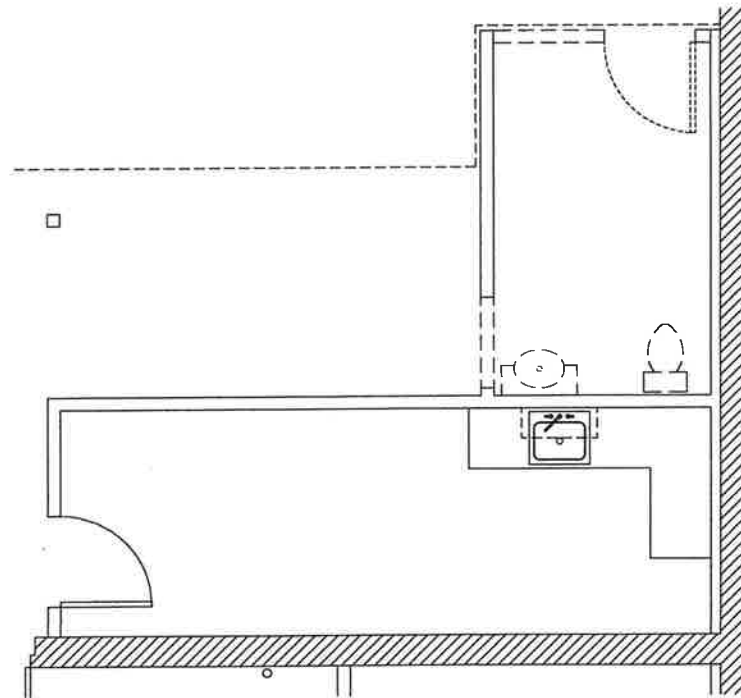


invirospace, inc. + 21040 North 18th Street + Barrington, Illinois 60010





Construction Plan



Demolition Plan

WAREHOUSE ENLARGED ADA WASHROOM PLANS

2160 Stonington Avenue
Hoffman Estates, Illinois

SS-4



invirospace, inc. + 21040 North 18th Street + Barrington, Illinois 60010

SPACE STUDY - Option 3

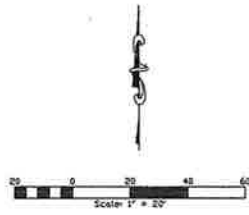
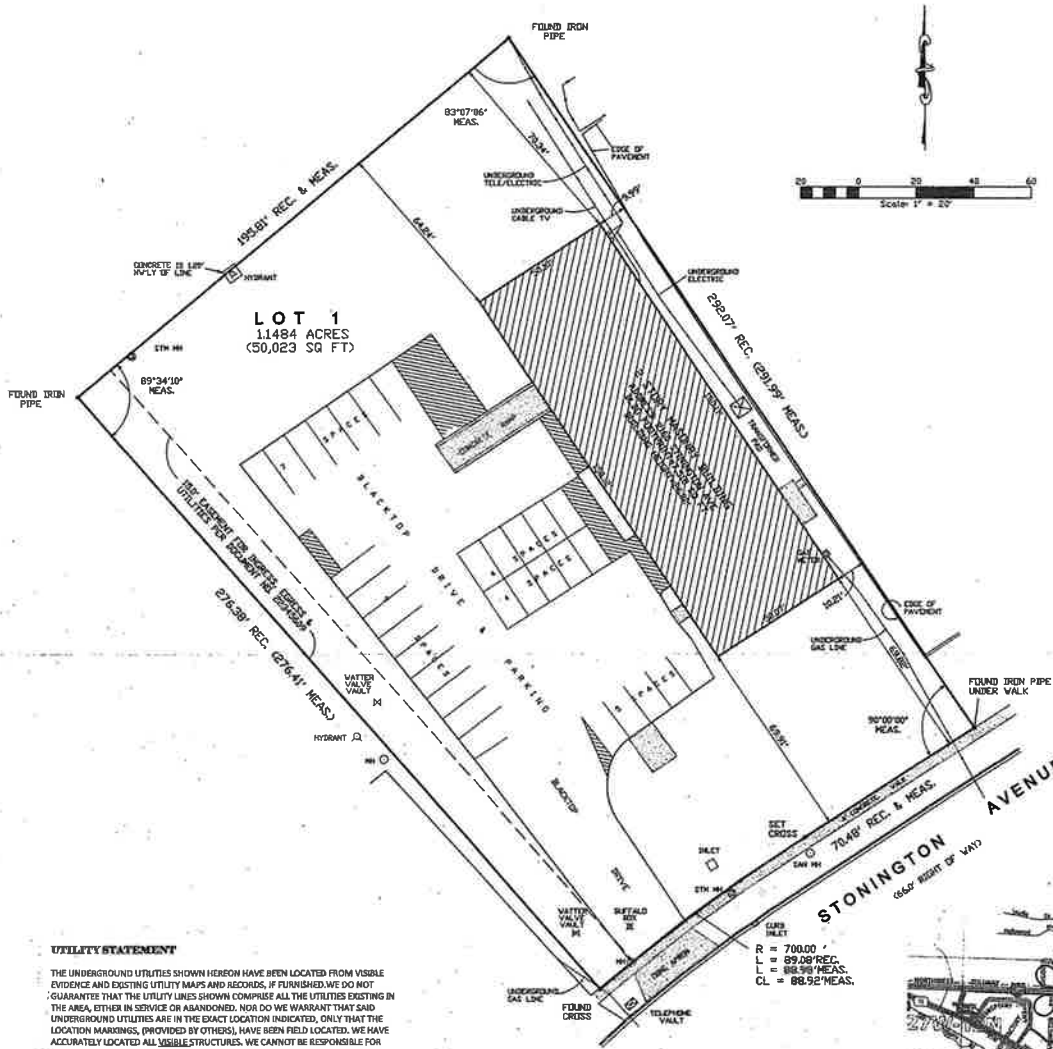


Alan J. Coulson, P.C. PROFESSIONAL LAND SURVEYORS PLAT OF SURVEY

OF PROPERTY DESCRIBED AS FOLLOWS:

Lot 1 in the resubdivision of part of Lot 12 and all of Lot 13 in Barrington Square Industrial Center Unit No. 1, and all of Lot 14 in Barrington Square Industrial Center Unit No. 2, being both subdivisions of part of Fractional Section 8, Township 41 North, Range 10 East Principal Meridian, in Cook County, Illinois.

ALTA/NSPS LAND TITLE SURVEY

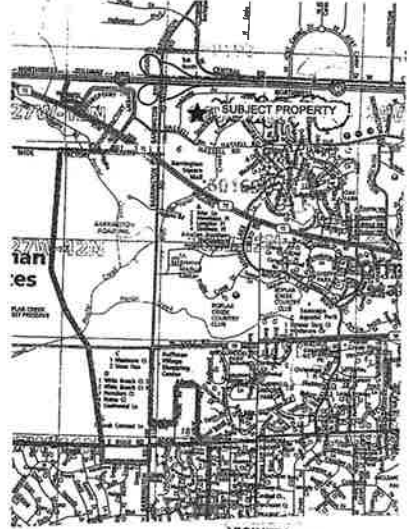


UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE EVIDENCE AND EXISTING UTILITY MAPS AND RECORDS, IF FURNISHED. WE DO NOT GUARANTEE THAT THE UTILITY LINES SHOWN COMPRISE ALL THE UTILITIES EXISTING IN THE AREA, EITHER IN SERVICE OR ABANDONED, NOR DO WE WARRANT THAT SAID UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED, ONLY THAT THE LOCATION MARKINGS, (PROVIDED BY OTHERS), HAVE BEEN FIELD LOCATED. WE HAVE ACCURATELY LOCATED ALL VISIBLE STRUCTURES. WE CANNOT BE RESPONSIBLE FOR ITEMS NOT VISIBLE, SUCH AS STRUCTURES BURIED OR UNDER HEAVY SNOW COVER, NOR ITEMS NOT LOCATED BY THE RESPECTIVE UTILITY COMPANIES OR THEIR AGENTS.

SURVEYORS NOTES:

Dimensions shown are given in feet and decimal parts thereof.
We do not certify to underground drain lines or utilities not visible by surface inspection.
Underground utility lines shown hereon were located by the respective utility companies or their agents. J.U.L.I.E. was called on Oct. 25, 2020. Dig No. A2890105.
Easements and servitudes shown hereon are based on a title commitment issued by Fidelity National Title Insurance Company as identified by Commitment No. SC20044066 and dated October 14, 2020.
No part of the subject property falls within the 100 year flood hazard area as determined by the Federal Emergency Management Agency (FEMA) and as shown on the Flood Insurance Rate Map, Community Panel No. 17001CD150A revised date of Aug. 19, 2008 (Zone X: areas of minimal flooding).



COUNTY OF KANE Nov 16, 2020

To: Fidelity National Title Insurance Company
Moh. Mohammed

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 7(a), (b)(1), (c), 8, 9, 11, 16-19 and 20* of Table A thereof. (\$1,000,000.00)

The field work was completed on 11/13/20

Date of Plat of Map: 11/16/20

Charles J. Hill
I.P.L.S. #2700
My license expires on November 30, 2022

There is no evidence of the site used as a solid waste dump, dump or sanitary landfill.
No utility maps or atlases were provided by the client or utility companies.
There is no evidence of a cemetery/burial ground.
There are no party walls on the property.
There were no wetland stakes observed on the property.
There is no evidence of recent earth moving work, building construction or building additions.
There is no evidence of rights of way changes.

STATE OF ILLINOIS)
COUNTY OF KANE) November 16, 2020

I hereby certify that I have surveyed the property described in the above caption according to the official record, and that the above plat is a true and correct representation of said survey.

Charles J. Hill, Professional Land Surveyor No. 39-2700
(My License expires Nov. 30, 2022)

Any discrepancy in measurement should be promptly reported to the surveyor for explanation or correction.

WE DO NOT CERTIFY AS TO THE LOCATION OF UNDERGROUND UTILITIES OR UNDISCOVERED REMAINS.

FIELD WORK COMPLETED: Nov 13, 2020

THIS SURVEY IS SOLD ONLY WITH SURRENDER SEAL. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Professional Design Firm Land Surveying Corporation, Illinois No. 184-002253

Alan J. Coulson, P.C.
PROFESSIONAL LAND SURVEYORS

645 S. 8th St. (Rte. 31) West Dundee, IL 60118
Phone: (847) 428-2811 Fax: (847) 428-8074
E-MAIL: SURVAY@ALANJCOULSON.COM

Scale: 1" = 20'
Checked: MARZENA OWEN
Survey: 11/10/20
Plat: 11/16/20
Drawn: CH
Job: 645 S. 8TH ST
City: WEST DUNDEE ILLINOIS

Compare this description on this plat with deed. Refer to this for easements and building lines.

VEGETATIVE COVER

- PERMANENT SEEDING - SEEDING MIXTURE TO BE KENTUCKY BLUEGRASS @ 200 LBS/Acre. SEED BED PREPARATION SHALL BE ACCORDING TO OPEN PRACTICES AND POSITIVE PROTECTION OF INTERIOR AND NO LEVASCUE BACK OF PROPERTY.
- TEMPORARY SEEDING - SEEDING MIXTURE TO BE CERIAL RYE OR WHEAT @ 200 LBS/Acre. SEED BED PREPARATION SHALL BE ACCORDING TO OPEN PRACTICES AND POSITIVE PROTECTION OF INTERIOR AND NO LEVASCUE BACK OF PROPERTY.
- MULCHING - MULCH ALL TEMPORARY AND PERMANENT SEEDING AREAS WITH AN ORGANIC STRAW @ 2 TONS/Acre. APPLY MULCH ON TOP OF MULCH AND STAPLING WITH STAPLES. INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

DATE	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
Planting											
Mulching											
Stapling											
Inspection											

- EROSION CONTROL MEASURES NOTES**
- Silt areas shall be installed as indicated.
 - Temporary erosion control measures shall be installed and maintained within 10 calendar days of final grading.
 - All drop inlets on and adjacent to the site shall have silt traps between lid and frame.
 - Unless otherwise indicated, all vegetation and structural erosion and sediment control measures shall be installed and maintained in accordance with the National Sedimentation Act, 1970, and the National Sedimentation Act, 1970.
 - Temporary seeding of stabilization shall be established in any area which is not under active cultivation for a 7-day time frame.
 - The contractor shall be responsible for installation of any additional erosion control measures necessary to prevent erosion and sedimentation as determined by the Engineer.

SYMBOL LEGEND

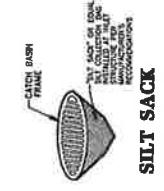
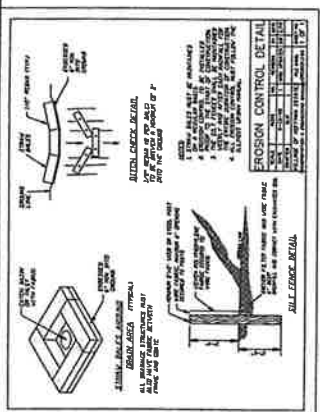
RESTORATION	CONCRETE SURFACE	STORM STRUCTURE	VALVE VAULT	AUXILIARY VALVE	FIRE HYDRANT	BUFFALO BOX	SANITARY MANHOLE	FLARED END SECTION	SURFACE FLOW DIRECTION	EXISTING SPOT GRADE
[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]

RESTORATION
 PANELS TO BE REMOVED AND REPLACED
 EXISTING PAVEMENT

CONCRETE SURFACE
 TO REMAIN
 NEW 6" D.I.W.M. (SEE DETAIL)
 FIRE DEPARTMENT CONNECTION

STORM STRUCTURE
 VALVE VAULT
 AUXILIARY VALVE
 FIRE HYDRANT
 BUFFALO BOX
 SANITARY MANHOLE
 FLARED END SECTION

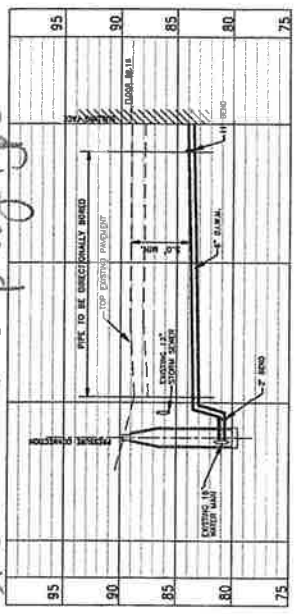
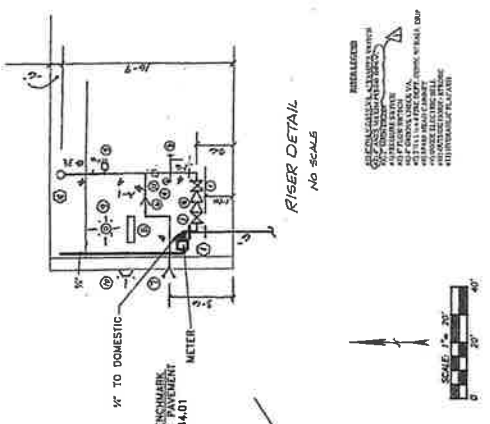
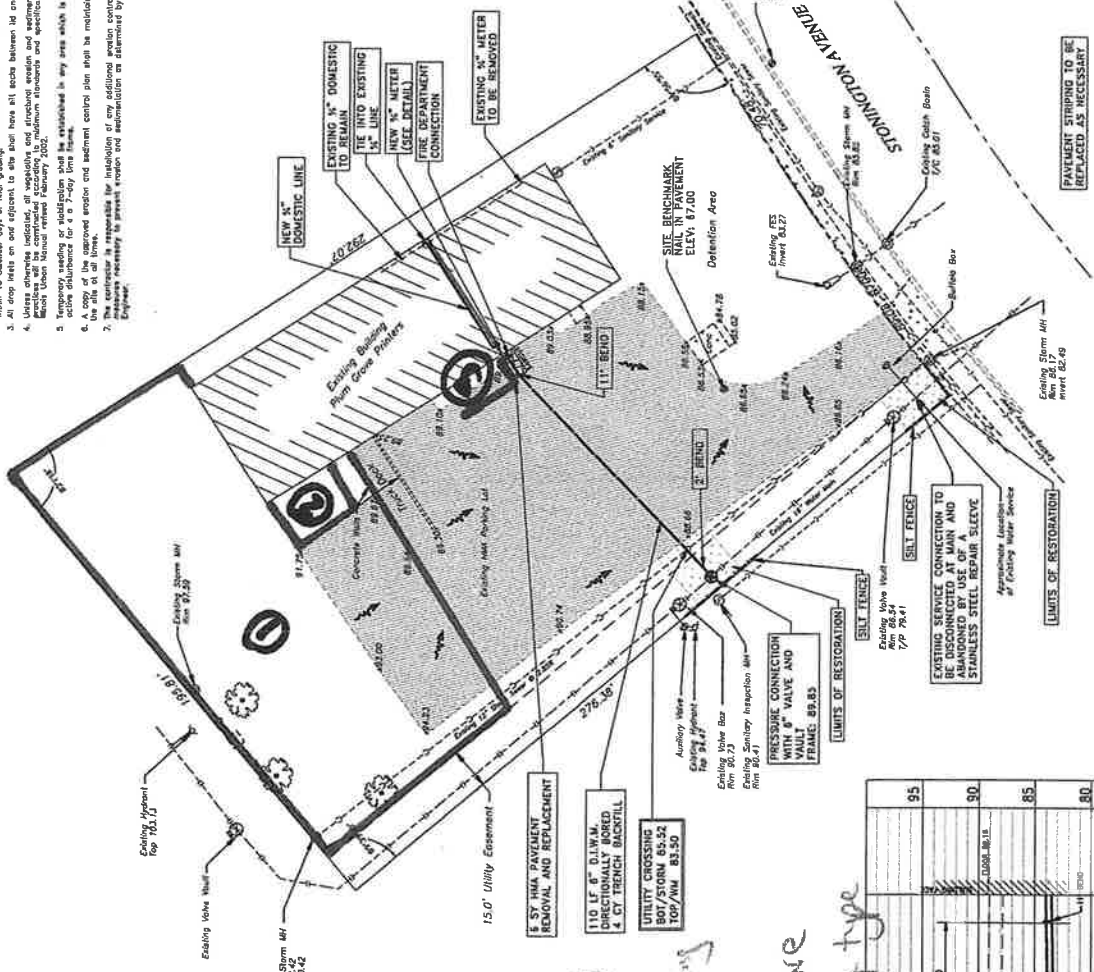
SURFACE FLOW DIRECTION
 EXISTING SPOT GRADE



Fencing proposal

- ① Large dog training area
- ② Smaller puppy training area
- ③ dumpster enclosure

All fences to privacy type



6" D.I.W.M. CROSS SECTION

HORIZ: 1"=20'
 VERT: 1"=5'

SCHEFLOW ENGINEERS

1914 GRANDLAND PLACE
 ELON, N.C. 27601
 Phone: 827.687.7099
 Fax: 827.687.7099
 www.schelow.com

HOFFMAN ESTATES

LINKS
 1"=20'
 11/4/18
 PCS 5413
 SHEET NO. 2 of 2