



Project Narrative

As contract purchaser of the approximately three-quarter acre property consisting of an approximately 8,470 square foot one-story brick building and associated off-street parking facility located at 586 Palwaukee Drive (“Property”), Heartland Animal Shelter is excited to announce its planned relocation to the Village of Wheeling. Heartland seeks to relocate to the Property from its existing location at 2975 Milwaukee Avenue in Northbrook for the purpose of continuing its mission of providing humane care, treatment and adoption for lost, stray and abandoned dogs and cats in its care by finding permanent, loving homes for such animals, and promoting responsible pet ownership through education, community outreach and collaboration while maintaining respect and compassion for all creatures. For that purpose, Heartland seeks special use approval to establish and operate an “animal boarding facility” at the Property in accordance with the authorized special uses of the I-2 Limited Industrial District in which the Property is located.

Upon acquisition, Heartland proposes to retrofit the Property for its no-kill shelter activities through (i) interior building modifications to provide food, shelter, medical treatment and care to homeless animals until they are placed in a permanent, loving home, (ii) removal of four parking stalls and small portions of the parking lot adjacent to those stalls on the west side of the existing building for the purpose of installing an approximately 442 square-foot, fenced, ball-run area and an approximately 961 square-foot, fenced, ball-run area to each provide a contained area for supervised, outdoor activities for dogs and (iii) construction of an approximately 40 square-foot, cedar, enclosed “cat patio” structure with multiple windows and skylights on the north side of that building to provide for cats to safely and securely gain abundant sun exposure. Heartland seeks minor site plan and appearance review approval accordingly.

Importantly, neither of the aforementioned exterior modifications will in any way hinder traffic circulation or create a parking deficiency on the Property. A total of 28 parking spaces with associated drive aisles of the same dimensions as those presently existing on the Property will continue to be provided on the Property upon installation of the aforementioned ball-run areas. That parking supply will be both compliant with the assumed parking demand identified by the Village’s off-street parking requirements for Heartland’s proposed uses and more than adequate to satisfy the actual parking demand resulting from the approximately 3-5 staff members and approximately 8-10 volunteers who will be at the shelter at any given time. That maximum 15 parking space demand for use by those who operate the shelter will yield 13 remaining parking spaces for use by visitors to the shelter who are interested in pet adoption.

Consistent with its existing hours of operation for walk-in pet adoption consultation services, Heartland anticipates that the proposed shelter will be open from 4-7 p.m. on Tuesdays and Thursdays, from 12 noon to 5 p.m. on Saturdays and from 12 noon to 4 p.m. on Sundays.