

**VILLAGE OF DOWNERS GROVE
PLAN COMMISSION**

VILLAGE HALL COUNCIL CHAMBERS
801 BURLINGTON AVENUE

August 5, 2019
7:00 p.m.

AGENDA

1. Call to Order

a. Pledge of Allegiance

2. Roll Call

3. Approval of Minutes – July 1, 2019

4. Public Hearing

- a. **19-PLC-0020:** A petition seeking Special Use approval to to operate an animal boarding business. The property is currently zoned B2, General Retail Business. The property is located directly northeast of the intersection of 64th Street and Belmont Road. (PIN 08-24-202-005). Steve Holland, Beach for Dogs, Petitioner and Frontline, LLC, Owner.

5. Adjournment

THIS TENTATIVE REGULAR AGENDA MAY BE SUBJECT TO CHANGE

DRAFT

**VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING**

MINUTES FOR JULY 1, 2019

CALL TO ORDER:

Chairman Rickard called the July 1, 2019 meeting of the Plan Commission to order at 7:00 PM and led in reciting the Pledge of Allegiance.

ROLL CALL:

PRESENT: Ch. Rickard, Ms. Gassen, Mr. Boyle, Ms. Majauskas, Mr. Maurer, Mr. Quirk, Ms. Rollins

ABSENT: Ms. Johnson, Ex. Officio Members Olczyk, Livorsi & Menninga

STAFF: Jason Zawila, Planning Manager

APPROVAL OF MINUTES: June 3, 2019 meeting

Ms. Gassen moved, seconded by Mr. Maurer to approve the minutes for the April 1, 2019 meeting.

Ch. Rickard called for a voice vote to approve the minutes. The Motion passed unanimously.

Planning Manager Jason Zawila offered an update on previous Plan Commission cases. There being no further business, Ch. Rickard called for a Motion to Adjourn.

Ms. Gassen moved to adjourn the meeting, seconded by Mr. Quirk. The Motion carried unanimously by voice vote.

Ch. Rickard adjourned the meeting at 7:03 PM.

Respectfully submitted,

Jason Zawila,
Planning Manger
(transcribed from mp3 recording)



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
AUGUST 5, 2019 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
19-PLC-0020 2149, 2151, 2153 63rd Street	Special Use for an Animal Boarding Facility	Flora Ramirez Planner

REQUEST

The petitioner is requesting Special Use approval to operate an animal boarding business at 2149, 2151 and 2153 63rd Street which is located in the B-2/PUD, General Retail Business/Planned Unit Development zoning district.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

OWNER: Frontline, LLC
477 Elm Place
Highland Park, IL 60035

PETITIONER: Steve Holland
Beach for Dogs
730 Lusted Lane
Batavia, IL 60510

PROPERTY INFORMATION

EXISTING ZONING: B-2/PUD, General Retail Business/Planned Unit Development
EXISTING LAND USE: Mixed Use
PROPERTY SIZE: 822,895.86 sq. ft. (18.89 acres)
PIN: 08-24-202-005

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	B-2, General Retail Business Unincorporated Residential Zoning	Neighborhood Commercial Single Family Attached
SOUTH:	P.D. #1/R-6, Residential Apartment/Condo 6	Multi-Family
EAST:	P.D. #1/B-2, General Retail Business	Mixed Use
WEST:	P.D. #8/B-2, General Retail Business	Neighborhood Commercial

ANALYSIS

SUBMITTALS

This report is based on the following documents, which are on file with the Department of Community

Development:

1. Project Narrative
2. Plat of Survey
3. Floor Plan
4. Brochure with Services
5. Property Owner Site Improvements

PROJECT DESCRIPTION

The petitioner is seeking Special Use approval to operate an animal boarding business at 2149, 2151 and 2153 63rd Street located southeast of the intersection of 63rd Street and Belmont Road. Currently, the subject property is zoned B-2/PUD, General Retail Business/Planned Unit Development and is improved with a one-story multi-unit commercial building and surface parking lot.

The proposed business will occupy the three western end units of the Meadowbrook Shopping Center. The applicant is proposing a full-service training, grooming and boarding service facility for dogs. The animal boarding service is a Special Use per Section 5.010 of the Zoning Ordinance. As such, the petitioner is required to apply for a Special Use to operate an animal boarding facility at the subject property.

The applicant's proposal includes the following features:

- Reception/Lobby/Waiting Area
- Pet Grooming Area
- Indoor Training Area
- Outdoor Area
- Boarding Room

The proposed operating hours are Monday through Friday from 7:00 A.M. to 5:30 P.M. Saturdays will serve as an opportunity to tour the facility for any interested dog owners. The dog to employee ratios is estimated at about 12 dogs per person. Overnight boarding will include on average 10-15 dogs a night. There will be sound dampening technology in place. The outdoor area will be screened using a 6-foot tall solid PVC fence and it will be located along the west side of the building. This outdoor area will serve as a dog relief area and off leash training program. To help minimize outdoor noise, this space will only be available for dogs that have achieved a certain level of training. The signage for the business shall be in compliance with the Zoning Ordinance.

The property owner will be completing additional site work as part of this project. All of the site work must be completed and approved by the Village prior to the petitioner obtaining a Certificate of Occupancy. The proposed improvements are listed below:

- The installation of (4) new curbed and landscaped islands with shade trees and planting in groups of three directly north of the three subject tenants spaces,
- The replacement of the five posts and fascia/ceiling in front of the three tenant spaces,
- Milling and grinding of approximately 13,160 square feet of parking lot and drive aisle in front of the proposed use.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Future Land Use Plan designates the site as Mixed Use. This can include a building, set of buildings, area or neighborhood that is comprised of a range of land uses serving more than one purpose. The

Comprehensive Plan specifically states mixed-use can be a mix of land uses within a contiguous geographic boundary. The proposed business will contribute to the mix of uses within this shopping center. Additionally, the Comprehensive Plan also designates the Meadowbrook Shopping Center as a catalyst site. While this proposal does not include an overall new development at this site, additional investment in the shopping center will be provided for parking lot work and façade improvements.

COMPLIANCE WITH ZONING ORDINANCE

The property is zoned B-2/PUD, General Retail Business/Planned Unit Development. A pet grooming service is a permitted use in the B-2 zoning district where an animal boarding facility is an allowable Special Use per Section 5.010 of the Zoning Ordinance. The new outdoor pet area will directly adjacent to the west property line, in the rear yard, which is abutting an R-6/PUD. zoning district. The new business will be located approximately 468 feet from the nearest single family property to the north and approximately 270 feet from the nearest multi-family property to the south. The petitioner is not proposing to make any changes to the building or the parking lot. As such, the bulk regulations are not proposed to change.

PARKING AND TRAFFIC

The proposed use will not have a negative impact on the existing parking and traffic patterns in the area. The plat of survey indicates that there are currently 678 parking spaces provided. The animal boarding use requires 3.5 spaces per 1,000 square feet, the same ratio for previous carry-out restaurants and retail sales tenants that occupied these three tenant spaces. Therefore, the proposed use and the overall shopping center will meet the parking requirements.

ENGINEERING/PUBLIC IMPROVEMENTS

The existing utilities servicing the shopping center are sufficient for the proposed animal boarding facility. No additional on-site stormwater detention is required and the site will comply with all provisions of the Stormwater Ordinance.

Any occupancy for the new tenant will be contingent upon additional site work from the landowner. Parking lot improvements that include new landscaped islands north of the three tenant spaces. Facade upgrades that will include replacement of the five posts and fascia/ceiling in front of the three subject tenant spaces.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners within 250 feet of the subject property in addition to posting a public hearing sign on the subject property and publishing a notice in Enterprise Newspapers, Inc. (The Bugle). Staff has received several calls and an email inquiring about the proposed scope of work. Additional concerns over the general state of the shopping center and interest in future plans for development were expressed.

STANDARDS OF APPROVAL

The petitioner is requesting a Special Use approval to operate an animal boarding business at 2149, 2151 and 2153 63rd Street. The review and approval criterion is listed below.

The petitioner has submitted a narrative that attempts to address all the standards of approval. The Plan Commission should consider the petitioner's documentation, the staff report and the discussion at the Plan Commission meeting in determining whether the standards for approval have been met.

Section 28.12.050.H Standards for Approval of Special Uses

No special use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is constituent with and in substantial compliance with all Village

Council policies and plans and that the petitioner has presented evidence to support each of the following conclusions:

- (1) That the proposed use is expressly authorized as a Special Use in the district in which it is to be located;*
- (2) That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*
- (3) That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.*

DRAFT MOTION

Staff will provide a recommendation at the August 5, 2019 meeting. Should the Plan Commission find that the request meets the standards of approval for a Special Use, staff has prepared a draft motion that the Plan Commission may make for the recommended approval of 19-PLC-0020:

Based on the petitioner's submittal, the staff report, and the testimony presented, I find that the petitioner has met the standards of approval for a Special Use as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Plan Commission recommend to the Village Council approval of 19-PLC-0020, subject to the following conditions:

1. The Special Use shall substantially conform to the staff report; floor plan drawings received on July 5, 2019, except as such plans may be modified to conform to the Village codes and ordinances.
2. The applicant shall apply for all signage under a separate permit and shall comply with the Sign Ordinance.
3. The building shall be equipped with an automatic suppression system and an automatic and manual fire alarm system.
4. Prior to the issuance of any Certificate of Occupancy for Beach for the Dogs, the property owner shall:
 - a. Install four new curbed and landscaped islands with shade trees and planting in groups of three directly north of the three subject tenants spaces, as depicted in the attached drawing,
 - b. Replace the five posts and fascia/ceiling in front of the three tenant spaces, as depicted in the attached drawing
 - c. Mill and resurface the parking lot in front of the proposed use as depicted in the attached drawing.

Staff Report Approved By:



A handwritten signature in black ink, appearing to read 'A. C. P.', is written over a horizontal line.

19-PLC-0020; 2149, 2151, 2153 63rd Street
August 5, 2019

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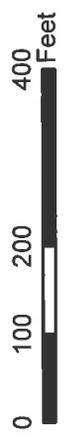
Stanley J. Popovich, AICP
Community Development Director

SP; fr
-att



 Subject Property
 Project Location

2149, 2151, and 2153 63rd Street - Location Map



The proposed downers grove Beach will be open for most services, Monday through Friday from 7am-5:30pm. Services will include Training & education, Grooming, Boarding and Daycare. Saturdays will serve as an opportunity to tour the facility with new prospects looking to enroll any potential dogs into our behavioral school. The proposed small fence located at the rear of the unit will serve a few different services. One is a potty area to help relieve the dogs and offer doggy potty training. The second is for our off leash training program and some behavioral problems certain dogs may need help working with. Noise will not be an issue with the rear outdoor fence as all animals that may use the outdoor area are required to have a certain level of training through our program. As part of the well-mannered dogs we train (which is included in our first level of training) excessive or unnecessary barking is not tolerated. Although occasional peeps may happen, the quality of our services will not allow this to become a hassle or nuisance to anyone within the community.

Our Services



Vet Care

It is our commitment to provide quality veterinary care throughout the life of your pet. Your pet is an important part of your family and we understand the special bond you share with him/her. We are passionate about providing excellent care for your pet.



Boarding

Store Boarding	Home Boarding
\$45/night under 40lbs.	\$65/night under 40lbs.
\$50/night over 40lbs.	\$70/night over 40lbs.

\$5 Holiday Fee

Required vaccinations for boarding include:
Rabies • Distemper • Bordetella • Influenza

Day Care

- Dogs come to the Beach and **PLAY!**
- It's a **FUN** experience for every dog
- We will make special arrangements for older dogs and infirmed

Full Day \$35 | \$8/hour

- Vip program available for discounted day care packages

Dog Training

Lifetime Guarantee

- ONE MONTH LONG CLASSES**
 - Help **SOCIALIZE** your dog!
 - Learn to handle **DISTRACTION** in a real world setting
- BASIC OBEDIENCE** (Level 1)
- OFF LEASH TRAINING** (Level 2)
 - Specially created and designed to your dogs needs. Parent approved!
- EMOTIONAL SUPPORT DOG** (Level 3)

Basic Obedience	Basic and Off Leash	Basic, Off leash and ESD
\$865	\$1,890	\$2,687
1 Month	2 Months	3 Months

ENROLL IN MULTIPLE LEVELS AND SAVE!

Grooming

- YOUR DOG WILL LOOK THEIR BEST AND STAY HEALTHY**
- OUR GROOMERS HAVE YEARS OF EXPERIENCE**
- PACKAGES TO FIT YOUR BUDGET**
 - Package will be discussed and approved by you in advance
- CREATIVE GROOMING OPTION**
 - Dyeing (Pet Safe Dyes)
 - Creative Cuts
 - Nail Art
- TELL US WHAT YOU WANT & WE'LL DO IT!**
- 5-DAY GUARANTEE**
 - Our grooming prices start at \$45 and go up depending on weight, breed, hair type and the condition of the coat.

To Schedule a Groom in Lemont Call Tori Elkanouni
(708) 897-1794
tori.elkanouni@beachfordogs.com

To Schedule a Groom in Naperville Call Ed Wilson
Director of Grooming Services
(630) 430-4422
ed.wilson@beachfordogs.com

To Schedule a Groom in Burr Ridge Call Tina Achille
(630) 632-4979
tina.achille@beachfordogs.com



Meet Our Team

Tina Achille – Franchise Owner
Naperville and Burr Ridge
tina.achille@beachfordogs.com
(630) 632-4979

Tori Elkanouni – Franchise Owner
Lemont and Lombard
Vet Tech
tori.elkanouni@beachfordogs.com
(708) 897-1794

Steve Holland – CEO
steve.holland@beachfordogs.com
(847) 489-5713

VIP Plan



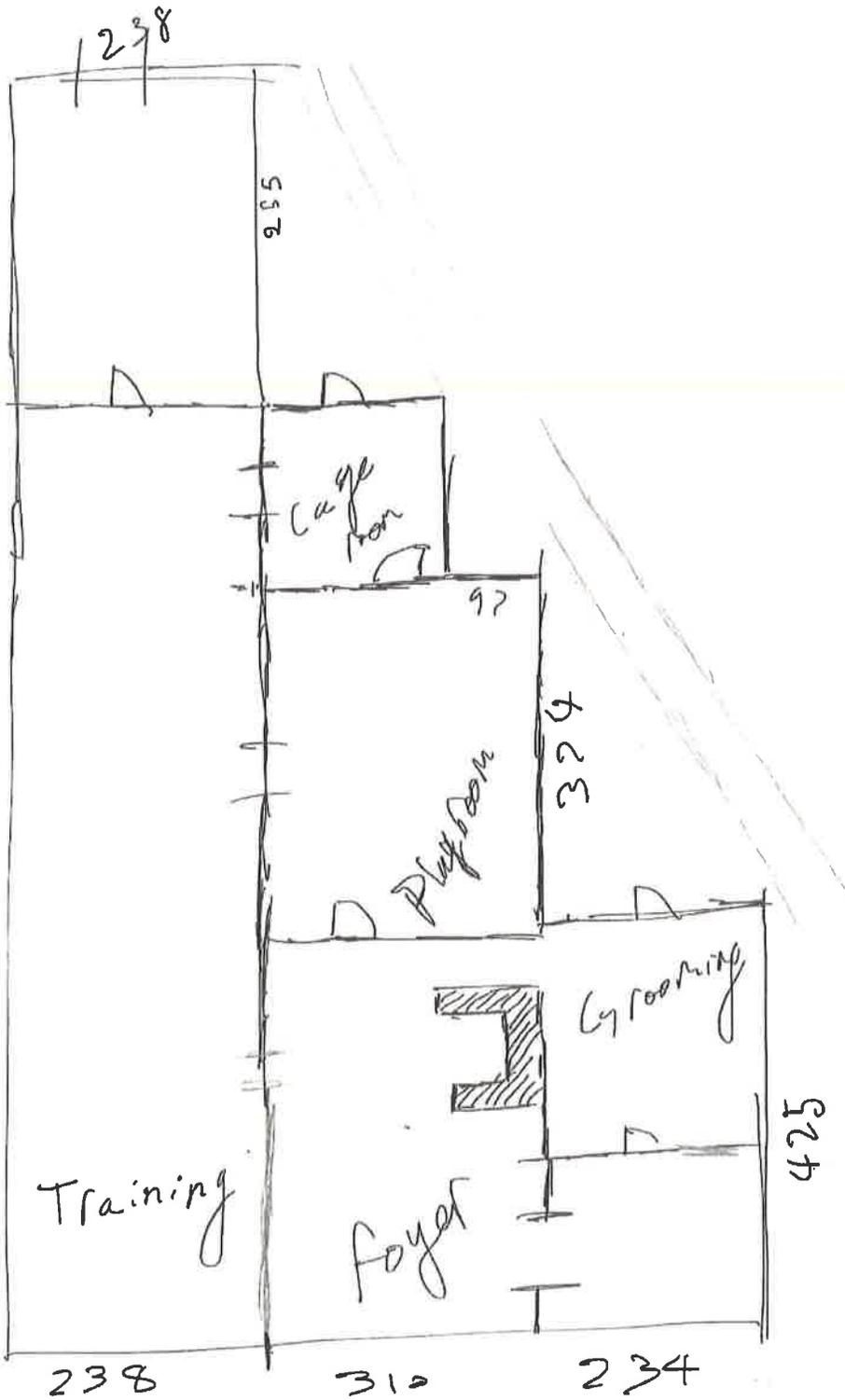
Our VIP Plan will save you \$720/year
(\$1,440 value)

Give your pet all that he or she needs and deserves for a lifetime.

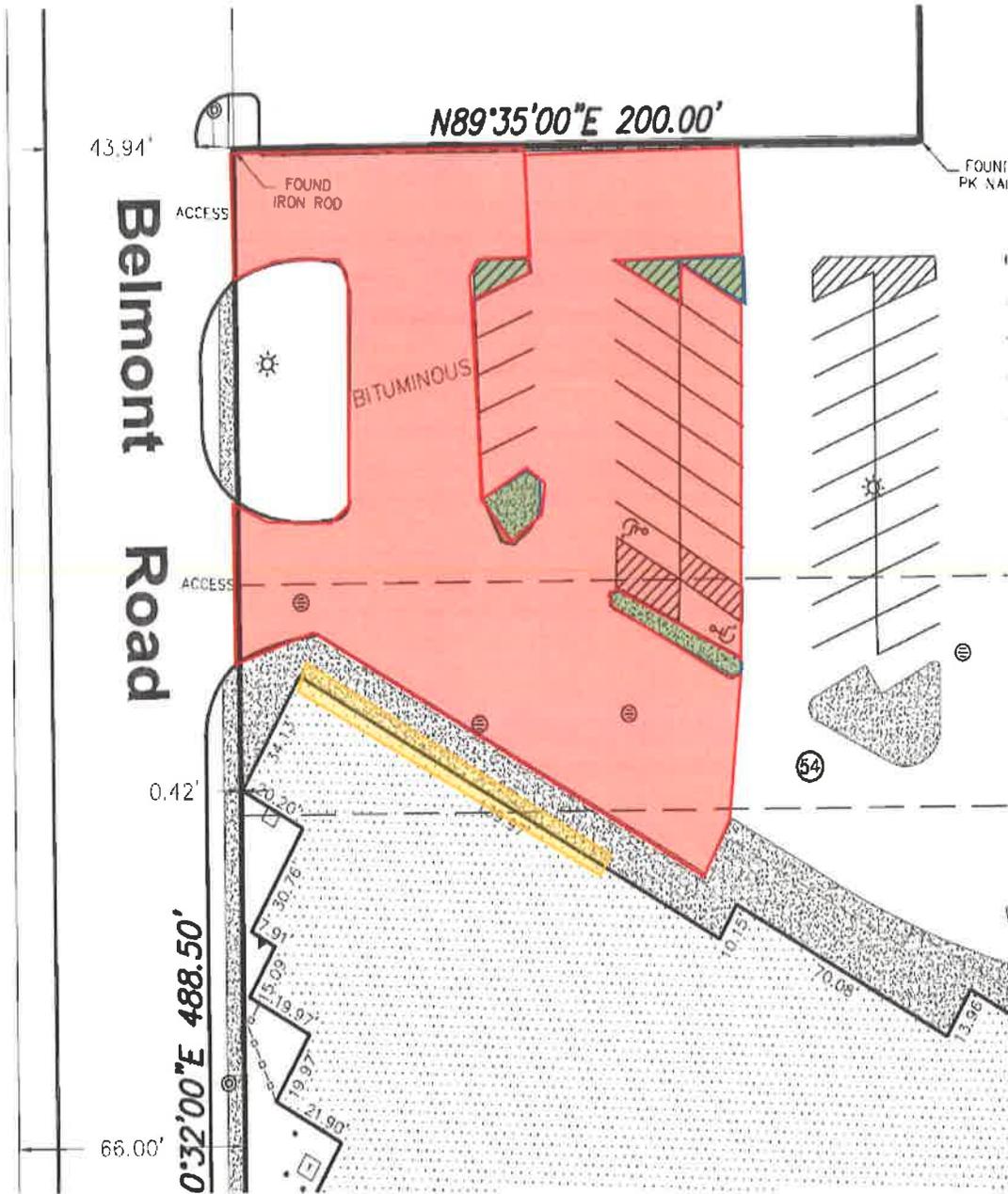
Keeping your dog healthy is of paramount importance. This requires preventive medicine to keep problems away before they happen.

Join our VIP Plan and for **\$60 a month** you receive **\$120** worth of services which include boarding, grooming, vet care, vaccinations and lab tests. That's a **savings of \$720 per year**. Every month your unused balance rolls over and adds to your monthly total.

RECEIVED
JUN 14 2019



Property Owner Site Work



- Mill and Resurface 13,160 Square Feet
 - New landscaped Islands
 - Façade Work (five post replacements and fascia/ceiling replacement)
- Photos of Existing Façade Below:



Beach for Dogs & Downers Grove

Review and Approval Criteria Special Uses

- 1.) That the proposed use is expressly authorized as a special use in the district to which it is to be located.

This is a special use in zone B-2

- 2.) That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of the public convenience and will contribute to the general welfare of the neighborhood or community.

Beach for dogs is perfect for the community of Downers Grove. What Beach for Dogs serves as is an educational hub for all things in the world of dogs. We want to help serve the community of Downers Grove by providing the community with dog education. Whenever anyone has any questions regarding dog training, health, general welfare, medical questions Beach for Dogs is the community's go to answer for help. Beach for Dogs is an acronym, it stands for BEHAVIORAL EDUCATIONAL AND COACHING HEALTH FOR DOGS. This is our brand commitment, open for the entire community.

In terms of what specific services does the Beach offer we have them listed with descriptions below.

Basic Obedience Training Levels 1-3

Basic Obedience classes are set up exactly like a typical school program for dogs. Parents can drop their dogs off in the morning and pick them up in the evening set hour their own hours. The provided commands within the program vary from level to level, but all training courses offer our exclusive guarantee for life. Which means if any clients dogs, forget any commands within their entire lifetime they have the option to bring them back inside to work with another trainer for a full refresher free of charge, available for the rest of the dogs lifetime. All training classes come full a graduation course where the family comes and we educate them all about their family pet

Aggression Therapy

Less than 5% of the dogs we see we ever be in true need of Aggression Therapy, however it has the greatest impact within the community. On average we train between 1-3 aggressive dogs on a monthly basis. Most times the aggression rarely comes from the dogs cognitive ability but instead mis steps that family members may take around the dog, causing the dog to believe the family is in need of protection. We hit the reset button on the dogs brain wiping them of all of those bad habits, and then reprogram them to be the loyal K-9 the family wants them to be.

Board and Train

Board and Train is all 4 of the training programs listed above rolled into a boarding program instead of a school program. Instead of being dropped off and picked up every single day, the dog instead comes to live with us at

Beach for Dogs & Downers Grove

Review and Approval Criteria Special Uses

the Beach for at least one week. We then perform the entire training program within that one week, which specific program to enroll in is left up to the parent.

Grooming

Grooming programs to offer a variety of health and style eccentric creations to the community. First and foremost the priority focus of grooming is to make sure all dogs have healthy coats. After the dog's coat is in good health we can offer a wide array of services including Baths, Nail Trimming, De-Shedding, and more. We even offer grooming by our Master Groomers if anyone is looking for that perfect puppy cut. All grooming is offered with a perfect 5 day guarantee, therefore if someone ever finds something on the cut of the dog within 5 days of getting the groom we will fix it free of charge.

Boarding & Daycare

Dog Boarding and Daycare exists so that in the event of a family needed to leave the area for travel they have a safe and trusted space to leave their furry babies. We offer photo updates to families as well. If someone is ever jonesing for a photo of their baby, simply text or email into the facility and we will send back a photograph of what your baby is currently up to and an update of how the day is going. These are also great options for socializing and exercising your pup as well.

3.) That the proposed use will not, in the particular case be detrimental to the health and safety or general welfare of persons residing or working in the vicinity of be injurious to property values or improvements in the vicinity.

No the proposed special use will not cause any negative effects upon the property or anyone in the community. While we understand possible public concern over barking, we have plenty of ways to stop the barking itself minimizing the amount of noise coming from the facility. Beach for Dogs also shares in the interest of a bark free facility, as stopping dogs from barking falls into line with our training beliefs. A well cleaned and mannered storefront is what the community wants, and it's what Beach for Dogs offers.

The proposed special use of boarding will have no negative effects and will be a positive for the entire community of Downers Grove.