Village of Spring Grove
Plan and Zoning Commission
Meeting Agenda

1. Call to Order
2. Roll Call
3. Approval of Minutes – January 20, 2016
4. Public Hearing – 2400 Highview Street – amend the special use permit in Ordinance 2008-11 that allows for a dog day care business
   A. Swearing in of Petitioner
   B. Presentation by Petitioner
   C. Questions by Planning & Zoning Commission
   D. Questions by Zoning Officer
   E. Public Comment
   F. Further Commission Discussion
   G. Motion to Adopt the Findings of Fact
   H. Motion of Recommendation to Village Board
5. Public Comment
6. Other Business
7. Adjournment

Posted: September 2, 2016 at 3:00 p.m.
Council Chambers, Spring Grove, Illinois, September 7, 2016; a Regular Meeting of the Planning and Zoning Commission was held this date at 6:03 p.m., at the Municipal Centre, 7401 Meyer Road; Chairperson Gajewski presiding.

Roll Call. Roll call vote showed the following commissioners to be present at the meeting: Chairperson Mike Gajewski and Commissioners Mike Bukolt, Bill Greenhill, Del Houghton, and Paul Tierney – 5. Absent: Commissioners Joe Broz, Sr. and Mike Lee - 2. Also present for the Village was Sandi Rusker, Village Clerk; Trent Turner, Building and Zoning Officer; and Jim Rock, Village Attorney.

Approval of the January 20, 2016 Minutes. Commissioner Bukolt moved, seconded by Commissioner Tierney to approve the minutes from the January 20, 2016 meeting. On voice vote, the motion carried.

Public Hearing – 2400 Highview Street – amend the special use permit in Ordinance 2008-11 that allows for a dog day care business

Swearing in of Petitioners. Carla and Brad Cooper were sworn in at the commencement of the hearing.

Presentation of Petitioner. Carla Cooper stated Fur the Love of Dogs has been operating at 2400 Highview Street for the past 8 years as a dog daycare, grooming and training facility with no complaints from their neighbors. They have been offering cage free overnight boarding only to day care customers, which average 1-2 dogs per night with the maximum being 10. There is a pea gravel area adjacent to the building that is used for dogs to relieve themselves. The excrement is picked up daily and deposited into a lidded garbage can that is picked up weekly. They are licensed by the State of Illinois as a kennel operator. They do not have any plans to board outside. It is not their intent to kennel cats, as there is a facility in Richmond, but would like the ability to do so should a family have a dog and a cat. Cats were also added as a permitted animal because they groom them.

They currently occupy 3,000 sq. ft. of the 9,500 sq. ft. building and intend to expand to the west end of the building and eventually the east side depending on the business needs. At the request of their customers, they would like to expand their services by adding an additional 1,927 sq. ft. cage free indoor play area and construct hotel suites for boarding in the west end of the building that is currently unused. The expansion would also allow them to separate dogs based on their size. The facility is staffed 24/7 with all animals being supervised at all times and the staff to dog ratio is 10:1.
They have reviewed the staff recommendations and find the parking, boarding, accessory uses and outdoor play area hours all to be acceptable. With regard to the maximum number of dogs housed in the indoor play area, they proposed 1 dog per 25-75 sq. ft. depending on the size of the dog. This number was determined after researching area facilities websites and based on their experience. They don't want to be restricted on the growth of their business, which is why they proposed a range. Even with the expansion, they will have no more than 100 dogs in the indoor play area, but would be comfortable with 50-70 based on staffing and the safety of the animals.

Questions by Planning and Zoning Commissioners. In response to questions from the commission, the building is currently not equipped with an alarm system but it will be included with the expansion. All other life safety issues are up to code. It was noted that they will also enclose their dumpster with the expansion. The outdoor play area is not used as much in the winter as it is in the summer due to the inclement weather and temperatures. The only concern they have heard with the request for boarding was if the dogs were going to be boarded outside, which they are not.

The elimination of a report from the Health Department is being requested as the department does not supply such a report and their only concern is that they follow best sanitary practices for the disposal of waste. The weekly pick up was amended as once a week pick up has been sufficient and if an additional pick up is warranted, they will a call. It was also noted there is language that allows for the Zoning Officer to determine if more picks are necessary. Indoor bathroom accidents do not happen often and are cleaned up immediately as is diarrhea when it occurs outside, it gets hosed down into the ground. A Level 1 and 2 Environmental Study was done when the building was purchased and was found satisfactory.

The entrance to the facility will be relocated to the west side of the building making it more convenient for customers. The parking lot has the capability to fit 19 parking spaces, including one handicap space, and will be striped by the staff recommended date of June 30, 2017. In addition, should more parking be needed the area to the north of the existing parking lot could be used.

Other enhancements to the property include additional landscaping and fencing to help with the noise. They would prefer to do a solid fence, which is not allowed, so a board on board would have to be done so the dogs don't see what is going on outside of the outdoor play area. When asked what the village’s recourse would be if the dogs created too much noise during the day, Zoning Officer Turner stated the noise and nuisance ordinance would be enforced. He added the village has not received any complaints since they have been open.

The commission expressed concern with how the ratio for the indoor play area is determined to ensure the safety of the dogs. Zoning Officer Turner advised that the International Boarding and Pet Services Association recommends the standards set by The Dog Gurus be followed, which states the sufficient indoor play area space for dogs in a mixed playgroup is 1 dog per 75 sq. ft. and 1 dog per 40 sq. ft. with dogs that are less than 30 pounds. After some discussion, it was
agreed to use the square footage per dog as it provides a more definitive number than using the size of a dog which would be subjective. Based on the current square footage of indoor play space, 2,390 sq. ft., they can have 31 dogs. Using the proposed expansion numbers, an additional 1,927 sq. ft. of indoor play area and 21 hotel suits, an additional 25 and 21 dogs respectively could be added, bringing the total to no more than 77 dogs.

**Questions by Zoning Officer.** Zoning Officer Turner clarified the outdoor play area hours are 7:00 a.m. to 10:00 p.m., which coincides with the noise ordinance and this does not include the pea gravel area where dogs relieve themselves. He further recommended the maximum number of dogs be determined by using the ratio of 1 dog/75 sq. ft. of indoor play space and 1 dog/hotel suite and not base it on the size of the dog.

**Public Comment.** Chairperson Gajewski then opened the hearing up for comments by the public. The public comment portion of the hearing was closed as there was no one from the public present.

**Further Board Discussion.** None.

**Motion to Adopt the Findings of Fact.** Commissioner Houghton moved, seconded by Commissioner Bukolt to adopt the Petitioner’s responses regarding the applicable standards set forth in the application as the Findings of Fact of the Commission. Roll call vote: Ayes: Bukolt, Gajewski, Greenhill, Houghton and Tierney - 5. Nays: 0. Motion carried.

**Motion of Recommendation to Village Board.** Commissioner Houghton moved, seconded by Commissioner Tierney to recommend approval of the application subject to the following conditions be imposed:

- Parking – 19 spaces are required including 1 ADA accessible space. Striping needs to be done according to the current standard stated in the zoning ordinance. This needs to be completed no later than June 30, 2017.
- Boarding – all boarding shall be conducted inside conditioned space of the principle building.
- Accessory uses related to the operation – The Building and Zoning Officer shall be allowed to use discretion when allowing different types of temporary or permanent uses.
- Outdoor Play Area Hours – the hours shall be restricted to use during the hours of operation but no earlier than 7:00 a.m. and not later than 10:00 p.m.
- The maximum number of individual dogs allowed in the principle building at any time shall be determined by the following ratios:
  a. 1 dog per 75 sq. ft. of indoor play space, excluding office, lobby, break rooms, with mixed playgroups; plus
  b. 1 dog per individual isolated area, i.e. suite

Public Comment. Chairperson Gajewski then opened the meeting up for comment by the public. Public Comment was closed as there was no one from the public present.

Other Business. None.

There being no further business, Commissioner Tierney moved, seconded by Commissioner Greenhill to adjourn the meeting at 7:16 p.m. On voice vote, the motion carried.

Respectfully submitted,

[Signature]

Sandi Rusher, Village Clerk