Village of Spring Grove  
Plan and Zoning Commission  
Meeting Agenda

1. Call to Order
2. Roll Call
3. Approval of Minutes – September 7, 2016
4. Public Hearing – 2807 Route 12
   - A map amendment to rezone the property from I, Industrial to B-2, General Business;
   - A text amendment to allow the following uses in the B-2 zoning district:
     - pet agility facility
     - pet training facility
     - light industry
   - A special use permit to allow the following uses:
     - pet agility training, dog training and hosting trials;
     - light industrial uses
     - bowling alley
     - beer garden with outdoor seating
   - A variance to permit the following:
     - a reduction in the required number of parking spaces
     - certain parking areas on the site to be improved with gravel

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: October 14, 2016 at 3:00 p.m.
MINUTES OF A REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION OF THE
VILLAGE OF SPRING GROVE
OCTOBER 19, 2016

Council Chambers, Spring Grove, Illinois, October 19, 2016; a Regular Meeting of the Planning and Zoning Commission was held this date at 6:04 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 Joe Broz, Sr., Bill Greenhill, Mike Lee, and Paul Tierney - 5. Absent: Commissioners Mike Bukolt and Del Houghton - 2. Also present for the Village was Sandi Rusher, Village Clerk; Trent Turner, Building and Zoning Officer; and Scott Puma, Village Attorney.

Approval of the September 7, 2016 Minutes. Commissioner Greenhill moved, seconded by Commissioner Tierney to approve the minutes from the September 7, 2016 meeting. On voice vote, the motion carried.

Public Hearing – 2807 Route 12
- A map amendment to rezone the property from I, Industrial to B-2, General Business;
- A text amendment to allow the following uses in the B-2 zoning district:
  - pet agility facility
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  - pet agility training, dog training and hosting trials;
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  - bowling alley
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  - a reduction in the required number of parking spaces
  - certain parking areas on the site to be improved with gravel

Swearing in of Petitioner. Toni Reeves representing WI-IL Agility Group, Inc. (WAG) and John Bilik and Marty Krashoc representing EBJB Property, LLC and All Rite Spring Company were sworn in at the commencement of the hearing.

Presentation of Petitioner. Tom Burney, attorney for the petitioners, introduced the zoning application. The map amendment was requested by village staff to comply with the village’s Comprehensive Plan. The rezoning of the property necessitated the text amendments so special use permits could be requested to allow WAG to operate their dog training facility and the property owner, who owns All Rite Spring Company, to use part of the building for warehouse storage. A variance to reduce the required number of parking spaces from 97 to 95 for WAG was requested. The
request for a variance to allow certain parking areas to be improved with gravel was withdrawn as the property owner will comply with the ordinance. The parking lot is scheduled for resurfacing in November 2016. Mr. Burney asked the standards for the zoning relief sought in support of the application be adopted.

Toni Reeves, relocation chair for WAG, then presented a PowerPoint presentation that included a video of dog training and trials to provide a better understanding of what they do. WAG is a dog training facility that focuses on teaching dogs and their owners the sport of dog agility. They have been located at 7705 Industrial Court, Unit D in Spring Grove for the past 16 years and would like to move to a larger facility. Ms. Reeves then proceeded to read the narrative prepared and attached as Exhibit 1 to the zoning application and herein. Mr. Burney then asked all the members of the public to stand in support of the application. It appeared all those present stood.

Questions by Planning and Zoning Commissioners. In response to questions and concerns from the commission, WAG has a 5 year lease with an option to renew. They can request a renewal after 4 years to extend the lease at this property or any other property owned by Mr. Bilik. Their preference would be to have a long term lease as they are also making an investment into the building as well. Food is catered in during trials for volunteers and judges.

With regard to the parking arrangement with Modern Abrasives, concern was raised should Modern Abrasives not be there in a couple of years. WAG is willing to limit the number of handlers and competitors on the weekends when trials are hosted where 125 parking spaces would be needed. The parking lot should be able to handle a majority of the competitors but they do have a contingency plan. Volunteers will be used to assist shuttling them to Modern Abrasives parking if needed but they don’t foresee any issues as it is short walking distance from the parking lot to the dog training facility. Mr. Bilik added he has 100 parking spaces at his other properties within the village and offered them to WAG so that people can be shuttled back and forth. Competitors and handlers do not utilize trailers to haul the dogs to training or trials and WAG would not allow RVs or travel trailers in the parking lot. Vendors that do have trailers will unload and then park at Modern Abrasives so not to take up any additional parking spaces. Ms. Reeves stated the ingress and egress to the property is sufficient as the entrances are designated as one way in and one way out.

Fire Chief Rich Tobiasz stated he has reviewed the revised parking layout that addressed his concerns and has no objections to it or the business. The fire department will review the building with Zoning Officer Turner to ensure it complies with the building codes prior to occupancy.

In response to questions from the commission, Mr. Bilik stated he originally purchased the building to use it for industrial purposes before making the necessary improvements to convert it into a bowling alley. When he heard WAG was looking for more space, he thought this would be a good opportunity to rent the facility and use the funds to make the improvement to the outside of the building and expand the parking lot to 172 spaces for the bowling alley. These improvements are estimated to cost $350,000. This being said, the improvements to the building are being done in incremental steps so that WAG can occupy the building but afterwards it can be transitioned to a bowling alley. He clarified that WAG will be leasing 25,000 sq. ft and the remaining 8,000 sq. ft. would be used for warehouse storage only for All Rite Spring Company.
Commissioner Tierney questioned if retention would be needed when the bowling alley parking lot is installed. Zoning Officer Turner replied the plan would be reviewed by the village engineer for compliance.

Chairperson Gajewski and Zoning Officer Turner voiced concern that the text amendment to allow light industrial uses in the B-2 zoning district with a special use permit would open up the possibility for these uses to spread into other commercial and retail areas. In addition, the text amendment is being sought to fit the needs of this specific property when it would also affect other commercially zoned properties. Mr. Bilik inquired if the warehouse storage could be grandfathered as he doesn’t want to lose what he currently is allowed to do in the industrial zoning district. Attorney Puma stated this would be a partial non-conforming use and should the building be damaged beyond 50%, the non-conforming use would no longer be applicable. Attorney Puma was confident that performance standard could be established to address the concerns expressed by the village and petitioner. The commission agreed to give Attorney Puma the ability to work out the process to allow the petitioners to conduct their businesses before transitioning to a bowling alley or other permitted uses but not allowing light industrial uses in B-2.

The commission expressed support for the commercialization of the Route 12 corridor.

Commissioners Broz, Greenhill and Lee expressed reservation with the approval of the bowling alley as its operation is more than 6 years down the road. Commissioner Broz further opined the bowling alley should not be involved in the zoning process at this time. Zoning Officer Turner replied the bowling alley is the ultimate goal for the property, which requires a special use permit in the B-2 zoning district. He explained the special use was incorporated into the application so the petitioner does not have to go through the requirements of filing another application and meeting. He stated the building would have to comply with the building codes in effect at the time the property is transitioned to a bowling alley. In addition, any major exterior improvements would be reviewed by the Architectural Review Commission and approved by the Village Board.

Chairperson Gajewski and Zoning Officer Turner supported limiting the special use permits for the pet agility and training facility and warehouse storage to 5 years. This would give the village the ability to revisit to see if the conditions on Route 12 have transitioned into more commercial and retail uses, therefore the special use permits would no longer be compatible.

**Questions by Zoning Officer.** Zoning Officer Turner commented that it is good that WAG needs to expand but its use is better suited in an industrial area and not along Route 12. He explained the village’s goal is to transition light industrial uses to commercial uses along the Route 12 corridor in accordance with the Village’s Comprehensive Plan and it is the intent of the Village Board to temporarily allow WAG and the warehouse storage before the building is transitioned to allow B-2 uses, such as a bowling alley.

**Public Comment.** Chairperson Gajewski then opened the hearing up for comments by the public. Public comment was closed as no one in the public wished to speak.
Further Board Discussion. None.

Motion to Adopt the Findings of Fact. None.

Motion of Recommendation to Village Board.
Commissioner Broz moved, seconded by Commissioner Greenhill to recommend approval of a map amendment to rezone the property to B-2, General Business; text amendments to amend Appendix B, Uses Permitted in Zoning District, to add "Pet Agility Facility", "Pet Training Facility" and "Light Industry- Warehouse" as a Special Use in the B-2, General Business, zoning district; special use permits for a dog agility facility, dog training facility and light industry - warehouse; and a variance to reduce the required number of parking spaces from 97 to 95. Chairperson Gajewski moved, seconded by Commissioner Lee to amend the motion to limit the special use permits to 5 years from the date of approval with the condition that the petitioners can request an extension from the Village Board and should such a request would be reviewed and approved by the Village Board without the necessity of additional public hearings. Roll call vote: Ayes: Gajewski, Greenhill, Lee and Tierney – 4. Nays: Broz – 1. Motion carried.

Commissioner Lee moved, seconded by Commissioner Tierney to recommend approval of the special use permit for the bowling alley only and not the beer garden with outdoor seating subject to the following conditions:

1. The applicant has 6 years from the date of approval to begin the transition to a bowling alley. If in the future the applicant determines he needs additional time to transition to a bowling alley, such a request would be reviewed and approved by the Village Board without the necessity of additional public hearings.

2. The special use permit granted to Louis and Patrice Savaglio to operate an auto museum and to allow the outside storage of up to 6 vehicles and 2 auctions per year be revoked.

3. The special use permits for the pet agility and training facility and light industrial use shall terminate when the transition is made to a bowling alley or another permitted use.


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

Other Business. None.

There being no further business, Commissioner Lee moved, seconded by Commissioner Greenhill to adjourn the meeting at 7:42 p.m. On voice vote, the motion carried.

Respectfully submitted,

Sandi Rusher, Village Clerk
Exhibit 1

Narrative for Spring Grove Zoning Review

Introduction

Business Name: WI-IL Agility Group, Inc. (referred to as “WAG”)
Presenter: Toni Reeves, Relocation Chairperson
Web site: www.wagagility.com

Business Overview and History

WAG is a dog training facility focusing on teaching dogs and their owners the sport of dog agility. We also offer dog agility competitions (referred to as trials). We do not offer boarding or grooming or keep dogs overnight in the facility. Our business hours are 6 AM to 10 PM, 7 days per week.

WAG is a volunteer club incorporated as a 501c4 Not-For-Profit corporation. The 501c4 status means we do not pay taxes, but we do file taxes each year. The club is run by a Board of Directors.

WAG was started over 17 years ago by a group of dog agility enthusiasts located in Antioch. We started at a temporary facility in McHenry while our current facility was being constructed, then moved to our current facility, located at 7705 Industrial Court, Unit D, here in Spring Grove, where we have operated for over 16 years at this location in Spring Grove.

WAG’s current facility is 8,700 square feet. Due to the growth of our classes and competitions, we would like to move to a larger facility that would allow us to offer more to the local dog community.

Business Description and Operations

Classes

WAG’s primary activity is teaching dog agility classes. Classes consist of 1 or 2 WAG instructors, with class limits of 3 to 5 students per instructor. Current maximum capacity for classes is 10 students (2 instructors splitting a group of 10 students, for a total of 12 people). Classes are an hour long and meet weekly for repeating 8 week sessions.

Owners bring their dog(s) into the facility on a leash, participate in an hour of group instruction, and then return home. No dogs are left unattended or left overnight in the facility.

In this new facility, WAG will have the space to offer multiple (2 to 3) classes at one time. At maximum class capacity, up to 26a people and their dogs would be in the facility at any one time for classes.

Two to 3 hours of classes are offered in the evenings 4 days per week (Monday through Thursday), and 1 to 3 hours of classes are offered during the day 2 days per week (Tuesday and Thursday). Additional classes may be offered as class demand continues to grow. WAG also plans to offer other training opportunities, such as obedience classes and practice, and canine nosework.

a In the new facility, one training area will accommodate a 2-instructor class with a total of 10 students. The other 2 training areas are smaller and will each accommodate a single-instructor class with a maximum of 6 students in each class. This is a total of 22 students and 4 instructors (26 people) if all 3 training areas are in use at the same time.
Other Training Activities
Other training activities may occur at times that regular weekly classes are not being held. These include the following:

- Private or semi-private instruction (lessons) consisting of 1 instructor and 1 to 2 students and their dogs.
- Nationally recognized agility trainers are brought in a few times per year for 2 to 3 days of full-day seminars. Seminars consist of up to 12 dog/handler teams and a small number of paying spectators (auditors).
- Handlers may use the facility on their own for training their dog(s).
- Fun runs are offered once per month on a weekend. A fun run is a practice competition that runs for approximately half a day. Attendance at fun run competitions may be 40 dog/handler teams.

Agility Competitions (Agility Trials)
WAG conducts 10 weekends of dog agility competitions throughout the year in our current facility. We plan to add approximately 6 additional weekend competitions. Entry limits are set by the various agility organizations, so the number of competitors would not increase, but the larger facility would allow us to offer a more comfortable and spacious trial environment.

An agility competition consists of the following:

- A competition ring - an area of approximately 9,000 square feet, where one dog/handler team at a time run an agility course
- Crating areas - space for handlers to set up cages (crates) for their dogs, where the dogs will wait until it’s their turn in the competition ring.
- A warm-up/practice area and “on-deck” area for dog/handler teams preparing to enter the competition ring.
- Seating and viewing areas for competitors to watch the competition while they wait for their turn. A typical number of people present in the facility during a competition may range from 20-30 up to around 125 throughout the day, depending on the number of classes offered. Competitors come and go as the trial schedule moves through the various class levels; 125 is the maximum number of people that may be present if all competitors were at the trial at the same time.
- A hospitality area where snacks, drinks, and catered lunch are provided for the trial judge and for people who help with the operation of the trial.
- An administrative area, where scores and placements are tabulated and posted, prizes are distributed, and competition judges review and approve paperwork.
- Vendor booths, for vendors selling various specialized items related to dog agility.
Parking

Approximately 96 parking spaces (subject to staff's concurrence) are planned for the proposed new facility. In addition, the company to the West (Modern Abrasives) has provided written permission allowing WAG to use their parking lot (at least 70 spaces) on weekends.

During weekly classes a maximum of 24 parking spots will be necessary. Current planned parking is more than adequate for such classes.

Up to 125 spots are needed for trial weekends. The combination of 96 spots for the proposed new facility and 70 spaces in the adjacent lot will provide the necessary spaces for trial weekends.

Community Involvement

WAG is very involved in the local community:

- We have members and students from the greater Spring Grove area.
- We regularly support local fundraisers including a donation every year to the Spring Grove Firemen's Annual Fundraiser.
- We contribute dog and cat food to the local food pantry monthly.
- Our students and trial participants utilize a variety of Spring Grove merchants while visiting WAG, including restaurants, gas stations, and retail stores.
- We cater our events through local restaurants.
- Annually we hold a canine Health Clinic where board-certified veterinarians conduct low-cost microchipping and low-cost testing for heartworm, tick-borne diseases, thyroid diagnostic panel, and pre-vaccination screening for parvo/distemper. We also bring in a canine ophthalmologist who will test for compliance with the Canine Eye Registration Foundation (CERF). We hold this health clinic in the early spring on a Sunday to allow members of the local dog community to bring their dogs in for their annual testing at low cost in a less stressful environment than the vet’s office.
- We plan to offer a small retail area offering dog treats, various agility equipment items, and other specialized dog-related items that are not otherwise available in the local area.
Responsible Dog Ownership

We practice, convey, enforce, and support Responsible Dog Ownership. No dogs are left overnight or unattended. Dogs are not permitted off leash outside the facility, and are only off-leash inside the facility when actively training. No incessant barking is permitted.

A 6 x 6 enclosed dog potty area will be provided outside of the facility for owners to potty their dogs, or owners may potty their dogs on leash in the grassy areas behind or alongside of the facility. These areas will include clean up bags and covered waste containers. WAG has a strict policy requiring owners to immediately pick up dog waste and dispose of it in the waste containers provided, which will be emptied weekly with the regular trash pick-up. We strictly enforce clean up rules for all WAG activities. We have never received complaints in our current facility regarding dog waste, cleanliness, barking, or off leash dogs.

Conclusion

In closing, we request approval for a special use for this facility and certain variations at 2807 Route 12. We have been located in Spring Grove very close to the proposed new facility for many years without any significant complaints. We look forward to this opportunity to expand our business and continue providing services for the local dog community.