

MINUTES OF A REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION OF THE
VILLAGE OF SPRING GROVE
APRIL 6, 2022

Council Chambers, Spring Grove, Illinois, April 6, 2022; a Regular Meeting of the Planning and Zoning Commission was held this date at 6:00 p.m., at the Municipal Centre, 7401 Meyer Road; Chairperson Bukolt presiding.

Roll Call. Roll call vote showed the following commissioners to be present at the meeting: Chairperson Mike Bukolt; Commissioners Katie Fitzgerald, Bill Greenhill, Kevin Hessenthaler, Jean Rygiel, and John Sullivan- 6. Absent: Commissioner Paul Tierney - 1. Also present for the Village were Bob Walczak, Building and Zoning Officer; Scott Puma, Village Attorney; Kelly Popelka, Deputy Clerk; and Sandi Rusher, Village Clerk.

Public Hearing – 2020 Route 12, Units A & B - A special use permit for a veterinary clinic to spay and neuter small animals, only cats and dogs, as well as a secondhand store; and a variance from the requirement to maintain an outside exercise area and soundproofing.

Approval of the February 16, 2022 Minutes. Commissioner Greenhill moved, seconded by Commissioner Hessenthaler to approve the minutes as presented. On voice vote and all in favor, the motion carried.

Swearing in of Petitioner. Sharon Johnson, representative of Alliance for Humane Action (AHA), was sworn in at the commencement of the hearing.

Presentation of Petitioner. Neil Anderson, attorney for AHA, and Sharon Johnson highlighted the narrative included in the zoning application. AHA is a not-for-profit that has been providing spaying and neutering services since September of 2007. They currently have operated a secondhand store in Lindenhurst since 2010 that supports this program. To date they have spayed or neutered about 40,000 small animals. The clinic will offer spay and neutering of small animals only and there will be no overnight stays, animals will be dropped off first thing in the morning and picked up before close of business.

Ms. Johnson testified that the petition is truthful and accurate and affirmed the standards to support the special use permits and variances. She asked to waive the requirement for the exercise area and soundproofing because they are starting out with cats and small dogs, and animals will not be exercised before or after surgery. The program will have a weight limit for any animals seen at this clinic.

Ms. Johnson has prior experience working with a trap, neuter, & release program and believes there is a great need for this service in McHenry County as regular veterinarians can charge up to \$1,000 for spay/neutering and shots for animals. AHA will also work with McHenry County Animal

Control. The first phase of the program will include a clinic in Unit A with licensed veterinarians and vet techs and the second phase will include a resale shop in Unit B which will help support the program.

Questions by Planning and Zoning Commissioners. In response to inquiries from the commission, the recovery area is located in the area marked "X table" on Exhibit B attached to the application, which is an outside wall and that there is little noise during the short recovery period. AHA expects approximately 30 patients a day with hours from 8:00 a.m. to 6:00 p.m., 8 expected employees with 4-5 of them working at one time. Any medical waste will be disposed of properly.

The commission agreed soundproofing is not a concern at this time and support the variance for no exercise area as it has been outlined that the animals will be in and out in the same day and no need for exercise after the procedure they will have. They agreed to the staff recommendations outlined regarding the secondhand store acting as soundproofing and that it shall be opened within two years and if not, they can apply for an extension with approval of the Village Board.

Questions by Zoning Officer. Building and Zoning Officer Walczak recommended the staff recommendations in the Staff Review be incorporated into any approval.

Public Comment. *Chairperson Bukolt then opened the meeting up for comment by the public.* Public Comment was closed as no one was in attendance.

Further Board Discussion. None.

Motion to Adopt the Findings of Fact. Commissioner Greenhill moved, seconded by Commissioner Hessenthaler to accept the Findings of Fact as presented. Roll call vote: Ayes: Bukolt, Fitzgerald, Greenhill, Hessenthaler, Rygiel, and Sullivan – 6. Nays: None. Motion carried.

Motion of Recommendation to Village Board. Commissioner Greenhill moved, seconded by Commissioner Hessenthaler to recommend approval of the application as presented subject to the following conditions:

- The veterinary clinic shall not expand into Unit B without the addition of soundproofing between Units B and C, unless the petitioners will then rent Unit C for the storefront, therefore adding a buffer between the clinic and any future tenant in Unit D.
- Soundproofing may be required should any tenant in a unit immediately adjacent to the clinic request it.
- The secondhand store shall be open within two (2) years of approval. The applicant can apply to the Village Board of an extension without the necessity of an additional public hearing. Any extension will be considered by the Village Board in its discretion.
- Should animals be taken outside to relieve themselves, they must be leashed, and waste is picked up and disposed of in an appropriate container immediately.

- The surrounding areas should be monitored by clinic staff for animal waste and picked up and disposed of in an appropriate container immediately.
- All public entrance doors be labeled with the occupants' business name and all exterior rear and side doors be labeled with a unit number for life safety reasons.
- The special use permit is limited to Alliance for Humane Action.
- Compliance with the terms of the special use permit and variance shall be reviewed annually, or more frequently if deemed necessary, by the Building and Zoning Officer.

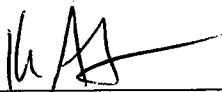
Roll call vote: Ayes: Bukolt, Fitzgerald, Greenhill, Hessenthaler, Rygiel, and Sullivan – 6. Nays: None. Motion carried.

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

Other Business. None.

There being no further business, Commissioner Rygiel moved, seconded by Commissioner Fitzgerald to adjourn the meeting at 6:29 p.m. On voice vote, the motion carried.

Respectfully submitted,



Kelly Popelka, Deputy Clerk