



## #2011-63 BeBe's Dog Day Care & Spa - 15 Morgan Street Project Review for Planning and Zoning Commission

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<b><u>Meeting Dates:</u></b>	December 7, 2011
<b><u>Requests:</u></b>	Use Variation and Special Use Permit in accordance with Article 2, Land Use, of the Unified Development Ordinance, to allow a Pet Care Service as a Permitted Use in the M Manufacturing zoning district.
<b><u>Location:</u></b>	15 Morgan Street
<b><u>Acreage:</u></b>	0.94 acres (site); approximately 1,200 square feet (tenant suite)
<b><u>Existing Zoning:</u></b>	"M" Manufacturing
<b><u>Surrounding Properties:</u></b>	North: "R-2" Single Family Residential South: "County" Unincorporated McHenry County East: "R-2" Single Family Residential West: "R-2" Single Family Residential
<b><u>Staff Contact:</u></b>	Latika Bhide (815.356.3615)

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### **Background:**

- The subject property is located at the northeast corner of Morgan Street and Crystal Lake Avenue.
- The petitioner plans to open and operate a dog daycare spa facility at this location.
- The other tenants at this location include Phoenix Custom Woodworking and A Video and Image Company.
- The petitioner is requesting a use variation since the site is zoned Manufacturing, which does not allow Pet Care Services. Additionally a special use is also required as the property is located adjacent to residential properties.

### **Land Use Analysis:**

#### **SITE LAYOUT**

- The property has access drives off both Crystal Lake Avenue and Morgan Street.
- The access drive off Morgan Street is currently a gravel driveway and parking at the location is not striped. The access off Crystal Lake Avenue is paved.
- As mentioned previously, parking is not striped. Staff has observed vehicles parked in the gravel area to the north of the building, along the Morgan Street right-of-way to the west

- of the building and along the paved parking area along the southeast of the building.
- Per the parking requirements in the UDO, 4 parking spaces are required for this use.
- It does not appear that the petitioner is adding an exterior enclosed fence run area to the building.
- Based on the information provided, no external modifications are proposed to the site.

LAND USE

- Pet care (except veterinary) service is permitted as a Limited Use in the F, E, O, B-2, B-4, and M-L districts, but is not permitted in the Manufacturing zoning district.
- The Crystal Lake 2020 Comprehensive Plan designates this property as Urban Residential, which represents most of the existing residential areas including a combination of single family and multi-family housing type.

**Findings of Fact:**

USE VARIATION

The Manufacturing zone is intended for general industrial uses that provide jobs and services. The petitioner is requesting to use the property for the Pet Care Service use. This use will provide jobs and a service to the community. The granting of a Variation rests upon the applicant proving practical difficulty or hardship caused by the Zoning Ordinance requirements. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

No specific standards are spelled out in the Unified Development Ordinance for granting use variations. However, it is recommended that the Planning and Zoning Commission and City Council first determine and record its findings that the evidence justifies the conclusions that:

The property cannot be used for purposes permitted in the zoning district without the requested variance;

<input type="checkbox"/>	Meets	<input type="checkbox"/>	Does not meet
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The proposed use would not alter the essential character of the area in which the property is located;

<input type="checkbox"/>	Meets	<input type="checkbox"/>	Does not meet
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The proposed use will not reasonably diminish the value of adjacent property;

<input type="checkbox"/>	Meets	<input type="checkbox"/>	Does not meet
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The proposed use will not unreasonably increase the congestion in the public streets or otherwise endanger public safety; and

<input type="checkbox"/>	Meets	<input type="checkbox"/>	Does not meet
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The proposed use is in harmony with the general purpose and intents of the Unified Development Ordinance.

<input type="checkbox"/>	Meets	<input type="checkbox"/>	Does not meet
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Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the Variation be denied.

### SPECIAL USE PERMIT

The petitioner is requesting approval of a Special Use Permit, which is required since the property is adjacent to residential property. Due to their unique nature, Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

Section 2-400 of the Unified Development Ordinance establishes the general standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.

*Meets*                       *Does not meet*

2. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.

*Meets*                       *Does not meet*

3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and flood plain regulations, Building and Fire Codes and all other applicable City Ordinances.

*Meets*                       *Does not meet*

4. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.

*Meets*                       *Does not meet*

5. That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery systems.

*Meets*                       *Does not meet*

6. That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.

*Meets*                       *Does not meet*

7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground

covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.

*Meets*                       *Does not meet*

8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as Federal, State or County statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.

*Meets*                       *Does not meet*

9. That the proposed use shall conform to any stipulations or conditions approved as part of a Special Use Permit issued for such use.

*Meets*                       *Does not meet*

10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.

*Meets*                       *Does not meet*

Additionally, Section 2-400 C of the UDO, establishes specific criteria for consideration before the issuance of a Special Use Permit for Pet care (except veterinary) services.

- a) Leashing and control: All animals arriving at and leaving the property are to be leashed and under control at all times.
- b) Boarding: All boarding shall be conducted inside of the principal building.
- c) Outside run fencing: Outside run areas are to be fenced with at least a 6-foot tall solid wooden fence. Animals may be released to the outside run areas only between 6:00 a.m. and 9:00 p.m.

*It appears that an outside run area is not proposed.*

- d) Animal waste: Animal waste on the exterior of the property must be removed on a daily basis and disposed of in a sealed container to prevent odors from affecting adjacent tenants or property owners.
- e) Sound: Where located in multi-tenant buildings, the suite may be required to be sound proofed to a level deemed appropriate by the Building Commissioner depending on the size of the kennel and adjacent uses.
- f) Adjacent to residential properties: Where located immediately adjacent to residential properties, a Special Use Permit approval is required.

The above listed criteria can be required as a condition of approval.

**Recommended Conditions:**

If a motion to approve the petitioner's request is made, the following are recommended as conditions of approval:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:

- A. Application (Kristin Bourey, received 11/22/11)
  - B. Plat of Survey (Luco, received 11/22/11)
  - C. Floor Plan (Schoeneck, received 6/7/10)
2. The Use Variation and Special Use Permit is granted to allow BeBe's Dog Day Care and Spa, as described in the application information. The use shall not be significantly increased, i.e., the addition of additional space or outdoor kennels without amending this request. A change in ownership will require a new use variation and special use permit.
  3. This petition must meet the UDO criteria for Pet Care Services (listed in the report above).
  4. The petitioner must provide information on the number and type of vehicles stored on this property. A parking plan, to be approved by the Engineering Division, must be provided to accommodate the stored vehicles and the customer traffic.
  5. Striped parking areas, in compliance with the UDO must be provided within 3 years from the date of this approval. This will included paving the gravel drive and parking areas.
  6. The petitioner shall address any comments and requirements from the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

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City of Crystal Lake  
Development Application

Office Use Only **6 3 2011**  
File # \_\_\_\_\_

Project Title: Dog Daycare Spa  
(BeBe's Day Spa)

**RECEIVED**  
NOV 21 2011  
BY: \_\_\_\_\_

**Action Requested**

- |   |  |
|---|--|
| <input type="checkbox"/> Annexation                   | <input type="checkbox"/> Preliminary PUD                 |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review        | <input type="checkbox"/> Rezoning                        |
| <input type="checkbox"/> Final PUD                    | <input checked="" type="checkbox"/> Special Use Permit   |
| <input type="checkbox"/> Final PUD Amendment          | <input type="checkbox"/> Variation                       |
| <input type="checkbox"/> Final Plat of Subdivision    | <input checked="" type="checkbox"/> Other USE VARIATION  |

**Petitioner Information**

Name: Kristin Bowrey  
Address: 2307 Manor Ln.  
McHenry, IL 60051  
Phone: (815) 790-6202  
Fax: \_\_\_\_\_  
E-mail: kitch1405@gmail.com

**Owner Information (if different)**

Name: DOMINIC CERNIGLIA  
Address: 15 N. Morgan  
C. L. 60014  
Phone: 847-366-0975  
Fax: \_\_\_\_\_  
E-mail: DonService@aol.com

**Property Information**

Project Description: A dogs' day retreat! We will offer our clients all natural products to enhance their dogs wellbeing. Grooming will be customized for each individual dog in a calm & professional atmosphere. Daycare will provide our dogs with a fun & social environment that they will enjoy visiting again & again!  
Project Address/Location: 15 Morgan St. Crystal Lake, IL

PIN Number(s): \_\_\_\_\_

**Development Team**

Please include address, phone, fax and e-mail

Developer: NA

Architect: NA

Attorney: NA

Engineer: NA

Landscape Architect: NA

Planner: NA

Surveyor: NA

Other: Interior Construction - Class Remodeling  
Larry Wood (847) 409-1008

**Signatures**

Kristin Bourey - Kristin Bourey 11/18/11  
PETITIONER: Print and Sign name (if different from owner) Date

As owner of the property in question, I hereby authorize the seeking of the above requested action.  
DOMINIC CERNIGLIA - [Signature] 11-18-11  
OWNER: Print and Sign name Date

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

## **PUBLIC NOTICE**

### **BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS**

IN THE MATTER OF THE PETITION  
OF Kristin Bourey

#### **LEGAL NOTICE**

Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission of the City of Crystal Lake upon the application by Kristin Bourey, for a Use Variation and Special Use Permit relating to the following described real estate commonly known as 15 Morgan Street, Crystal Lake, Illinois 60014, PIN: 14-33-381-009.

This application is filed for the purposes of seeking a Use Variation and Special Use pursuant to Article 2, Land Use and Article 9, Administration, of the UDO to allow a dog day care spa at this location; as well as any other variations that may be necessary to allow the plans as presented. Plans for this project can be viewed at the City of Crystal Lake Community Development Department at City Hall.

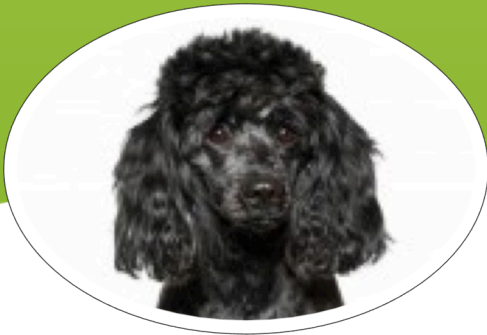
A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday December 7, 2011, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson  
Planning and Zoning Commission  
City of Crystal Lake  
(Published in the Northwest Herald  
November 22, 2011)



# Health Requirements

All dogs must be up to date on vaccinations. Please bring proof of Rabies, DHLPPC, and bordetella. All guests must be non-aggressive with humans and fellow canines.



## Hours

Monday- Friday 8:00 A.M.-  
6:00 P.M.

Saturday –Sun. 8:00 A.M.-  
4:00 P.M.

Closed Holidays

## Bebe's Day Spa

15 Morgan St.

Crystal Lake, IL 60014

(815) 790-6202

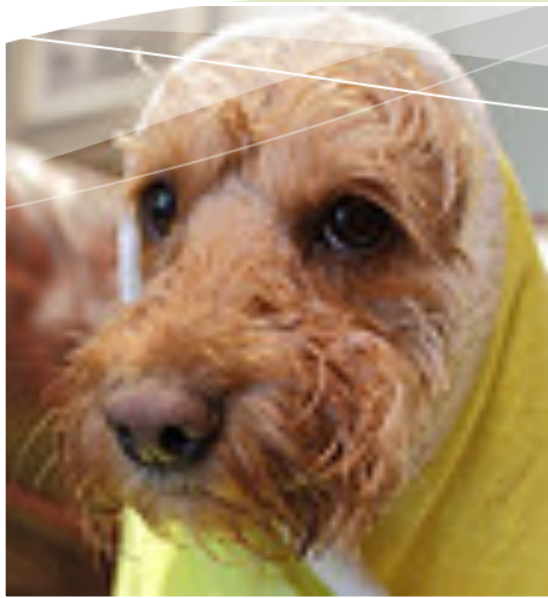


## Bebe's Day Spa

A dogs' day retreat!

# Daycare Services

At Bebe's Day Spa, we are devoted to providing quality care at an affordable price. All guests will enjoy a fun and social environment; that they will be eager to visit again and again. Our guests are pampered with the best: Comfortable seating, gourmet treats, classical music, aromatherapy spas are only a few of our many amenities! All guests will be showered with human affection while mingling with their canine friends. Enjoy a happier and more relaxed companion.



## Grooming Services

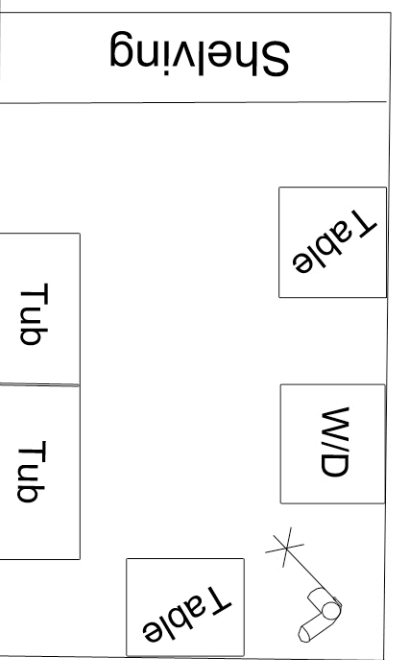
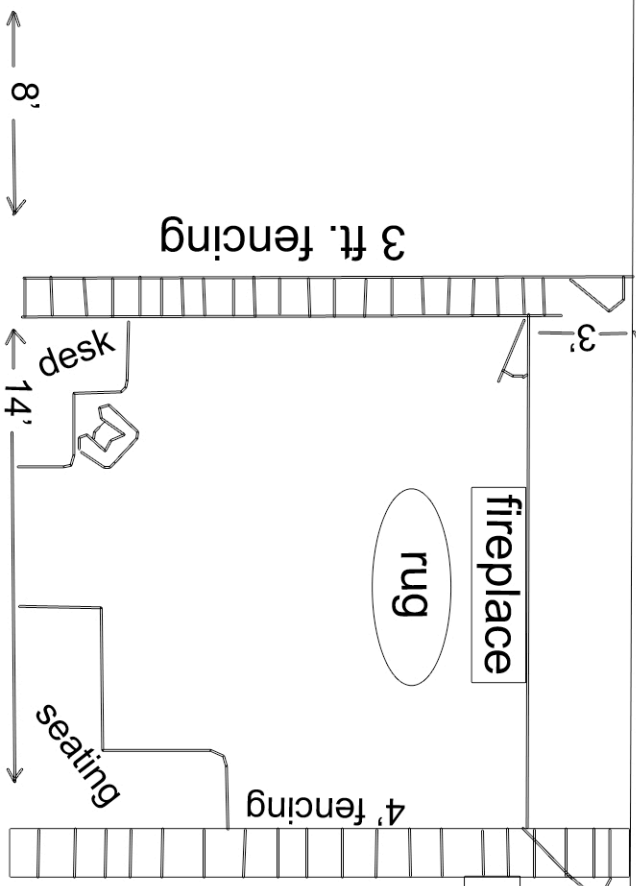
BeBe's Day Spa Groomers strive for excellence! All of our groomers have 10+ years of experience and are well trained in all dog breeds. We use all natural products and herbal essences to help bring out your dog's inner beauty. Our groomers will take the time, with your dog, to insure they have the best grooming experience possible. Grooming adds to your dog's experience leaving them relaxed and refreshed for you.



Yard

27'

15' 7"

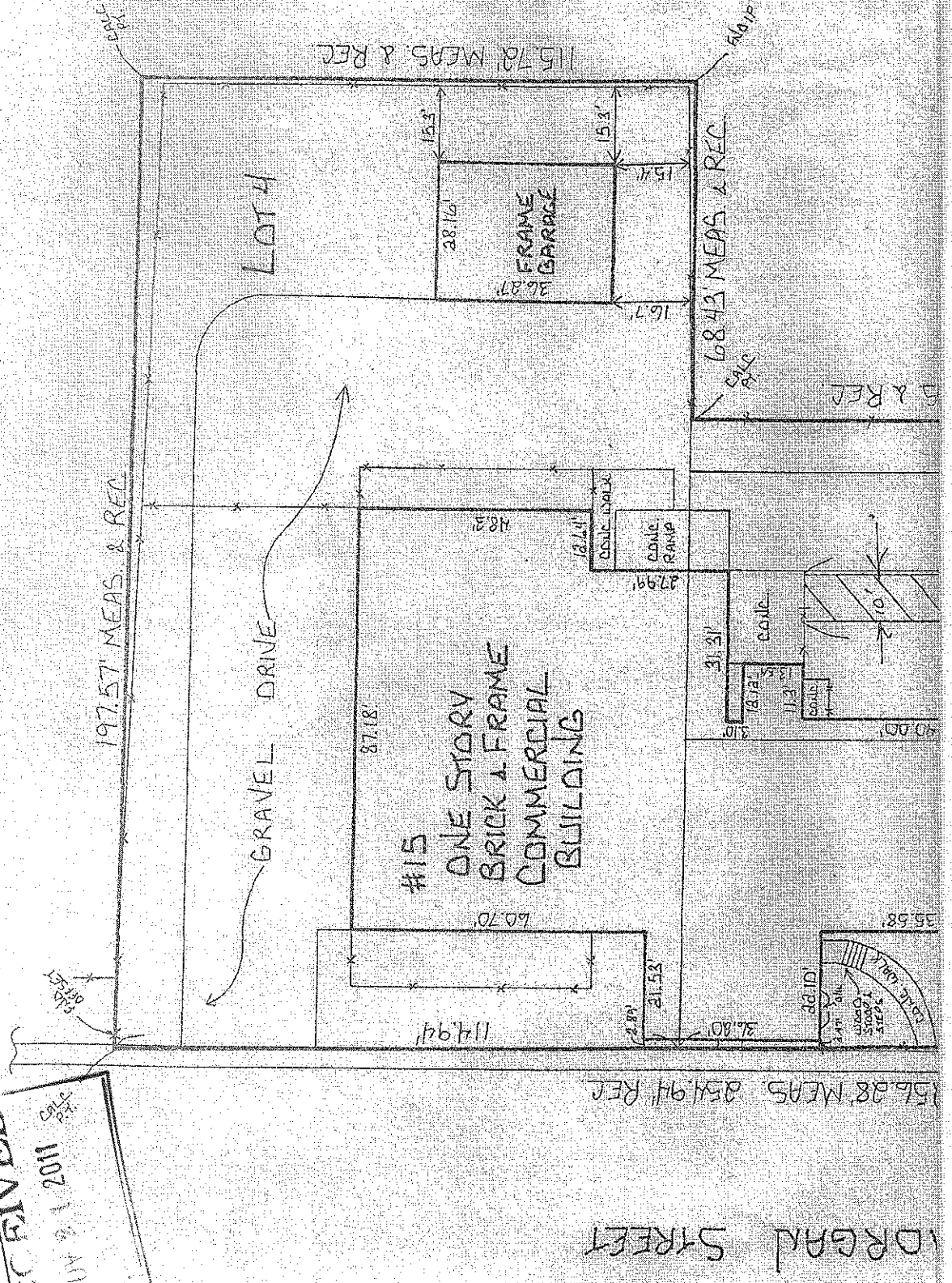


**LEGAL DESCRIPTION:**

Lots 4, 5 and 6 in Block 4 in Meier's Addition to Crystal Lake, a Subdivision of part of the Southwest Quarter of Section 33, Township 44 North, Range 8 East of the Third Principal, according to the Plat thereof recorded August 18, 1927 as Document No. 79533, in Book 6 of Plats, page 31, in McHenry County, Illinois.

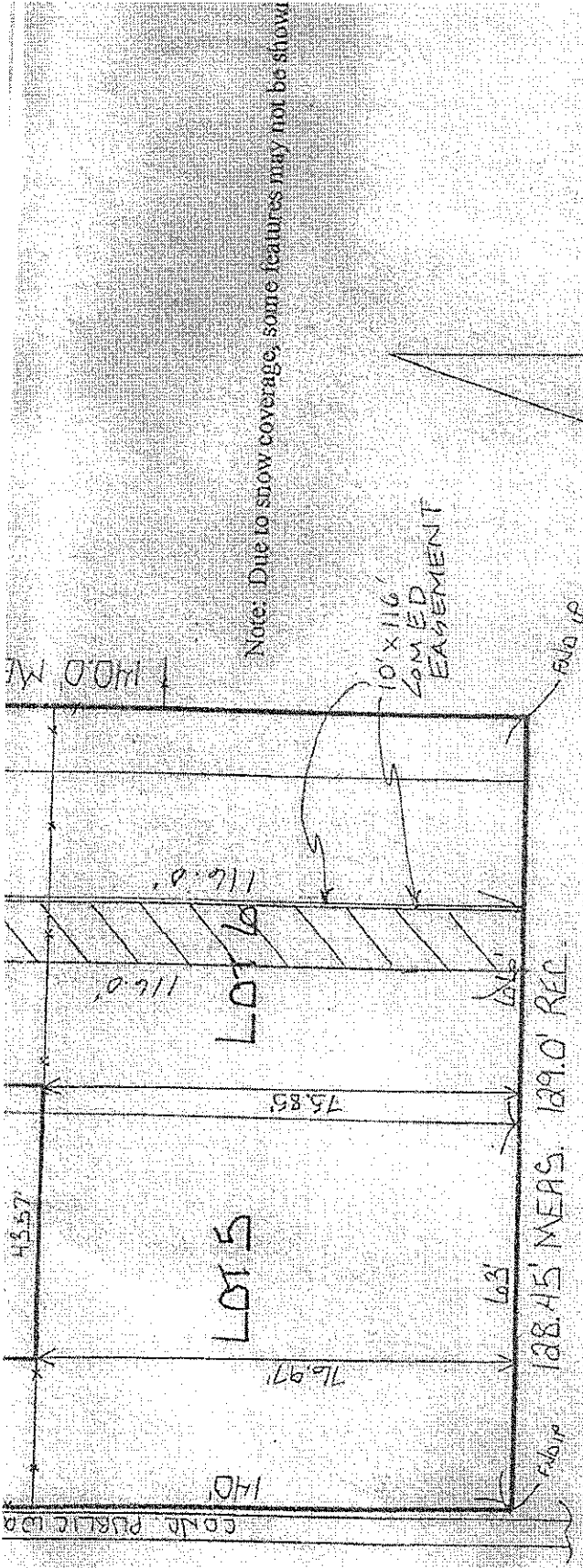
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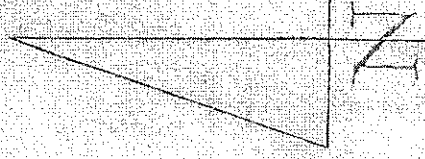


ORIGINAL STREET

156.88 MEAS. 834.94' REC.



Note: Due to snow coverage, some features may not be shown.



SCALE: 1" = 30'

# CRYSTAL LAKE AVENUE

OF SURVEY 8-4-04 EASEMENT ONLY ADDED 8/12/04

OF ILLINOIS

Y OF MCHENRY

WEY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, ACCORDING TO THE OFFICIAL RECORD AND THAT THIS ABOVE PLAT CORRECTLY REPRESENTS SAID SURVEY. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF. WE HEREBY CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THE PARCEL ARE WITHIN PROPERTY LINES AND ADJOINING VISIBLE IMPROVEMENTS DO NOT ENCRoACH ON THE ABOVE DESCRIBED PROPERTY.

WE HEREBY CERTIFY THAT THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

*C.T. O'Connell*

MY LICENSE EXPIRES: 11-30-2004  
 WEILSE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2143

ORDERED BY: REGIONAL MANAGEMENT  
DEAN TROBERRY

Job No. 04-13533

LUGO CONSTRUCTION, INC.  
 P.O. BOX 222  
 ALCONQUIN, IL 60102  
 847-658-8537  
 FAX: 847-458-0714