



#2014-28

School for Dogs – UDO Text Amendment and SUP Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	June 18, 2014
<u>Request:</u>	UDO Text Amendment and Special Use Permit to allow a pet care facility for dog training.
<u>Location:</u>	824 S. Main Street
<u>Acreage:</u>	2,250 square-foot tenant space
<u>Existing Zoning:</u>	M PUD Manufacturing
<u>Surrounding Properties:</u>	North: B-2 General Commercial South: B 1 PUD Neighborhood Commercial East: Prairie Trail and beyond M Manufacturing Three Oaks Recreation Area West: B-2 General Commercial
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- **Existing Use:** This site is developed with three buildings. The buildings have a variety of commercial, office, service and commercial recreation uses as tenants.

Development Analysis:

General

- **Request:** Text Amendment to allow Pet Care as a Limited Use in the M Manufacturing zoning district and a Special Use Permit to allow the School for Dogs Pet Care. The UDO currently allows Pet Care as a Limited Use in the F, E, O, B-2, B-4 and M-L zoning districts.

Service Uses		F	E	RE	R-1	R-2	R-3A	R-3B	O	B-1	B-2	B-4	M-L	M
Personal and Laundry Services	Pet Care	L	L						L		L	L	L	L

- Land Use: The land use map shows the area as Industry. This land use designation is appropriate for the buildings on the site. These buildings support a variety of tenants.
- Zoning: The site is zoned M Manufacturing. If the text amendment is appropriate, then the Pet Care use would be considered appropriate as a Limited Use in this district. This zoning district would also keep the noise and smells associated with dogs away from residential areas.

Tenant Space Layout

- The petitioners are utilizing Unit #107 for the dog training.
- There will be an open area when customers come in. The dogs will then be allowed to enter into the training area.
- There is in indoor grass area for the dogs to use.

Findings of fact:

LIMITED USE PERMIT

Pet Care is a Limited Uses provided they meet the established criteria. The limited use criteria are listed below. Since this petition does not meet all of the criteria it requires a Special Use Permit.

- a. Leashing and control: All animals arriving at and leaving the property are to be leashed and under control at all times.

Meets Does not meet

- b. Boarding: All boarding shall be conducted inside of the principal building.

Meets Does not meet

- 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. Chain link fences with slats must be approved by staff as meeting the intent of the solid fence.

Meets Does not meet

There is no outside fence for this use. The dogs would be inside for their training class.

- 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

Meets Does not meet

- 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.

Meets Does not meet

- f. Adjacent to residential properties: Where located immediately to residential properties, a Special Use Permit approval is required.

Meets Does not meet

SPECIAL USE PERMIT

The petitioner has requested a Special Use Permit to allow Pet Care in the M Manufacturing zoning district. Special Uses require a 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 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*

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Industry, which allows for existing and future manufacturing uses. The following goal is applicable to this request:

Land Use - Industry

Goal: Support manufacturing uses within the community which contribute to the regional and local economy and Crystal Lake’s live, work play philosophy.

This can be accomplished with the following supporting action:

Supporting Action: Encourage the redevelopment of “brownfield” sites, underused or abandoned manufacturing properties in the City, and reuse already existing structures or draw upon existing infrastructure.

Recommended Conditions:

If a motion to recommend approval of the petitioner’s request to approve a Text Amendment to allow Pet Care as a Limited Use in the M Manufacturing zoning district and a Special Use Permit to allow School for Dogs is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Paula Gomoll, received 09/23/13)
 - B. Site Plan (Pingree Rakow, dated 09/14/13, received 09/23/13)
2. If dog noise becomes an issue with the adjoining tenants sound proofing of the space may be required.
3. The petitioner shall address all of the review comments and requirements of the Police, Fire Rescue, Engineering and Building and Planning and Economic Development Departments.

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City of Crystal Lake Development Application

Office Use Only
File # _____

Project Title: _____

RECEIVED
MAY 30 2014
BY: _____

Action Requested

- Annexation
- Comprehensive Plan Amendment
- Conceptual PUD Review
- Final PUD
- Final PUD Amendment
- Final Plat of Subdivision
- Preliminary PUD
- Preliminary Plat of Subdivision
- Rezoning
- Special Use Permit
- Variation
- Other

Petitioner Information

Name: Paula Gomoll

Address: _____

Phone: _____

Fax: _____

E-mail: Bffdogtraining@comcast.net

Owner Information (if different)

Name: Nick Sarillo

Address: _____

Phone: _____

Fax: _____

E-mail: _____

Property Information

Project Description: Indoor training facility

Project Address/Location: 824 S. Main Unit 107

PIN Number(s): 19-08-427-005

Development Team

Please include address, phone, fax and e-mail

Developer: Paula Gamell

Architect: _____

Attorney: _____

Engineer: _____


Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

 Paula Gamell 5-29-14
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.

 NICK SARILLO 5/30/14
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.

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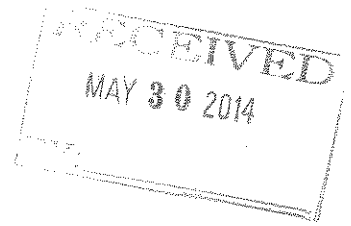
824 SOUTH MAIN STREET

UNIT 107

OWNER-NICK SARILLO

TENANT-PAULA GOMOLL

**BUSINESS NAME- SCHOOL FOR
DOGS**



Details of pending use:

**Structured dog training where dogs
are under constant commands as
follows:**

Placemat Training

Down Stay

Sit Stay

Proper Leash Walking

Socialization

Politeness

I create a calm state of mind in each dog I work with through continuous structure which allows learning and enables self control. There is no playing amongst dogs nor do I allow anything but calm behavior while in my classes. Socialization consists of being around things that cause many dogs to react like bikes, skate boards, noises, other dogs, different people, umbrellas, wheel chairs etc... and remain in the obedience command

given in a calm state of mind.

I have been dog training for 10 years and I have been doing it out of my home and near by areas. With the weather rarely cooperating, I am looking for a place big enough to be able to teach dogs from a distance as well as a facility large enough for me to be able to walk them around.

Potty Place~I will be creating a outdoor potty place indoors for dogs. It will consist of real sod and a built in automatic sprinkler system. This is called a Porch Potty. Sod will be replaced monthly. Stool will be disposed of in the toilet. Urine goes

into a drain system.

Dogs will be on leashes 100% of the time in my classes and on the premises.

PUBLIC NOTICE

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

IN THE MATTER OF THE PETITION
OF Paula Gomoll, on behalf of
Nick Sarillo with SMK Enterprises

LEGAL NOTICE

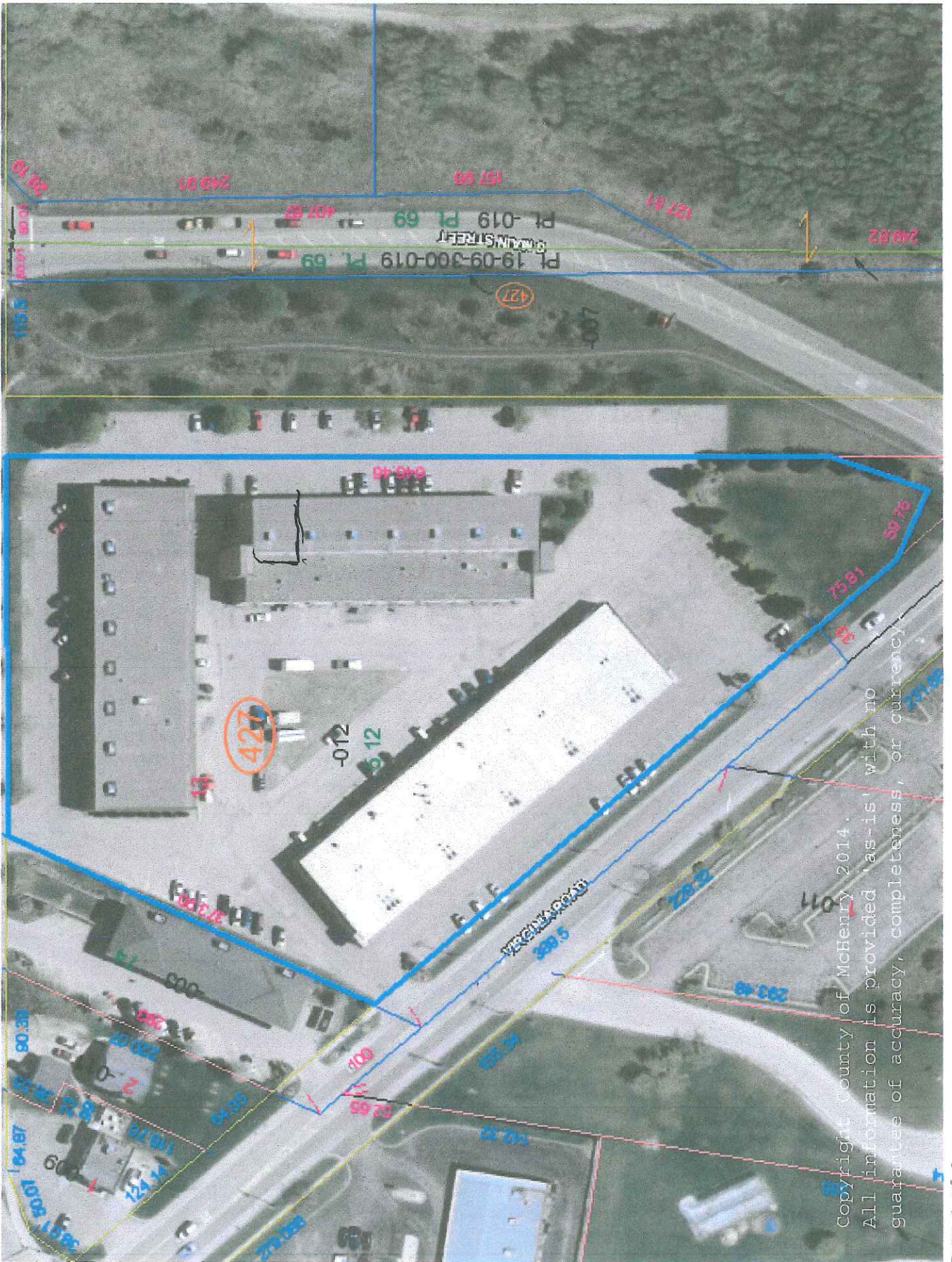
Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission on the application by Paula Gomoll on behalf of Nick Sarillo with SMK Enterprises for the purposes of seeking a UDO Text Amendment and Special Use Permit to allow Pet Care in the M Manufacturing zoning district at 825 S. Main Street, Crystal Lake, Illinois. PIN: 19-08-427-005.

This application is filed for the purpose of seeking a UDO Text Amendment from Article 2 Land Use to allow Pet Care as a Limited Use in the M Manufacturing zoning district and allow a Special Use Permit for the Pet Care dog training pursuant to Article 2-400 and Article 9-200 D. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission on this request will be held at 7:30 p.m. on Wednesday, June 18, 2014, 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
June 3, 2014. #A3493)



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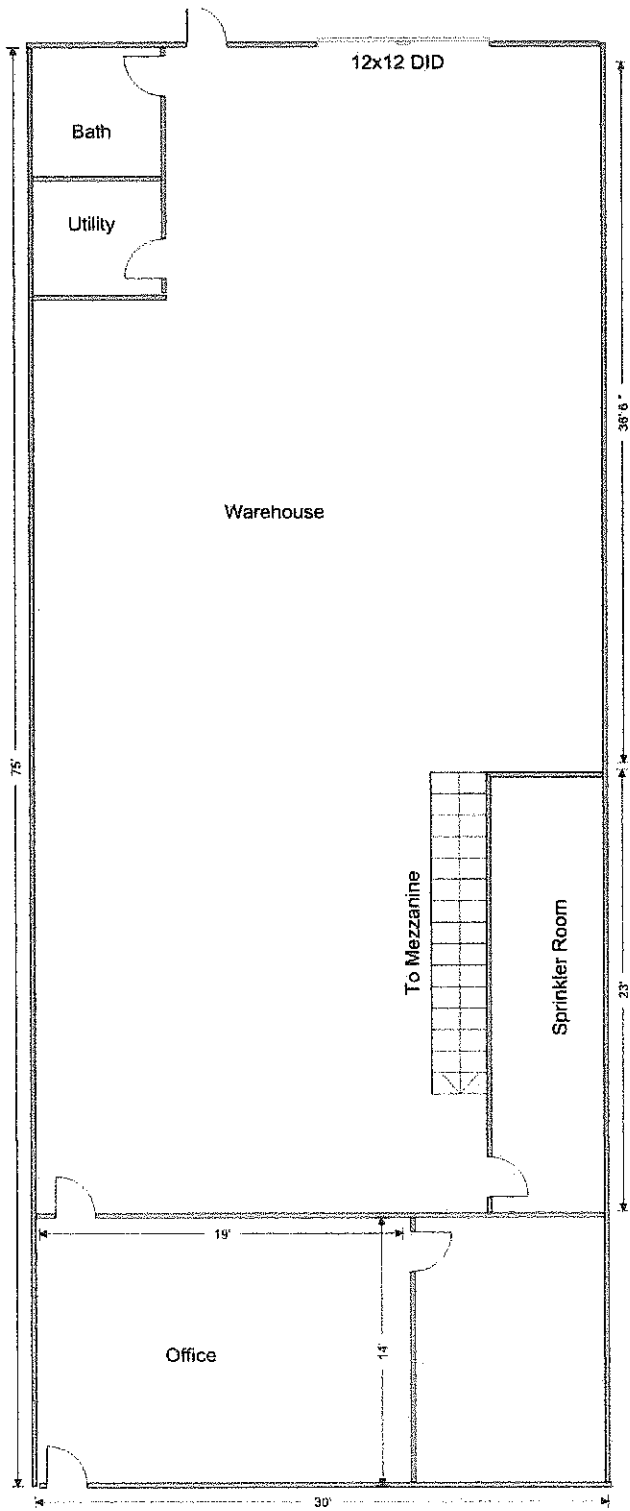
PREMIER COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

824 S. Main Unit 107
Crystal Lake, IL 60014

2014 2A

RECEIVED
MAY 30 2014
BY: _____



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BY: _____

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