



Village of Arlington Heights  
Plat and Subdivision Committee  
Community Room, 3rd Floor  
Arlington Heights Village Hall  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005  
September 28, 2016  
7:00 PM

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

**IV. REPORTS**

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

- A. Arlington Heights Animal Hospital - 412 W. Algonquin Rd. -  
T1567  
Land Use Variation for Commercial Kennel

**VII. OTHER BUSINESS**

**VIII. ADJOURNMENT**

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



**Item:** Arlington Heights Animal Hospital - 412 W. Algonquin Rd. - T1567

**Department:** Planning & Community Development

**Requested Action:**

- Land Use Variation to allow a Commercial Kennel within the B-2 District
- Amendment to Ordinance 92-009

**Variations Identified:**

None identified at this time.

**Recommendation:**

The Staff Development Committee reviewed the proposed request and generally supports the proposed Land Use Variation, subject to the following:

1. A Design Commission application will be required.
2. The petitioner shall obtain a kennel license from the Village of Arlington Heights.
3. Restrictions on times and locations of exterior dog walking may be added during the Plan Commission process.
4. The petitioner shall provide a detailed parking analysis that documents current usage of the parking lot, including parking counts over two weeks (3 days per week, including one weekend day each week)
5. The petitioner shall provide code compliant landscape islands at the end of all parking rows.
6. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

**ATTACHMENTS:**

**Description**

Staff Report  
Aerial  
Project Narrative  
Site Plan, Floor Plan

**Type**

Report  
Exhibits  
Correspondence  
Exhibits

**STAFF DEVELOPMENT COMMITTEE REPORT**

**To:** Plat and Subdivision Committee  
**Prepared By:** Sam Hubbard, Development Planner  
**Meeting Date:** September 28, 2016  
**Date Prepared:** September 23, 2016  
**Project Title:** Arlington Heights Animal Hospital LUV  
**Address:** 412 W. Algonquin Rd.

**BACKGROUND INFORMATION**

**Petitioner:** Michael J. Matthys – Linden Group  
**Address:** 10100 Orland Parkway – Suite 110  
 Orland Park, IL 60467

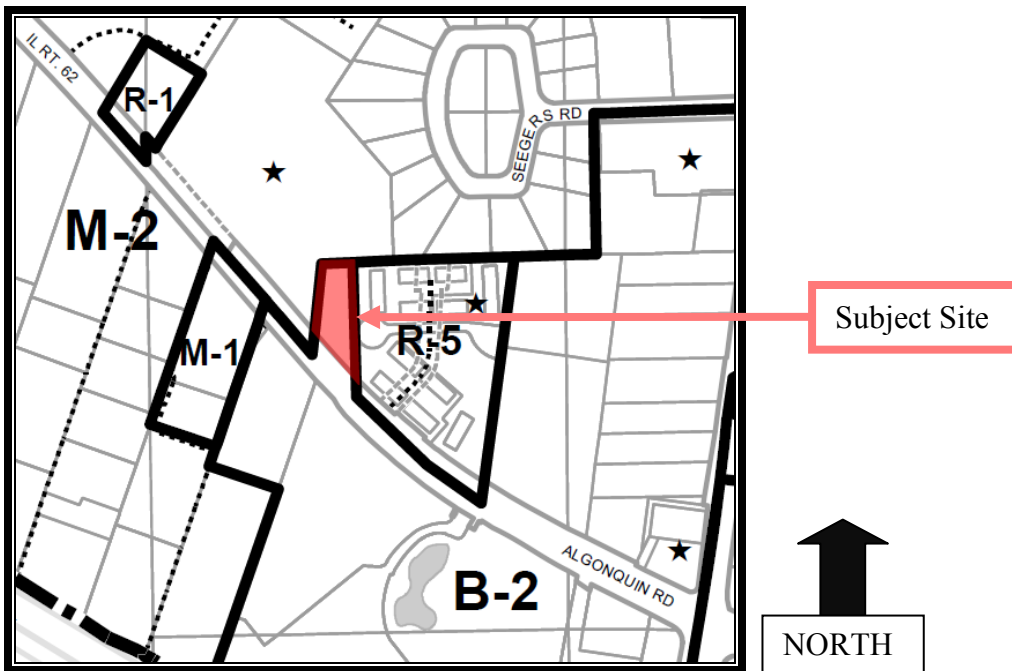
**Existing Zoning:** B-2, General Business District

**Requested Action:**

- Land Use Variation to allow a Commercial Kennel within the B-2 District.
- Amendment to Ordinance 92-009

**Variations Identified:**

- None identified at this time.



**Surrounding Properties:**

Direction	Zoning	Existing Land-Use	Comprehensive Plan
North	M-2, Limited Heavy Manufacturing District	Pace Bus Administrative Facility	R&D Mfg and Warehouse
South	B-2, General Business District	Hotel (Motel 6), Multi-story office building	Offices Only, R&D Mfg and Warehouse
East	R-5, Multiple Family Dwelling District	Arlington Reserves Townhomes	Moderate Density Multi-Family
West	M-2, Limited Heavy Manufacturing District	Pace Bus Administrative Facility	R&D Mfg and Warehouse

**Background:**

The subject property is 36,622 square feet in size and contains the Arlington Heights Animal Hospital, which is a 6,000 square foot single story full service veterinary hospital. The hospital has 30 fulltime and part-time employees and is open from 8:00am-7:00pm Monday thru Friday, 8:00am-4:00pm on Saturday, and 9:30am-12:00pm on Sunday. The site has full access to Algonquin Road allowing both eastbound and westbound ingress and egress. There are 30 existing parking spaces on the subject property (20 spaces in the front parking lot, 10 spaces in the rear parking lot).

The petitioner has proposed an 800 square foot addition to the existing building in order to accommodate space for animal boarding. Approximately 30 kennels would be located within the building addition, and portions of the existing interior space would be remodeled to update the facility and accommodate new areas for services related to the newly proposed animal boarding function (food storage, bathing, etc.). Animals would be walked behind the building in the area as indicated on the attached site plan. Hours of operation are expected to remain the same.

**Zoning and Comprehensive Plan**

As indicated above, the property is within the B-2, General Business District, and “Animal Hospitals” are classified as a permitted use in the B-2 District. However, the proposed animal boarding, which is classified as a “Commercial Kennel”, is neither a permitted nor special use within the B-2 District. Therefore, a Land Use Variation is required. The petitioner will be required to demonstrate conformance to the following criteria necessary for Land Use Variation approval:

- ***The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.***
- ***The plight of the owner is due to unique circumstances.***
- ***The variation, if granted, will not alter the essential character of the locality***

The Village's Comprehensive Plan designates the future use of the subject property as “Commercial”. The proposed Land Use Variation is therefore consistent with the Comprehensive Plan.

It should be noted that when the animal hospital was approved subsequent to a rezoning and subdivision in 1992, the ordinance authorizing approval contained a condition that prohibited “dog runs and outside facilities for animals”. As animals will now be walked outside, the enabling ordinance from 1992 must be amended to remove this condition. During the Plan Commission process, conditions of approval restricting the times and locations of dog walking may be added.

Finally, all kennels within Arlington Heights are required to obtain a license from the Village. If approved, the proposed kennel will be required to obtain this license.

**Traffic & Parking**

The subject property currently contains 30 parking spaces, and based on the medical office use of the animal hospital, it is required to provide 1 space per 200 square feet of floor area. At 6,000 square feet, 30 parking spaces are required for the existing facility. The proposed 800 square foot addition requires parking at a ratio of 1 space per 300 square feet due to the use as a kennel (as opposed to a medical office). Since portions of the existing 6,000 square foot hospital space will be remodeled to accommodate the kennel functions, the parking requirements for the existing space will likely be reduced. However, in order to determine the overall parking requirement for the site, further details from the applicant are needed to understand the exact sizes of the existing spaces that will change from “animal hospital” to “kennel”.

The proposed site plan shows a the reconfiguration of the rear parking area and the addition of two new parking spaces in anticipation of having to provide additional parking per code requirements (which has yet to be determined). Staff has several issues with the proposed parking lot reconfiguration, which will be detailed in the Site Plan, Building, and Landscaping section below.

Section 6.12-1 of Chapter 28 of the Municipal Code requires a traffic study prepared by a professional traffic engineer only on projects larger than 5,000 square feet when located along a major arterial. As the proposed addition is only 800 square feet, a

formal traffic study is not required. However, the petitioner will be required to submit a detailed parking analysis that documents current usage of the parking lot, including parking counts over two weeks (3 days per week, including one weekend day each week). Staff will use this information to determine if adequate parking exists for the proposed building addition.

**Site Plan, Building and Landscaping**

Based on a preliminary evaluation, the proposed 800 square foot addition conforms to all setback, height, and bulk requirements. Once formal plans have been finalized and submitted, staff will analyze for conformance to all code requirements. It should be noted that a formal application to the Design Commission will be required for the proposed addition.

The only other proposed change to the site is the reconfiguration of the rear parking lot (including the addition of one space) and the addition of one space to the front parking lot. The changes to both parking areas involve the conversion of landscape beds at the ends of parking rows into new parking spaces. Per code, a 9-foot wide curbed island with a 4-inch caliper shade tree is required at the end of each row of parking. Therefore, additional landscape islands would have to be incorporated into the new ends of the parking rows, which islands are not included on the current plans. The applicant will be required to add these landscape islands.

Additionally, staff is concerned that the reconfiguration of the rear parking lot will remove a turnaround bump out that allows dump trucks the ability to turn around upon collecting refuse from the dumpster at the rear of the building. The applicant should revisit the rear parking lot reconfiguration to ensure that there is proper room for a dump truck to be able to turn around.

The reconfiguration of the rear parking lot would bring the parking lot closer to the residential areas to the east of the subject property, reducing the greenspace buffer that currently exists between the two properties. Having a parking lot in close proximity to the townhomes to the east is not a preferable site design and the applicant is requested to re-evaluate the site to determine if alternative spaces exist to accommodate the additional proposed parking spaces.

Finally, all parking areas are required to have a well maintained 6' tall screen (landscaping, fence, or berm) adjacent to any residential zoning district. Currently, a fence exists along the eastern property line (adjacent to the townhomes), but it is unknown as to the condition of this fence. Staff must verify the condition to determine if a replacement fence in this area is needed.

**RECOMMENDATION**

The Staff Development Committee reviewed the proposed request and generally supports the proposed Land Use Variation, subject to the following:

1. A Design Commission application will be required.
2. The petitioner shall obtain a kennel license from the Village of Arlington Heights.
3. Restrictions on times and locations of exterior dog walking may be added during the Plan Commission process.
4. The petitioner shall provide a detailed parking analysis that documents current usage of the parking lot, including parking counts over two weeks (3 days per week, including one weekend day each week)
5. The petitioner shall provide code compliant landscape islands at the end of all parking rows.
6. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

September 23, 2016

Bill Enright, Deputy Director of Planning and Community Development

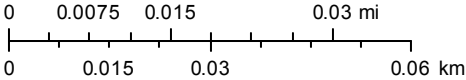
Cc: Randy Recklaus, Village Manager  
All Department Heads  
Temp File 1564

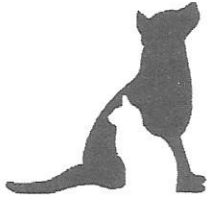
# Aerial - Arlington Heights Animal Hospital



September 23, 2016

1:1,128





## **Arlington Heights Animal Hospital**

*Taking care of your pets since 1946*

412 W. Algonquin Road | Arlington Heights, IL 60005 | Phone: 847.593.1898 | Fax: 847.593.1980 | [www.ahavets.com](http://www.ahavets.com)

September 21, 2016

To Whom It May Concern:

Arlington Heights Animal Hospital is a full service veterinary hospital established in Arlington Heights in 1946. We moved from 1900 S. Arlington Heights Road to this location in 1993 to better accommodate our clientele. We are currently open from 8 am to 7 pm Monday thru Friday, 8 am to 4 pm on Saturday, and 9:30 am to 12 pm on Sunday. We are closed on major holidays. We employ 30 people, full and part-time. An average shift has 11 employees.

Our existing hospital includes a reception area with 7 exam rooms, a treatment room with x-ray, lab, and surgical suite, a kennel area including 4 kennel rooms, bathing and laundry, and office support space.

The remodeled facility will improve our existing services by providing a new, more efficient layout with an updated treatment room, surgical suite, dental area, and lab space. The four existing kennel rooms will be relocated to the proposed addition which will allow us to offer larger, more modern, and more comfortable accommodations for our customer's pets. Also, the proposed addition will not increase the number of animals we are able to house.

We currently walk our dogs singly behind the building and this will not change. There is no fenced outdoor pet area proposed with this project. Even though we will have a larger facility for the animals, our hours of operation and parking needs will stay the same.

We hope to grow with Arlington Heights and provide high quality animal care as we have for seventy years.

Sincerely,

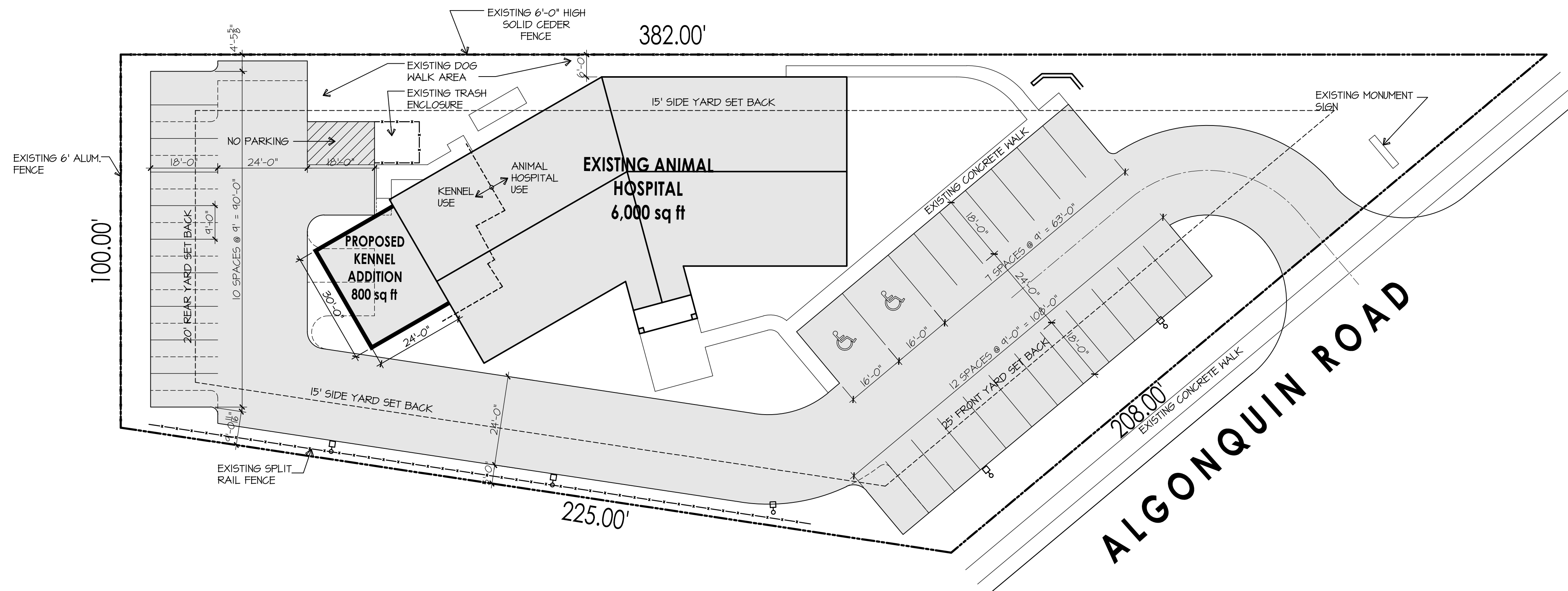
Anita Kuhnle, DVM & Darin Flaska, DVM



LINDENGROUP

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ARLINGTON HEIGHTS ANIMAL HOSPITAL  
412 WEST ALGONQUIN ROAD  
ARLINGTON HEIGHTS, ILLINOIS



### ZONING DATA

PERARLINGTON HEIGHTS ZONING MAP

B-2

VETERINARY HOSPITAL - PERMITTED USE  
COMMERCIAL KENNEL - NOT PERMITTED (LAND USE VARIATION REQUIRED)

#### BUILDING SETBACKS

- B-2 FRONT YARD = 25' (R-5)
- B-2 SIDE YARD = 15' (R-5, 10% OF LOT WIDTH)
- B-2 REAR YARD = 20' (R-5, 20')
- B-2 OFF-STREET PARKING = NO SET BACK REQUIREMENT

TOTAL SITE AREA =	36,622 SF
BUILDING GROSS AREA =	6,800 SF
BUILDING FOOT PRINT =	6,800 SF
MAXIMUM LOT COVERAGE (1.00) =	36,622 SF
FLOOR AREA RATIO (FAR) 250% =	91,555 SF

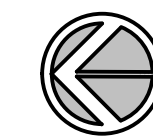
PERIMETER LANDSCAPE REQUIRED PER 13-2 - 10 FEET ALONG EVERY LOT LINE

#### PARKING REQUIREMENTS (PER ZONING CODE)

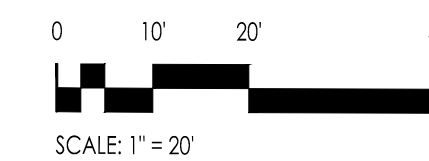
ANIMAL HOSPITAL (1) SPACE/200 S.F.; KENNEL (1) SPACE/300 S.F.

#### PARKING LOADING AREA CALCULATION

ANIMAL HOSPITAL =	5,600 S.F./200 =	28 SPACES
KENNEL =	1,200 S.F./300 =	4 SPACES
TOTAL REQUIRED SPACES =		32 SPACES
ACTUAL SPACES PROVIDED =		32 SPACES (2 HANDICAP SPACES)



### ARCHITECTURAL SITE PLAN



DATE: 09-20-2016  
DRAWN: MAS  
DESCRIPTION: DEVELOPMENT COMMITTEE REVIEW

PROJECT NUMBER: \mgovea\

FILE NUMBER: 9-22-2016

DATE:

DRAWN BY: MAS

DRAWN BY:

FINAL REVIEW:

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SITE PLAN

SHEET NAME

# A-0.0

SHEET

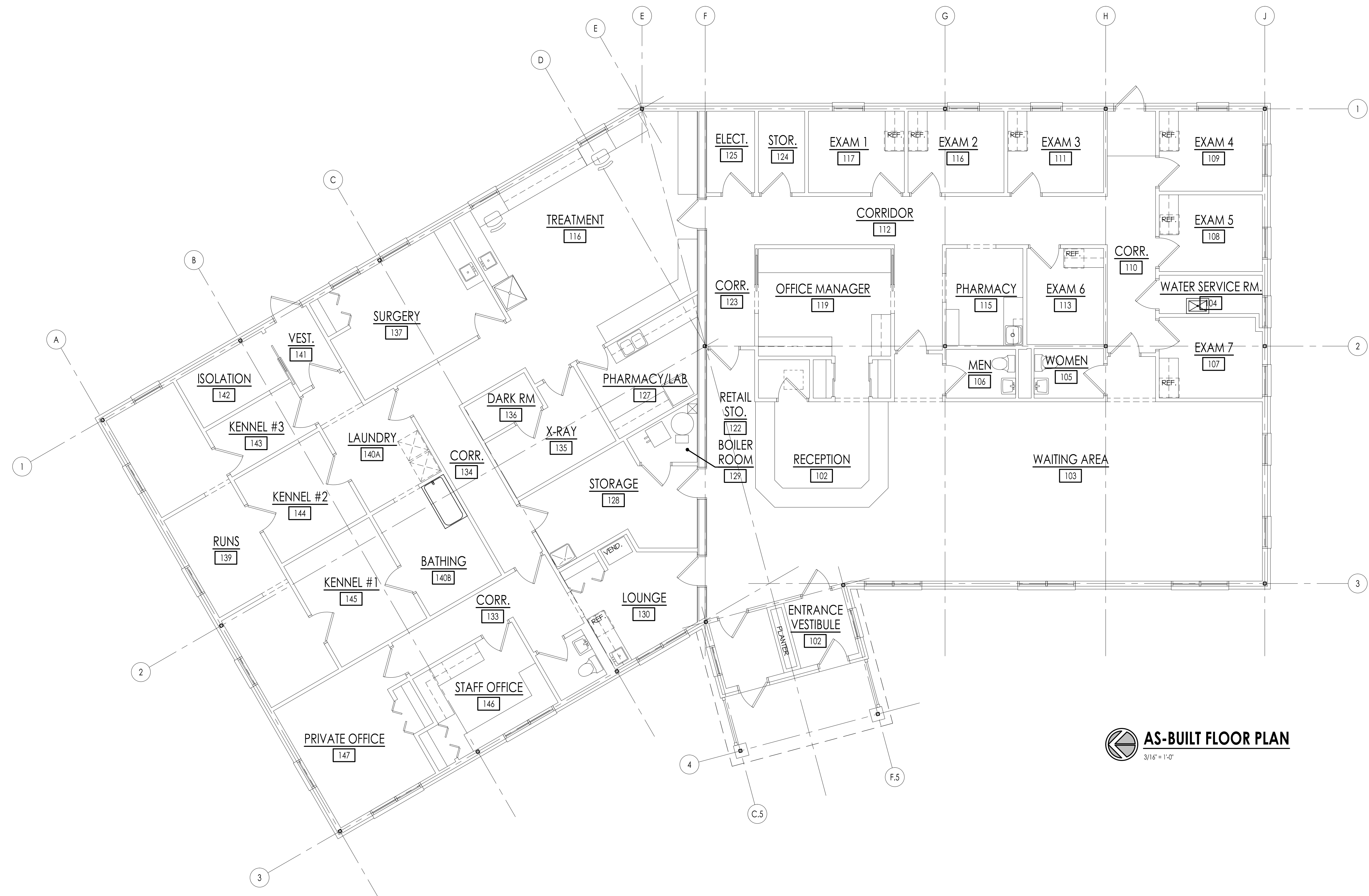
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WWW.LINDENGROUPINC.COM

VETERINARY OFFICE AND HOSPITAL



**AS-BUILT FLOOR PLAN**  
3/16" = 1'-0"

DATE 09-20-2016  
DRAWN MAS  
DESCRIPTION DEVELOPMENT COMMITTEE REVIEW

PROJECT NUMBER  
mgovea\0

FILE NUMBER  
9-22-2016

DATE

MAS

DRAWN BY

FINAL REVIEW

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**AS BUILT  
FLOOR PLAN**

SHEET NAME

**A-1.0**

SHEET

OF

