



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
January 27, 2016
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Arlington Dog House - 213 S. Arlington Heights Rd. - T1438
Land Use Variation

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 Dog House - 213 S. Arlington Heights Rd. - T1438

Department: Planning & Community Development

Requested Action

A land use variation to allow an expansion to a commercial dog kennel in a B-2, District

Variations Required

None.

Recommendation

The Staff Development Committee generally supports the project subject to the following:

1. The land use variation shall only apply to the Arlington Dog House operator.
2. The petitioner shall install sound dampening vents and acoustic panels/insulation in the dog play areas/kennels that vent to the outside. These modifications shall be reflected in plans submitted for building permit. After the installation of said noise reduction systems, if the dog play areas/kennel volumes are determined to be an issue, the Petitioner shall be required to make further modifications to resolve the noise problem.
3. Staff will review the request for dog walking on site as part of the formal Plan Commission review.
4. Staff will review the request for up to 45 dogs for daycare and 25 dogs for overnight boarding once a formal Plan Commission application has been submitted. Although supportive of an increase the number will be reviewed as part of the zoning review process.
5. Parking counts shall be provided to demonstrate that there is adequate parking on site.
6. A floor plan drawn to scale shall be provided for the existing and new space as part of the Plan Commission application.

7. The hours of operations shall be restricted to Monday through Friday 7:00 AM to 6:00 PM, and Saturday from 8:00 AM to 3:00 PM.
8. These are preliminary comments only. Staff will provide additional comments as part of the formal Plan Commission review.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Supporting Documents & Drawings	Exhibits
Floor Plan	Exhibits
Location Map	Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
Prepared By: Bill Enright, Deputy Director Planning and Community Development
Meeting Date: January 27, 2016
Date Prepared: January 21, 2016
Project Title: Arlington Dog House Doggy Day Care and Kennel
Address: 213 S. Arlington Heights Road

BACKGROUND INFORMATION

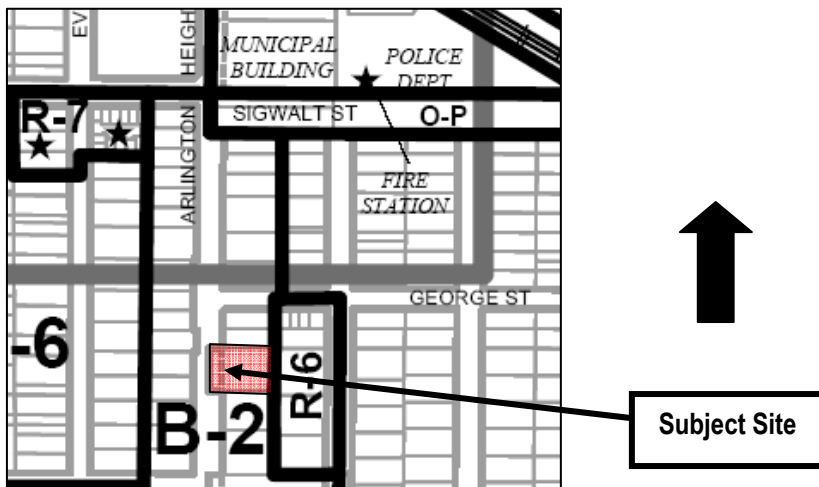
Petitioner: Mark Leers
Address: 421 Brookmont Lane
 North Barrington, Illinois 60010
Existing Zoning: B-2, General Business District

Requested Action:

- A land use variation to allow an expansion to a commercial dog kennel in a B-2, District

Variations Required:

- None.



Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2, General Business District	Commercial Building	Commercial
South	B-2, General Business District	Enterprise rent-a-car	Commercial
East	R-6, Multi-Family Dwelling District	Multi-Family-Apartments	Moderate Density Multi-Family
West	B-2, General Business District	Francesca's Restaurant	Commercial

Background

The subject site is 19,779 square feet (0.45 acres) and there is an existing one-story, multi-tenant commercial building that has a total floor area of 6,632 square feet that includes Grand Frame (1,750 square feet) and Karate Studio (1,750 square feet) Arlington Dog House which occupies 3,132 square feet. A Land Use Variation was granted in Ordinance #10-027. The petitioner would like to expand as the Karate Studio is vacating their space. The expansion would include dog grooming as well as allowing an increase to the maximum number of dogs for daycare from 25 to 45, and to allow an increase to the maximum number of dogs for overnight boarding from 10 to 25. The Ordinance approving the Land Use Variation placed these restrictions on the use given parking limitations and proximity to residential to the east. The business has been open since 2010 and staff is unaware of any complaints from the residential neighbors regarding this business.

Zoning and Comprehensive Plan

In Chapter 28, Section 3.2-115, a commercial kennel is defined as “...any lot or premise or portion thereof on which more than four dogs, cats, and other household domestic animals, over four months of age, are kept, or on which more than two such animals are boarded for compensation or kept for sale”. The Permitted Use Table outlined in the Village’s Zoning Ordinance lists this type of use as a special use in the B-3, General Service, Wholesale, and Motor Vehicle district. Since the property is zoned B-2, a Land Use Variation was required and approved in 2010. This request requires an amendment to Ord. 10-027 therefore the petitioner must provide a written justification for the expansion based on the following hardship criteria:

- 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; and
- The plight of the owner is due to unique circumstances; and
- The variation, if granted, will not alter the essential character of the locality.

Building, Site and Landscape Related Issues

To mitigate noise, the Petitioner was required to install sound dampening insulation within the interior and exterior walls and ceiling around the two dog play rooms. The Petitioner also installed sound dampening vents and acoustic panels/insulation in the dog play areas/kennels that vent to the outside. Staff recommends similar insulation for the expansion. The sound insulation would have a Sound Transmission Class (STC) 57 rating. This rating is higher than Village’s Energy Efficiency and Sound Control Ordinance, which requires an STC rating of not less than 55 for structures other than one and two family dwellings.

Previously the petitioner provided an acoustical study that was prepared by Acoustic Associates. This study found that the projected decibel level as measured at the nearest condominium unit to the east (approximately 75 feet) is 52 DBA, while the decibel level as measured at the nearest town home unit to the northeast (approximately 121 feet) is 45 DBA. By way of comparison, the maximum noise level allowed by the State of Illinois noise code is 55 DBA, while the surrounding ambient noise, as measured at 8:00 PM, is 49 DBA.

Staff would also advise the Petitioner that it shall be unlawful to cause or to knowingly permit the emission of objectionable odors in quantities so as to be readily detectable by an observer at any point on the boundary line of any premises or beyond. If the Village determines that the proposed use does not comply with the aforementioned code requirement, then the Petitioner will need to incorporate addition measures and/or improvements that will address the odor issue. Furthermore, the Petitioner shall be required to obtain approval from State of Illinois Department of Agriculture prior to the issuance of a building permit.

Building noted that the opening between the two spaces may not be allowed therefore a fire rated door may be required between the existing space and the new space. In addition the basement if it is to be used, may need to be accessible for the disabled.

Traffic & Parking Related Issues

Since the petitioner previously provided a Traffic and Parking Study, one will not be required for this amendment. However a parking demand analysis to demonstrate actual parking use will be required. Parking counts should be provided for two weekdays and Saturday for 11 am to 2pm and 5 pm to 7pm on the hour and half hour. Since the Dog House requires less parking than the Karate Studio, the previous variation stands.

Table 1: Parking Analysis

Use	Square footage	Parking Ratio	Parking Required
Arlington Dog House	3,132	1 space / 300 SF	10
Grand Frame	1,750	1 space / 300 SF	6
Karate Studio	1,750	1 space / 250 SF	7
Total	6,632		23
Total Provided			9
Surplus / (Deficit)			(14)
Use	Square footage	Parking Ratio	Parking Required

Enterprise Office	2,000	1 space / 300 SF	7
Rental Vehicles	12	1 space / vehicle	12
Total Required			19
Total Provided			19
Surplus / (Deficit)			0

RECOMMENDATION

The Staff Development Committee generally supports the project subject to the following:

1. The land use variation shall only apply to the Arlington Dog House operator.
2. The petitioner shall install sound dampening vents and acoustic panels/insulation in the dog play areas/kennels that vent to the outside. These modifications shall be reflected in plans submitted for building permit. After the installation of said noise reduction systems, if the dog play areas/kennel volumes are determined to be an issue, the Petitioner shall be required to make further modifications to resolve the noise problem.
3. Staff will review the request for dog walking on site as part of the formal Plan Commission review.
4. Staff will review the request for up to 45 dogs for daycare and 25 dogs for overnight boarding once a formal Plan Commission application has been submitted. Although supportive of an increase the number will be reviewed as part of the zoning review process.
5. Parking counts shall be provided to demonstrate that there is adequate parking on site.
6. A floor plan drawn to scale shall be provided for the existing and new space as part of the Plan Commission application
7. The hours of operations shall be restricted to Monday through Friday 7:00 AM to 6:00 PM, and Saturday from 8:00 AM to 3:00 PM.
8. These are preliminary comments only. Staff will provide additional comments as part of the formal Plan Commission review.

January 21, 2016

Bill Enright, AICP

Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

Arlington Dog House Variance

Arlington Dog House is expanding its business into the adjacent space at 211 South Arlington Heights Road to meet the growing demand for our daycare and boarding services as well as a new training facility. Arlington Dog House has been in business since October 2010 serving a large customer base and we are dedicated to meeting the needs going forward. We have always been a good neighbor in the community and look to continue that in the future.

With the new variance, we would like to amend the variance to the following to meet the needs of our community.

1. No change
2. No change
3. There shall be no exterior dog runs or walking area allowed. **We are looking to add dog walking to our services to our customers which would apply to boarding and daycare dogs.**
4. A Maximum of 25 dogs shall be allowed on site for dog daycare. **We are looking to increase that number of dogs to 45.**
5. A maximum of 10 dogs shall be allowed on site for overnight boarding. **We are looking to increase that number dogs to 25.**
6. No change
7. No change
8. Not applicable
9. No change
10. The overnight boarding component shall include at least one employee. **Our business model may change due to the demand of suite boarding in the industry. With suite boarding, a night person will stay til 1100 pm and the day staff will come in at 530 am for feedings and walks. The facility is monitored 24 hours a day by a security company and on call personnel live within 5 minutes of ADH if any issue would arise. We plan on cage free to be a part of our business model of the overnight boarding, which we will still have an overnight person on site.**
11. Not applicable
12. No Change

Arlington Dog House
213 S. Arlington Heights Road



Doc#: 1018229009 Fee: \$40.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 07/01/2010 10:28 AM Pg: 1 of 3

**AN ORDINANCE GRANTING A LAND USE VARIATION
AND A VARIATION FROM CHAPTER 28 OF
THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, the Plan Commission, in Petition Number 10-005, pursuant to notice, has on April 28, 2010, conducted a public hearing on the application of Mark Leers, for a land use variation to allow a commercial dog kennel in a B-2 General Business District; and

WHEREAS, the Plan Commission has recommended the granting of a land use variation and a variation from the Zoning Ordinance for the subject property; and

WHEREAS, the President and Board of Trustees have considered the report and recommendation of the Plan Commission and have determined that authorizing and granting said request, subject to certain conditions hereinafter described, would be in the best interest of the Village of Arlington Heights,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That a land use variation be and it is hereby granted to permit a commercial dog kennel in a B-2 General Business District, at the property legally described as:

The West 165 feet of the North 108 feet of the West 297 feet of the tract of land described as commencing 9.70 ½ chains South of the Northwest corner of the Northeast ¼ of the Northwest ¼ of Section 32, Township 42 North, Range 11 East of the Third Principal Meridian, in the center of the road; thence East parallel to the North line 17.19 chains; thence South 5 ¾ degrees West 6.93 chains; thence south 82 ¾ degrees West 17.35-1/2 chains to the center of the road; thence North along the center of said Road 9.08 ½ chains to the place of beginning, in Cook County, Illinois.

P.I.N. 03-32-108-008-0000

10-027

10-027

commonly described as 213 South Arlington Heights Road, Arlington Heights, Illinois, in compliance with the Schematic 1st Floor Plan submitted by the Petitioner, prepared by Soos & Associates, Inc., dated February 18, 2010 with revisions through February 22, 2010 consisting of one sheet, a copy of which is on file with the Village Clerk and available for public inspection.

SECTION TWO: That a variation from Chapter 28, Section 11.4, Schedule of Required Parking, to allow a reduction to the minimum number of parking stalls from 23 parking stalls to nine parking stalls, is hereby granted.

SECTION THREE: That the land use variation and variation from Chapter 28 of the Arlington Heights Municipal Code granted by this Ordinance, are subject to the following conditions, to which the Petitioner has agreed:

1. This land use variation shall only apply to Arlington Dog House operator.
2. The Petitioner shall install sound dampening vents and acoustic panel/insulation in the dog play areas/kennels that vent to the outside. These modifications shall be reflected in plans submitted for building permit. After the installation of said noise reduction systems, if the dog play areas/kennel volumes are determined to be an issue, the Petitioner shall be required to make further modifications to resolve the noise problem.
3. There shall be no exterior dog runs or walking area allowed.
4. A maximum of 25 dogs shall be allowed on-site at any given time for the dog day care.
5. A maximum of 10 dogs shall be allowed on-site for overnight boarding.
6. The hours of operation shall be restricted to Monday through Friday, 6:30 a.m. to 7:00 p.m., Saturday from 8:00 a.m. to 3:00 p.m. and Sunday from 3:00 p.m. to 5:00 p.m.
7. The basement shall not be used for any function related to the Arlington Dog House.
8. A six-foot high board-on-board fence shall be installed along the rear (east) property line.
9. A common trash enclosure shall be provided on the adjacent Enterprise Rent-a-Car site located to the south, and will serve both buildings.
10. The overnight boarding component shall include at least one employee.
11. Approval from the State of Illinois Department of Agriculture shall be required, prior to the issuance of a building permit.
12. Off-site parking facilities shall be provided by the Petitioner for its employees, if such facilities are determined to be needed by the Village.

13. The Petitioner shall comply with all applicable Federal, State, and Village codes, regulations and policies.

SECTION FOUR: That this Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded by the Village Clerk in the Office of the Recorder of Cook County.

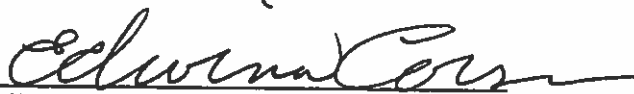
AYES: SCALETTA, FARWELL, STENGREN, ROSENBERG, BLACKWOOD, BREYER, MULDER

NAYS: NONE

PASSED AND APPROVED this 21st day of June, 2010.


Village President

ATTEST:


Village Clerk

LEGLB: LANDUSE/Arlington Dog House

2 →

WINDOWS

Door

Open RUBBER Floor

HALLWAY

DOG	SUITES
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HALLWAY

Door

Loggia

Bathroom

Stairs/Storage

Arlington Dog House



January 21, 2016

