#2013-18
BeBe's Dog Day Care & Spa - 15 Morgan Street
Project Review for Planning and Zoning Commission

Meeting Dates: May 1, 2013

Requests: Special Use Permit Amendment in accordance with Article 2, Land Use, of the Unified Development Ordinance, to allow overnight boarding services at the pet care facility at this location.

Location: 15 Morgan Street

Acreage: 0.94 acres (site); approximately 1,200 square feet (tenant suite)

Existing Zoning: "M" Manufacturing

Surrounding Properties:
North: "R-2" Single Family Residential
South: "County" Unincorporated McHenry County
East: "R-2" Single Family Residential
West: "R-2" Single Family Residential

Staff Contact: Latika Bhide (815.356.3615)

Background:

- Location: Northeast corner of Morgan Street and Crystal Lake Avenue.
- Zoning: Manufacturing
- Other Tenants: Phoenix Custom Woodworking and A Video and Image Company
- History: Use Variation and SUP for a dog day care granted in 2011
- Request: SUP Amendment to allow overnight boarding

Land Use Analysis:

- The petitioner currently occupies an approximately 1200 SF tenant suite at this location.
- Per the Unified Development Ordinance, 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. Boarding is considered as a part of the pet care service use as long as it is conducted indoors. Most pet care facilities, including ones in the Crystal Lake offer overnight boarding as part of their services.
- When a use variation and special use was approved for the pet care facility at this location, the petitioner specifically indicated that no overnight boarding will be offered. Therefore, a Special Use Permit Amendment will be necessary. The petitioner is requesting to allow overnight boarding for up to 12 dogs.

- No external or internal modifications are proposed for the site.
- A condition of the prior approval requires that striped parking areas, in compliance with the UDO be provided within 3 years from the date of this approval. This includes paving the gravel drive and parking areas. The petitioner has until December 2014 to comply with this requirement.









Findings of Fact:

SPECIAL USE PERMIT

The petitioner is requesting approval of a Special Use Permit Amendment. 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*

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. The petitioner is not proposing any changes to the site or operation other than the addition of overnight boarding.

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.

Boarding is proposed to be conducted inside the 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.

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.

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 4-4-2013)
   B. Plat of Survey (Luco, on-file)
   C. Floor Plan (Bourey, on-file)

2. The Special Use Permit Amendment allows overnight boarding services at BeBe's Dog Day Care and Spa for up to 12 dogs.

3. The Building Commissioner will determine whether additional sound proofing is required.

4. All previous conditions of Ordinance 6735 shall apply.

5. The petitioner shall address any comments and requirements from the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

City of Crystal Lake
Development Application

Office Use Only
File # 2013 18

Project Title: Overnight Care BeBe's Dog Spa

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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
- X Special Use Permit Amendment
- ___ Variation
- ___ Other

Petitioner Information

Name: Kristin Bourey
Address: 15 morgan St. unit 2
Crystal Lake, IL 60014
Phone: 815 526-3024
Fax: "
E-mail: info@bebes doggies.com

Owner Information (if different)

Name: Dominic Cerniglia
Address: 15 Morgan St.
Crystal Lake, IL 60014
Phone: 847-366-0975
Fax: NA
E-mail:

Property Information

Project Description: Overnight Care - Maximum Capacity 12 dogs

Project Address/Location: 15 Morgan St. Crystal Lake

PIN Number(s): EIN 46-0844024

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: Self

Signatures

Kristin Bourey Kristin Bourey 2/25/13

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 2-26-13

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.

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 Special Use Permit Amendment 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 Special Use Permit Amendment pursuant to Article 2, Land Use and Article 9, Administration, of the UDO to allow overnight care at the dog day care and 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 May 1st, 2013, 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

(TO BE PUBLISHED IN THE NORTHWEST HERALD ON OR BEFORE APRIL 16, 2013)

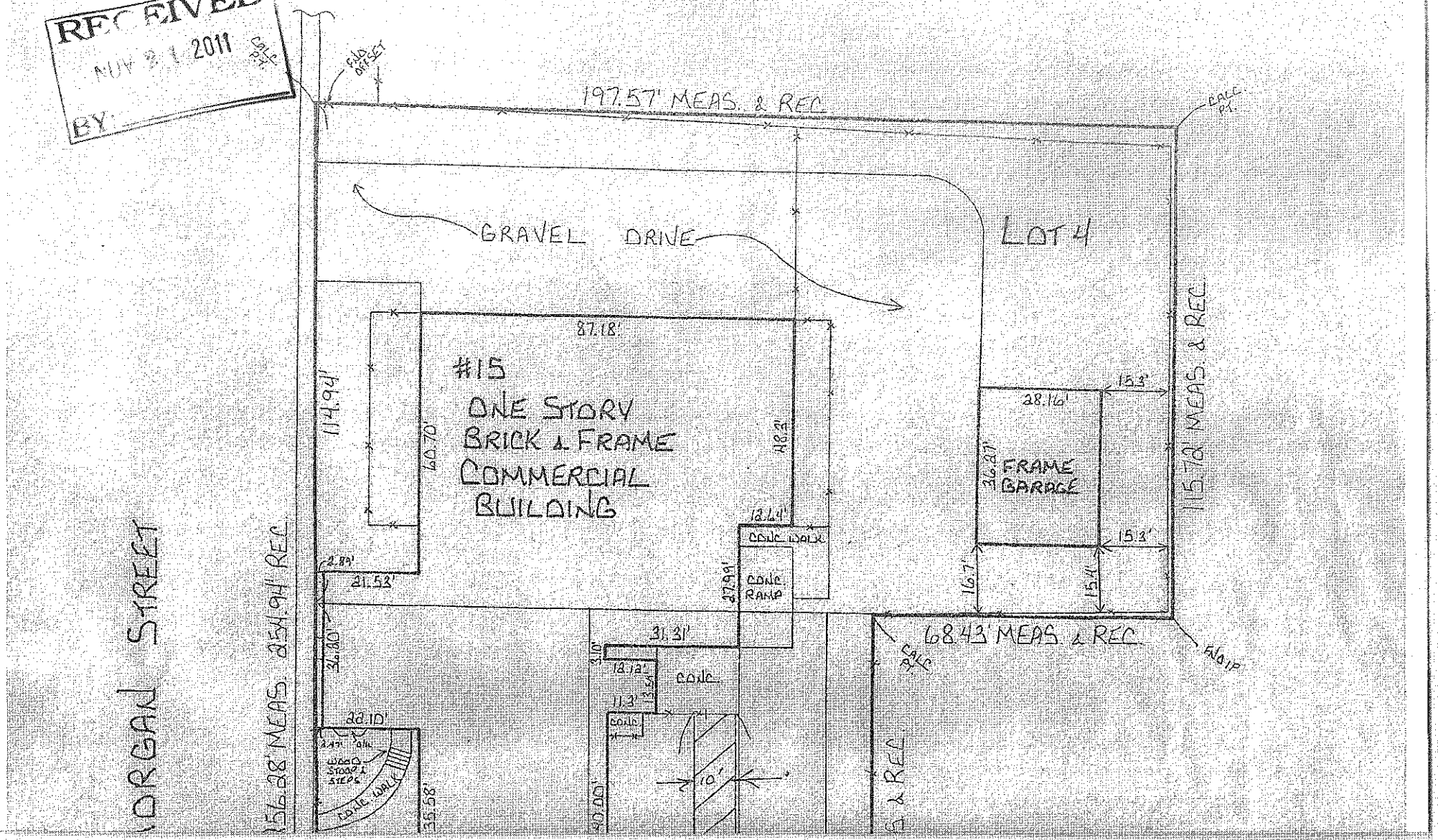
Yard
8'
3 ft. fencing
3'
desk
14'
27'
fireplace
rug
seating
4' fencing
Cubbies
Shelving
Grooming Table
8'
cottages
20'
6
5
7
4
8
3
9
2
10
1
4' fencing
4 1/2'
counter
Tub
Tub
Table
W/D
Table
15' 7"
10' 4"
17' 9"

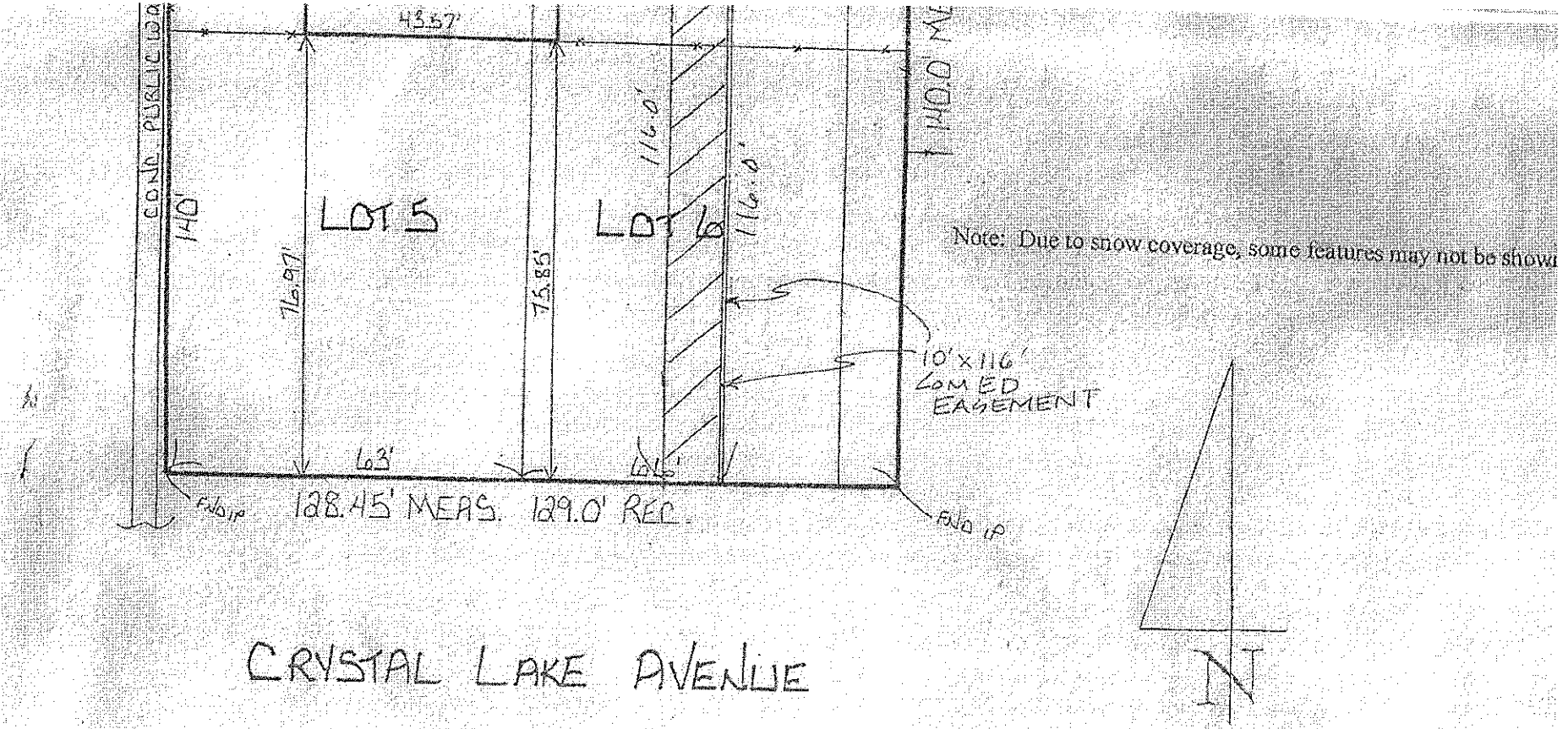
PLAT OF SURVEY

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.

6 3 2011

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NOV 21 2011
BY:





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

OF ILLINOIS

Y OF MCHENRY

EBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, DING TO THE OFFICIAL RECORD AND THAT THIS ABOVE PLAT CORRECTLY REPRESENTS SAID SURVEY. ALL NCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
HER CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THE PARCEL ARE WITHIN PROPERTY LINES HE ADJOINING VISIBLE IMPROVEMENTS DO NOT ENCROACH ON THE ABOVE DESCRIBED PROPERTY.

HER CERTIFY THAT THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT IS MINIMUM STANDARDS FOR A BOUNDRY SURVEY.

C.T. Amelse MY LICENSE EXPIRES: 11-30-2004

AELSE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2143

ORDERED BY: (REGIONAL MANAGEMENT DEAN TRORER)

JOB NO. 04-13533

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