

**AN ORDINANCE GRANTING A SPECIAL USE FOR A  
PET DAY CARE AT 5100 NEWPORT DRIVE  
(DOGGY GYM AND SWIM)**

**WHEREAS**, Newport RM Holdings, LLC ("**Owner**") owns the property commonly known as 5100 Newport Drive within the City's M-1 Business Park zoning district, which property is legally described in **Exhibit A** to this Ordinance ("**Subject Property**"); and

**WHEREAS**, Doggy Gym and Swim, LLC ("**Operator**") desires to operate a pet day care within a tenant space at the Subject Property; and

**WHEREAS**, in order to allow Operator's pet day care to operate at the Subject Property ("**Business**"), Operator, with Owner's consent, requested that the City grant a special use permit to authorize the Business as a "Pet Day Care" at the Subject Property (the "**Requested Relief**"); and

**WHEREAS**, the City's Planning and Zoning Commission ("**PZC**"), after notice was provided as required by law, conducted a public hearing on March 5, 2024 to consider the Requested Relief; and

**WHEREAS**, after taking and considering all testimony presented at the public hearing, the PZC made the findings of fact enumerated in **Exhibit B** and recommended that the City Council approve the Requested Relief; and

**WHEREAS**, the Corporate Authorities of the City of Rolling Meadows have determined that it would be in the best interest of the City to approve the Requested Relief in accordance with, and subject to, the conditions, restrictions, and provisions of this Ordinance.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rolling Meadows, Illinois:

**Section 1:** Recitals. The recitals set forth above are incorporated herein by reference as the findings of the Corporate Authorities.

**Section 2:** Grant of Special Use Permit. Pursuant to the standards and procedures set forth in Section 122-395 ("Special uses") and the City's home rule authority, and subject to and contingent upon the conditions, restrictions, and provisions set forth in Section 3 of this Ordinance, the City hereby approves a special use permit to allow the operation of the Business on the Subject Property.

**Section 3:** Conditions. The Special Use granted in Section 2 of this Ordinance is hereby expressly subject to and contingent on each of the following conditions, restrictions, and provisions:

- A. No Authorization of Work. The approvals granted pursuant to this Ordinance do not authorize the development, construction, reconstruction, alteration, demolition, or moving of any buildings or structures on the Subject Property, but merely authorize the preparation, filing, and processing of applications for any permits or approvals that may be required by the codes and ordinances of the City, including without limitation demolition and building permits.
- B. Compliance with Plans. Except for minor changes and site work approved by the Zoning Administrator, the Business and the Subject Property must be developed, used, and maintained in substantial compliance with the plans attached as **Exhibit C** (collectively "**Plans**").
- C. Compliance with Applicable Law. In addition to the other specific requirements of this Ordinance, the Business, the Subject Property, and all operations conducted thereon and therein must comply at all times with all applicable federal, state, and City statutes, ordinances, resolutions, rules, codes, and regulations, including, without limitation, this Ordinance.

**Section 4:**

- A. The City shall not be obligated to issue, and may withhold, building permits, certificates of occupancy, and other approvals that do not completely comply with and satisfy the conditions, restrictions, and provisions of this Ordinance.
- B. Upon failure or refusal of the Operator to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, the Special Use granted in Section 3 of this Ordinance may, at the sole discretion of the Corporate Authorities, by ordinance duly adopted, be revoked and become null and void and of no force and effect.

**Section 5:** The privileges, obligations, and provisions of each and every section and provision of this Ordinance are for and inure to the benefit of and run with and bind the Subject Property, unless otherwise explicitly set forth in this Ordinance.

**Section 6:** Nothing in this Ordinance shall create, or shall be construed or interpreted to create, any third-party beneficiary rights.

**Section 7: Effective Date.** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

**PASSED AND APPROVED** by the City Council of Rolling Meadows, Cook County, Illinois this 26<sup>th</sup> day of March, 2024.

AYES: Reyez, Koehler, McHale, Budmats, O'Brien, Vinezeano, Boucher

NAYS: 0

ABSENT: 0

  
\_\_\_\_\_  
Lara Sanoica, Mayor

ATTEST:

  
\_\_\_\_\_  
Judith Brose, Deputy City Clerk

Published this 18 day of ~~March~~ April, 2024.

  
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Judith Brose, Deputy City Clerk

**Exhibit A**

**Legal Description of Subject Property  
(Commonly Known As 5100 Newport Drive)**

**PIN #: 08-08-122-022-0000**

**[To Be Provided]**

## EXHIBIT B

### PZC's Adopted Findings of Fact

- a. **Potential impact:** The special use shall not unduly impact adjacent or nearby properties or the general health, safety, and welfare of the general area and overall community. Impacts to be considered include ingress and egress to the site, potential traffic impacts from cars and trucks, and impacts to the appearance and character of the area.

***Finding:** The existing property conditions are sufficient to accommodate this level of activity.*

- b. **Consistency:** The proposed special use shall be in keeping with the recommendations and intent of the City's Comprehensive Plan, Official Map, and all other plans and policies adopted by the city.

***Finding:** This is a use that has characteristics similar to other permitted uses in this district and, therefore, is consistent with applicable plans and policies.*

- c. **Trend of development:** Special uses should be a logical extension of the trend of development in the area around the subject site and not interfere with the use and development of adjacent or nearby properties.

***Finding:** This type of use is a light industrial business park and will not interfere with the use and development of other properties in the area.*

- d. **Public facilities:** Adequate public facilities and services shall be available to serve the special use and the property on which it is located; including, without limitation, storm water, sanitary sewer, water service, public safety service, and waste disposal services.

***Finding:** Adequate public facilities are available.*

- e. **Site design:** The on-site development design shall be understandable to users, safe, and maintainable in terms of road and pedestrian patterns, preserve natural features and incorporate such features into a maintainable development, and provide adequate parking, loading, and site maintenance.

***Finding:** No physical changes are planned other than interior building remodeling. The existing conditions are typical and will accommodate all users.*

**EXHIBIT C**

**Business Plan**

# Doggy Gym and Swim LLC Business Plan

## **Executive Summary**

**Product:** Doggy Gym and Swim LLC provides rehabilitation services for post-surgery canines. Beneficial for canines suffering from orthopedic or neurological issues. Recreational sessions will be available for all, not just dogs with health problems. Our services include underwater treadmill sessions and swimming in a climate-controlled pool. We also plan on offering dog training and land treadmills in the future as the business grows.

**Customers:** The target audience is dog owners with senior dogs who struggle with common diseases like hip dysplasia or experience chronic pain caused from arthritis. Owners with young dogs who are looking to have their dogs learn how to swim. Owners who do not have the opportunity to exercise their dogs with high energy, due to living circumstances or weather can benefit from long swimming sessions as part of a daily exercise routine.

**Future of the Company:** Hydrotherapy is an upcoming and rewarding industry. The hydrotherapy field is an evolving industry with lots of opportunities in my area. Very few business or veterinary offices offer hydrotherapy or therapeutic treatments in the Cook County area. The future growth will include other services such as canine training, dog sports and competitions.

## **Company Description**

### **Principal Members:**

MARISSA MICK- owner/hydrotherapist

MARCUS MICK- dog trainer

JUDITH MICK- front desk/host

ROSARIO GARCIA- helper

**Legal Structure:** Doggy Gym and Swim is an LLC corporation, incorporated in Arlington Heights, Illinois.

## **Market Research**

**Industry:** Doggy Gym and Swim LLC will join the canine hydrotherapy and fitness industry. Around the Rolling Meadows area there are only a select few veterinary offices that offer hydrotherapy to their customers. The closest competition for my business is in Des Plaines, IL called SPLASH DOG. Splash dog offers hydrotherapy and assisted swimming with older and younger dogs.

**Detailed Description of Customers:** The target customers for my business would be referrals from local veterinary offices I will be working with. Other target customers would be for dog owners who have aggressive or overly active dogs that need a safe place for their dogs to exercise alone and all year round. I will also be relying on word of mouth; I have been in the dog walking community/business for 5+ years. I will use my clients in the dog walking community to help spread the word of my new facility. Social media will play a major role in marketing to reach all potential customers and promote a new service in the pet industry.

**Company Advantages:** Doggy Gym and Swim LLC will provide a natural option when helping a canine recovering from surgery or in pain. Our team is well educated, knowledgeable, friendly, and patient; we will provide excellent treatments and exercises for any age canine. We take the following steps to support Doggy Gym and Swim LLC by:

-Maintaining strong relationships with owners and their dogs.

## Doggy Gym and Swim LLC Business Plan

- Ensure everyone is well educated and knowledgeable to create appropriate treatments that are tailored to each individual canine's needs.
- Provide a relaxing and safe environment for new clients and staff.
- Develop close relationships with veterinary referrals and clinics around the area.
- Face to Face consultations with owners and dogs.

Regulations: Quotes by the IAAMB "some specific wording is now offered in the state practice act. Wording includes this list as the practice of veterinary medicine: Complementary, alternative, or integrative veterinary medical procedures including: Chiropractic, Physical therapy, Animal acupuncture, Animal acutherapy, Animal acupressure, Veterinary homeopathy, Animal psychology, Artificial insemination, Dental, Veterinary nutraceutical therapy, Veterinary phytotherapy

### HEALTH FACILITIES AND REGULATION (210 ILCS 125/) Swimming Facility Act.

#### Product/Services:

- Above ground pool hydrotherapy/swimming lessons
- Underwater treadmill hydrotherapy
- Basic dog training
- Dog treadmill/running

#### Pricing Structure:

30 min swim \$60 (one dog)

30 min swim \$80 (two dogs)

15 min underwater treadmill \$50

20 min underwater treadmill \$60

30 min land treadmill run \$40

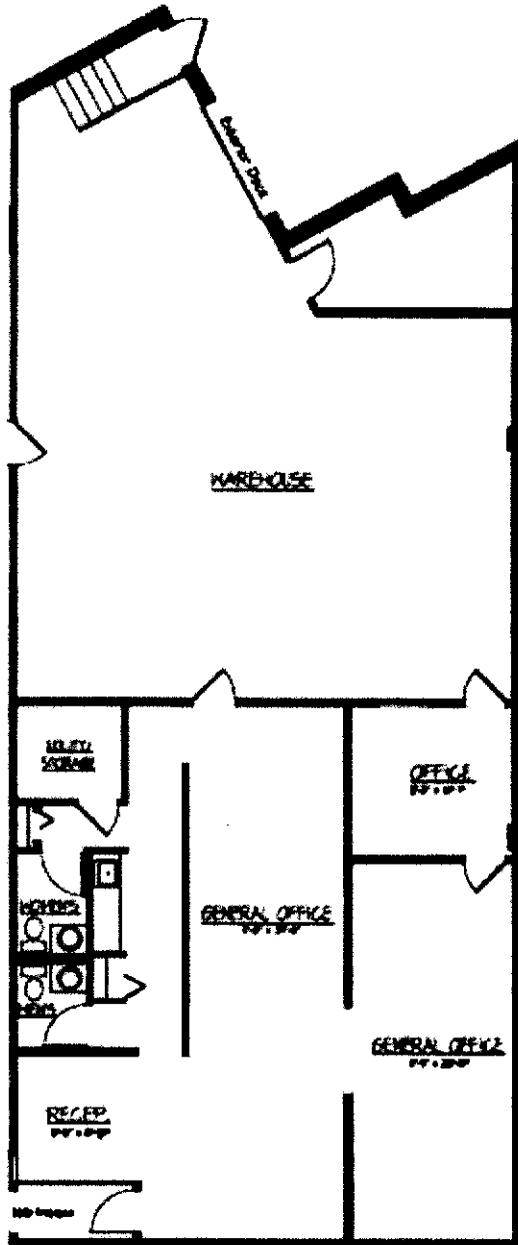
dog training session \$200 for 5 weeks (one class a week)

Product Lifecycle: All services are ready to be offered to clients. Time in between clients is used to clean the pools and disinfect areas used. Chlorine and cleaning products will need to be restocked monthly/weekly. Sanitization is a priority in all areas not just the pool. Daily water testing will be recorded to ensure optimal conditions.

#### Research and Development:

- include feedback mechanism on website for ideas and improvements of services.
- Provide a comment card on the front desk to write on during sessions
- Review market research of canine therapies and the popularity in the area.

Funding: Need loan of \$50,000. This is offered through my bank of choice, Chase Bank.



5100 NEWPORT DRIVE  
 UNIT 7  
 Approx. 310 sq. ft.  
 Rolling Meadows, IL 60008

OFFICE CAN BE REDUCED

**Exhibit A**  
**LANDLORD IMPROVEMENTS**

- Red: Landlord will remove wall
- Blue: Landlord will add wall
- Green: Landlord will add door
- Purple: Landlord will install drain in floor

**\*WORK TO BEGIN UPON APPLICATION FOR BUSINESS LICENSE APPLICATION.**

