

**AN ORDINANCE GRANTING APPROVAL OF A SPECIAL USE WITH
ACCESSORY RETAIL TO ALLOW A 2,400 SQUARE FOOT PET DAY CARE
AT 2639 KIRCHOFF ROAD**

WHEREAS, Mark Leers, Meadows Dog House (“Petitioner”), petitioned the Planning and Zoning Commission (“PZC”) to consider approving a special use for a pet day care with accessory retail located on the property legally described in Ordinance Exhibit 1, in the 2,400 square foot unit individually addressed as 2639 Kirchoff Road (“Premises”); and

WHEREAS, the PZC, after notice of public hearing as required by law, conducted a public hearing on August 3, 2022 at a regular meeting; and

WHEREAS, after taking and considering all testimony presented at the public hearing, the PZC accepted the Special Use findings of fact enumerated below and, by a 5-2 vote of the members present, recommended that the City Council approve a special use for a pet day care with accessory retail:

Special Use Standards

All special uses are required to show evidence that the standards listed in the Code are met. Each standard is listed below **in bold**, with the finding for that standards listed in *italics*.

Standard 1: 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.

Findings:

Pet day cares always have some concerns attached to them, especially regarding odors, waste, and noise. The petitioner has provided information that their buildout will address these concerns the best they can. Liquid waste will be handled by a plumbing system in the floor, solid waste by bagging multiple times,

the HVAC system will be upgraded, and noise reduction walls will be installed. Refuse will be serviced not less than once weekly, and more often if necessary given a condition of approval requiring additional refuse service when notified by the City. Traffic impact is expected to be minimal, and a parking study will be provided, along with a parking agreement to confirm that shared parking is appropriate.

Standard 2: 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.

Findings:

Pet day cares and pet stores are permitted special uses in the City's Zoning Code. The zoning is not proposed to be changed, keeping the property aligned with the intent of the Comprehensive Plan for the area. The use will provide a meaningful service to neighboring residents, but conditions mitigating negative impacts are important and have been incorporated as requirements for this use at this site.

Standard 3: 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.

Findings:

Provided that all required conditions are adhered to, the impact on surrounding businesses and residences should be minimal. The shopping center is commercial in nature, and pet day cares/stores are allowable special uses.

Standard 4: 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.

Findings:

Existing utilities are sufficient to accommodate this use. Though the parking lot encroaches on existing utility easements, there is no expected conflict.

Standard 5: 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.

Findings:

No modifications to the site are being proposed.

WHEREAS, the PZC has submitted its report and recommendation to the Mayor and City Council of the City of Rolling Meadows, which report has been considered by the Mayor and City Council; and

WHEREAS, the City Council has received and reviewed the recommendations and findings of fact of the PZC; and

WHEREAS, the City Council accepts the findings of fact recommended by the PZC and has determined that approving a special use for a pet day care with accessory retail will not impair an adequate supply of light and air to adjacent property, or unreasonably increase the congestion in public streets, or increase the danger of fire, or endanger the public safety, or unreasonably diminish or impair established property within the surrounding area, or in any other respect impair the public health, safety, comfort, or welfare of the inhabitants of the City; and

WHEREAS, the Corporate Authorities of the City of Rolling Meadows have determined that it is advisable, necessary and in the best interest of the City to approve a special use for pet day care with accessory retail.

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

Section 1: The recitals set forth above are incorporated herein by reference.

Section 2: A special use is approved for pet day care with accessory retail on the Premises.

Section 3: The relief granted in Section 2 herein above, is authorized subject to Petitioner satisfying all of the following conditions on the Premises:

1. Except for times when pets are being dropped off or picked up, animals and all business functions shall remain inside the building at all times.
2. This approval shall be null and void if permits for the interior modifications described in the staff report prepared for the August 3, 2022 Planning and Zoning Commission meeting are not applied for within two (2) months of City Council approval, and work completed within one year.
3. This approval is for zoning only. No part of this approval shall be interpreted to waive requirements of the building code, or the need for building permits or a business license.
4. The interior will be modified as the petitioner has indicated in the submittal, including, but not limited to, HVAC modifications, plumbing in the floor to handle liquid waste, and noise controlling paneling.
5. The petitioner shall execute a parking agreement for the shopping center prior to occupancy, which shall require the petitioner to complete a parking study to identify the estimated high-traffic times for this business, and incorporate proposed dog training schedules.
6. The unit dumpster shall be serviced not less than one time per seven day week, unless notified by the City that more frequent servicing is required pursuant to the receipt of odor related complaints.
7. The property shall be maintained in accordance with the adopted property maintenance codes of the City Code of Ordinances. Failure to maintain the interior of the property can result in revocation of the special use approval.
8. This special use approval shall become null and void on the transfer or sale of the business license and/or the property, or when the use is not active for six (6) consecutive months.

Section 4: All ordinances or portions thereof in conflict with this ordinance are hereby repealed.

Section 5: Should any provision of this Ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this Ordinance.

Section 6: This Ordinance shall be printed and published in pamphlet form by order of the City Council of Rolling Meadows, Illinois.

PASSED AND APPROVED by the City Council of Rolling Meadows, Cook County, Illinois this 13th day of September, 2022.

AYES: Sanoica, McHale, Budmats, Bisesi

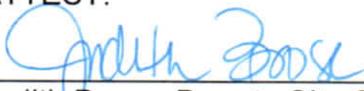
NAYS: O'Brien

ABSENT: Vinezeano, Reyez



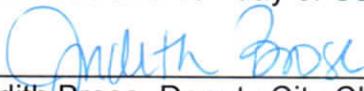
Joe Gallo, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Published this 16th day of September, 2022.



Judith Brose, Deputy City Clerk

Exhibit 1

Legal Description of Premises

The 2,400 square foot unit individually addressed as 2639 Kirchoff Road ("Premises"), in the property legally described as follows:

The northerly 212 feet, as measured at right angles to the southerly line of Kirchoff Road, that part of the southwest quarter of the northeast quarter of Section 25, Township 42 North, Range 10, described as follows: Commencing at the southwest corner of said northeast quarter, being a point 3.76 feet west of point used in survey made in 1929, (said point being also the northeast corner of Lot D-D in Rolling Meadows Unit Number 10, being a subdivision of Lot 'U' in Rolling Meadows Unit Number 9, being a subdivision in the west half of Section 36 aforesaid); thence running east on the south line of said northeast quarter, a distance of 250.57 feet to an iron pipe as established by said 1929 survey for the east line of property, (said iron pipe bring 182.60 feet, as measured along said south line, west of the southwest corner, as monumented, of Rolling Meadows Unit Number 19, recorded July 24, 1959 as document number 1709019); thence north along the east line of property as established by said 1929 survey to an iron pipe as placed in said 1929 survey, on the southerly line of road leading to Plum Grove, now called Kirchoff Road, *said east line of property being a line parallel with the west line of said Rolling Meadows Unit Number 19, as monumented); thence in a northwesterly direction along the south line of said road, a distance of 257.62 feet, more or less, to the west line of said northerly line of northeast quarter, said point being 6.26 feet northwesterly of westerly line of the northeast quarter as used in said 1929 survey, said point also being a point 173.66 feet, as measured along the southerly line of said road, easterly of the northeast corner of Lot 'U' in Rolling Meadows Unit Number 8, being a subdivision in the west half of Section 36, aforesaid; thence south along the west line of said northeast quarter to the point of beginning, all in Cook County, Illinois.

Commonly Known As: 2639 Kirchoff Road, Rolling Meadows, IL 60008.

Exhibit 2

Plans and Drawings

Exhibit 2

Summary for Meadows Dog House-

To open up a dog daycare, grooming, retail and training facility at 2639 Kirchhoff road (2400 sq ft). We feel there is a high demand for these services in rolling meadows and a business that should benefit greatly from previous clientele from ADH as well as the existing Rolling meadows community.

Hours of operation - Monday - Friday 630am to 630pm. Saturday 800am to 300 pm. Sunday 900am to 400pm

Employees -MDH will employ 6-10 people. 3 full time, 3-7 part time. There will be no more than 3 employees on site at any shift.

Services - MDH will provide daycare, grooming, retail and training services for dogs.

The daycare rooms will be split between big (active), medium and small/senior pets to ensure safety and play style within the groups. The facility will be able to handle about 40 dogs a day.

Facility-

Waste removal- per industry standard, we will collect and solid waste from the facility in biodegradable bags and transfer them to a trash can within the facility which will be lined with a biodegradable trash bag. At the end of every day, the bag from that container will be removed from the facility and put into a 1 yard, locked trash receptacle, which in turn will be picked up weekly from the disposal company under contract. These bags have been used in our previous facility and do not emit smells in any temperature.

The floors are planned to be resin epoxy in the daycare rooms, which also are industry standard. Easy to clean and safe for dog play.

Hvac - we will utilize the existing heating and ac units. There will also be an exhaust/ intake air equipment to be installed that will have a minimum of 4 air turns per hour.

Air Sanitation systems- there will be 2 air purification systems. One equipment with a HEPA air scrubber filter and another uv system to remove any airborne microbes/ viruses.

Inside potty zones- there will be potty zones that are installed with artificial grass and plumbed into the existing drain tiles.

Sound absorbing paneling, tiles - although the building does not emit much sound from space to neighboring retail space, these panels will be installed to make sure that there are no sound transfer.

Retail is going to be in the lobby. It will mostly be dog treats, training aids, poop bags, etc. we have reduced the estimated percentage to about 5% of revenue (15k).

The office will be small, about 100 sq ft. The hallway will be whatever code is, 36-40 inches.

In the small dog room, there will be a movable fence which separates small group from medium group. We just call it small dogs because it's easier to identify, but it will house both groups.

We are looking to minimize the buildout to open. The main build out items/costs are ventilation, bathroom conversion to dog wash area, flooring and minor carpentry (wall build out, doors, etc)

ROOM

STORAGE ROOM

BREAK ROOM
STORAGE

12'-5"

5'-5"

Big Dog
Room

Small
Dog
Room

40'-0"

60'-0"

OFFICE

LOBBY

11'-5"

