

## Staff Responses to Council Questions November 3, 2015

**FY16 Municipal Budget** *What would be required to implement the following?*

*Commissioner Hose and I have been discussing budget options in an effort to reduce or eliminate the need for the proposed tax increase.*

*At next Tuesday's meeting, please reconsidering the following list of items. We believe there is a reasonable mix of cost reductions which would allow the Village to hold the line on property taxes in 2016.*

- 1.) \$400,000 Savings; postpone Public Works Parking Lot Paving Project (MB-062 Project)*
- 2.) \$100,000 Savings; postpone the Ogden Avenue Sidewalk activity outside of the TIF*
- 3.) \$95,000 Reduction in General Fund Balance; for years, part of the Village policy/plan for managing Springfield uncertainty has been to utilize General Fund balances for short term reactions. The large tax increase that is proposed for this year is in direct reaction to a Springfield directed change in the guidelines driving actuarial efforts with respect to pension systems*
- 4.) \$300,000 Savings; eliminate property tax transfer into storm water fund*

*Bob & Greg*

If the requested changes to the FY16 budget were made, revenues and expenses to the following funds would be impacted as shown by the highlighted areas in the following table:

Revenues		Expenses		Surplus/Deficit
<b>GENERAL FUND</b>				
Proposed Budget	46,294,213	Proposed Budget	46,294,090	123
<b>Reduce Tax Levy</b>	<b>(95,000)</b>	Meals on Wheels	30,000	
<b>Adjusted Budget</b>	<b>46,199,213</b>	<b>Adjusted Budget</b>	<b>46,324,090</b>	<b>(124,877)</b>

Revenues		Expenses		Surplus/Deficit
<b>CAPITAL PROJECTS FUND *</b>				
Proposed Budget	7,421,524	Proposed Budget	9,908,029	(2,486,505)
Reduce Tax Levy	(800,000)	Postpone Ogden Sidewalks	(100,000)	
		Eliminate Transfer to Stormwater	(300,000)	
		Reduce Transfer to Maj. Bldgs.	(400,000)	
Adjusted Budget	6,621,524	Adjusted Budget	9,108,029	(2,486,505)
<b>MAJOR BUILDINGS FUND *</b>				
Proposed Budget	500,000	Proposed Budget	701,000	(201,000)
Reduce Transfer from Cap.	(400,000)	Postpone MB-062	(400,000)	
Adjusted Budget	100,000	Adjusted Budget	301,000	(201,000)
<b>STORMWATER FUND *</b>				
Proposed Budget	4,432,889	Proposed Budget	7,487,008	(3,054,119)
Eliminate Transfer from Capital Fund	(300,000)			
Adjusted Budget	4,132,889			(3,354,119)
* These funds rely on planned use of fund balance to cover the deficit amounts shown above				

As a result of these changes, a reduction to the tax levy as shown in the highlighted area below would occur:

Tax Levy Component	FY15	FY16 (proposed)	Change	% Chng	FY16 (modified)	Change
Corporate Levy	\$2,997,145	\$2,997,145	--	--	\$2,902,145	(\$95,000)
Fire Protection	\$2,850,000	\$2,850,000	--	--	\$2,850,000	--
Fire Pension	\$2,330,108	\$2,820,461	\$490,353	21%	\$2,820,461	\$490,353
Police Pension	\$2,261,516	\$2,664,454	\$402,938	18%	\$2,664,454	\$402,938
Capital	\$971,524	\$971,524	--	--	\$171,524	(\$800,000)
<b>Total</b>	<b>\$11,410,293</b>	<b>\$12,303,584</b>	<b>\$893,291</b>	<b>8%</b>	<b>11,408,584</b>	<b>(\$1,709)</b>

*Going back 10 years, by year what were the surpluses/deficits in the Pension Line on the tax bill? Did Council raise, lower, or keep the property tax flat based on the results?*

The required annual Village contributions to the Police and Fire Pension Funds for the past ten years are shown in the table below. For each of these years, the Village levied property taxes in the amount of the required contribution and made no corresponding adjustments to the operating

or capital levies based on changes to the pension levies. The amount levied increased compared to the prior year in 2007, 2009, 2010, 2011, 2013, 2014 and 2016 (proposed). The amount levied decreased compared to the prior year in 2008, 2012 and 2015.

**Police & Fire Fund Pension Contribution Levy, 2006-2015**

Levy	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Police	1,082,440	1,090,889	1,145,653	1,262,129	1,705,508	1,880,508	1,567,925	1,943,836	2,303,858	2,261,516
Fire	1,444,212	1,565,863	1,017,249	1,578,223	1,979,952	2,203,343	2,122,822	2,244,196	2,467,520	2,330,108
<b>Total</b>	<b>2,526,652</b>	<b>2,656,752</b>	<b>2,162,902</b>	<b>2,840,352</b>	<b>3,685,460</b>	<b>4,083,851</b>	<b>3,690,747</b>	<b>4,188,032</b>	<b>4,771,378</b>	<b>4,591,624</b>
Chng fr. Prior Yr.		130,100	(493,850)	677,450	845,108	398,391	(393,104)	497,285	583,346	(179,754)

**8. First Reading**

**B. Ordinance: Authorize a Special Use for an Animal Boarding Facility at 941 63rd Street**

*In which zoning districts is animal boarding a permitted use? a special use?*

Per Section 5.030 of the Zoning Ordinance, animal boarding is a permitted use in the B-3, M-1 and M-2 zoning districts. It is a special use in the B-2 zoning district.

*Please provide the history of similar zoning applications filed by this petitioner in Westmont and Hinsdale. Could you provide documents and meeting materials from Hinsdale and Westmont where the petitioner went through the system and was ultimately rejected?*

The petitioner purchased an existing veterinary clinic in Hinsdale. The clinic is a non-conforming use in its current location and can not be expanded per Hinsdale regulations. A formal application was not made to Hinsdale.

The petitioner pursued an application in the Village of Westmont to build a new vet clinic with boarding on Ogden Avenue. The applicant requested four items:

- (A) Special Use to operate a veterinarian office in the B-2 General Business District.
- (B) Variance for a veterinarian office to be located within 100 feet of a residence district.
- (C) Special Use to operate a kennel in the B-2 General Business District.
- (D) Variance for a kennel to be located within 100 feet of a residence district.

The Plan Commission unanimously recommended approval of the four requests while the Westmont Board unanimously denied the application.

The Westmont Board packet can be viewed at this location:

<http://westmont.illinois.gov/AgendaCenter/ViewFile/Agenda/06122014-430?html=true>

The following link is to a video of the presentation and conversation at the Westmont Board's June 12, 2104 meeting. The discussion of the petition starts at 1 hour 29 minutes.

<https://www.youtube.com/watch?v=WgkpTYE3yJg&index=40&list=PL3D8B7C3B69CEBD50>

*Does the veterinarian currently located at the site board any animals?*

Yes, the current practice boards a small number of pets.

*Proposed is a two-story structure. Where will the various services be provided?*

As shown on the plans submitted by the petitioner, the following uses are on the first floor:

- Boarding
- Indoor play room
- Outdoor pet area
- Reception / Waiting area
- Exam rooms
- Treatment rooms

The following uses are on the second floor:

- Training / Obedience
- Grooming
- Therapy
- Surgery / Treatment rooms
- Staff offices / Breakroom

*There are outdoor facility-services. Please provide details – where, what kind, how many etc.*

An outdoor pet area is proposed to be located on the west side of the building, facing the Shell Gas Station. The area is approximately 333 square feet in size. This area is used as a defecation area for boarded pets.

*Other than the fact that the Plan Commission has approved this facility, why is Staff recommending this facility? How does Staff respond to the concerned neighbor complaints?*

Staff recommends approval of the special use because, based on our analysis, the petition meets the standards for a Special Use in the Zoning Ordinance in Section 12.050.H. The staff analysis is provided in the report to the Plan Commission.

With regard to neighbor concerns, staff worked with the petitioner to place the outdoor pet area facing an existing business use and in a location that is least impactful to the adjacent residences. Additionally, after the Plan Commission public hearing, staff worked with the petitioner to eliminate all windows along the south facade. The elimination of windows along the south facade will help mitigate sound emanating out from the building.

*Staff states that these services are “needed” for the residents, nearby and other. If they are “needed”, then why are residents opposed?*

The Comprehensive Plan and Zoning Ordinance provide direction as to whether animal boarding services are necessary or desirable. The Comprehensive Plan notes the desire to provide commercial services to residents and the larger region. The Zoning Ordinance speaks to the desirability of the proposed uses at this location in the B-2 General Retail Business District by stating that veterinary care and animal grooming are permitted uses and animal boarding is an allowable special use.

In the report to the Plan Commission, staff stated that the proposed use is desirable and meets the applicable standard for a Special Use, as noted in this excerpt from the report:

The proposed redevelopment of this site with a new animal boarding facility with a veterinary care clinic is desirable on the 63rd Street Corridor and will contribute to the general welfare of the community. The proposed development will meet various Comprehensive Plan goals including the redevelopment of an underutilized property, enhancing the quality of the 63rd Street commercial corridor and adding extensive landscaping and buffering to further separate the commercial property from the neighboring residences. This standard has been met.

At the Plan Commission hearing, residents spoke both in favor of and against the proposal. The reasons for resident opposition to the proposal are many and varied and have been expressed at the Plan Commission meeting and in direct communications to Council members.

*How does having dogs supervised outdoors keep dogs from making noise (barking)?*

The following response was submitted by the petitioner:

The supervisor will remove the dog from the outdoor area if they begin to bark. The staff understands behavioral issues and will not have an animal that is aggressive/temperamental outside with other animals. Similar to the Village of Downers Grove noise ordinance, the barking becomes a nuisance when it is persistent. The petitioners’ staff is trained and are sensitive to barking dogs outside. By supervising the outdoor area, we are able to minimize the barking and react on it right away.

*How does a 6 ft fence keep noise within the property?*

Section 8.010 of the Zoning Ordinance regarding landscaping and screening regulations states that the regulations, including fencing requirements, are intended specifically to reduce the impacts of noise (See Sections 8.010 D and J below).

Sec. 8.010 Purpose

The landscaping and screening regulations of this article establish minimum requirements for landscaping and screening. The regulations are intended to advance the general purposes of this ordinance and specifically to:

- A. enhance quality of life for residents and visitors;
- B. protect property values;
- C. enhance the quality and appearance of new development and redevelopment projects;
- D. mitigate possible adverse impacts of higher intensity land uses abutting lower intensity land uses;
- E. promote the preservation, expansion, protection and proper maintenance of existing trees and landscaping;
- F. help ensure wise use of water resources;
- G. improve air quality;
- H. protect water quality and reduce the negative impacts of stormwater runoff by reducing impervious surface area and providing vegetated areas that filter and retain greater amounts of stormwater on site;
- I. moderate heat by providing shade; and
- J. reduce the impacts of noise and glare.

A fence is one component of a multiple-faceted approach to noise dampening. In conjunction with landscaping, sound proofing and building design, the fence can work to diminish the amount of noise leaving the property by partially impeding the transmission of sound waves from the subject property to adjacent properties.

*Admittedly, the current and proposed veterinarian use is zoned properly for the upgrade, which is a good use. However, the residents say it is not in keeping with the neighborhood. Special use is the issue, not similar zoning. Why is this in keeping with the residential neighborhood?*

The Zoning Ordinance designates the subject property as B-2, General Retail Business. The Zoning Ordinance permits animal boarding as a Special Use in the B-2 zoning district. The Comprehensive Plan designates the property as Neighborhood Commercial. The proposed redevelopment is taking place within a commercial neighborhood.

*What are the sales tax consequences of the new proposed facility?*

The petitioner submitted the following response:

*At this point, we do not have sales tax projections. Although, we will remain a service based business, we will start selling items similar to that of a pet supply store as permitted by the current zoning. Items would include leashes, shampoos, toys, etc. We are trying to provide more services for our clients than previously offered by adjusting the business model to create a facility that handles all the needs of a pet owner. We believe our clients want these additional services based on their input.*

Per the Zoning Ordinance, consumer shopping goods, which includes pet supply stores, are permitted uses in the B-2 zoning district.

*For the record, what is “neighborhood commercial: as opposed to just plain commercial?*

The Comprehensive Plan differentiates between seven commercial land uses: Neighborhood Commercial, Corridor Commercial, Downtown/Mixed Use Commercial, Low Intensity Office, Office/Corporate Campus, Regional Commercial, and Light Industrial/Business Park. These different types of commercial are identified and discussed in Section 3, Land Use Plan and Section 5, Commercial Areas Plan of the Comprehensive Plan.

The Comprehensive Plan discusses neighborhood commercial in these two locations:

Section 3, Land Use Plan, Page 28	Section 5, Commercial Areas Plan, Page 45
<p><b>Neighborhood Commercial</b></p> <p>Neighborhood commercial areas function to provide residents with convenient, day-to-day goods and services within a short walk or drive from their homes. Neighborhood commercial areas should be comprised of a mix of retail, service and office uses that cater to a local population.</p> <p>These areas may be anchored by a grocery store accompanied by a variety of other smaller retailers such as gas stations, dry cleaners, convenience stores, banks, and restaurants. Providing these daily goods and services close to home is an amenity to nearby residents and serves to reduce automobile trips.</p> <p>It is recommended that small nodes of neighborhood commercial development should exist throughout the Village at the intersection of primary roadways (arterials and collectors) to serve nearby residential areas.</p>	<p><b>Neighborhood Commercial</b></p> <p>Neighborhood commercial areas serve local residents and provide the goods and services needed on a daily basis. These areas are composed of a mix of independent storefronts and small retail centers with a single anchor tenant, typically a grocery store. Given that Downers Grove is a mature community, its neighborhood commercial areas are well-established and on the whole, the Village is well-served by neighborhood commercial.</p> <p>The Plan provides for moderate expansion of neighborhood commercial around key intersections and heavily-trafficked roads that are less desirable for residential uses. Maintaining neighborhood commercial areas throughout the community minimizes the need for residents to travel long distances to meet routine retail and service needs.</p>

The property is zoned B-2 General Retail Business District. According to the Zoning Ordinance, the purpose of this District is as follows:

The B-2 district is primarily intended to accommodate retail and service businesses that serve a village-wide or larger trade area. It is generally intended to be applied to sites with frontage on at least one arterial street.

The following are permitted and special uses in this District.

**Permitted and Special Uses in the B-2 General Retail Business District**

Permitted Uses	Special Uses
Apartments/Condos Nursing Home Sheltered Care Fraternal Organization Governmental Facility Hospital Natural Resources Preservation Religious Assembly Safety Services Minor Utilities and Public Services Facility Building or Tower Mounted Telecommunication Antenna Animal Grooming Veterinary Care Auditorium, Cinema, Theater Business Support Services Consumer Maintenance & Repair Personal Improvement Services Day Care Center Restaurant Wine Boutique Financial Services Lodging Business and Professional Office Medical, Dental and Health Practitioner Retail Sales Wholesale Services and Distribution Community Garden	Aircraft Landing Area Major Utilities and Public Services Facility Freestanding Telecommunication Tower Animal Boarding or Shelter Building Services Funeral or Mortuary Services Fueling Station Personal Vehicle Repair & Maintenance Personal Vehicle Sales & Rental Recyclable Material Drop Off Drive-in or Drive-through Facility

*There is boarding, surgical, adoption areas. Are they "boarded in the same rooms?"*



Petitioner response - No. Hospitalized pets are kept in a separated area from the general boarding area and the adoption pets have their own boarding room as well.

*What is the staffing Plan for the supervised play?*

Petitioner Response - One staff member will be outside with no more than 5 dogs, while depending on the quantity of boarders additional staff members will be cleaning and feeding inside. The indoor play area will be staffed based on the number of dogs in the daycare area.

*What is the staffing plan for overnight guests?*

Petitioner Response - Typically, there is not staff that stays overnight for boarding in any of our other facilities. However, there is a staff member on call.

*Can barking dogs or other noisy animals affect residential property values?*

Noise emitted from a property can affect the value of neighboring properties. A property value study was not submitted as part of the application.

*Who is the current property owner? Who is the petitioner? Did the owner authorize the petitioner to submit a petition?*

The current property owner is Dr. J.D. Jobe. On August 5, 2015, Dr. Jobe authorized Dr. Anthony T. Kremer of Kremer Veterinary Services, LLC and his agent Jason R. Sanderson of RWE Management Company to submit a Special Use application. The petitioner and applicant is RWE Management Company.

### **Ordinances C-E: 904-910 Curtiss Street**

*How does the maximum permitted density in downtown compare to other dupage county municipalities?*

Downers Grove - 54 dwelling units / acre

Clarendon Hills - 29 dwelling units / acre

Elmhurst - 29 dwelling units / acre

Hinsdale - 35 dwelling units / acre north of the railroad tracks. No density maximum south of the railroad tracks. Limiting factor is FAR (Floor Area Ratio) and height.

Glen Ellyn - No density maximum. Limiting factor is height.

Lisle - No density maximum. Limiting factor is the height.

Lombard - No density maximum. Limiting factor is height.

Naperville - No density maximum. Limiting factors are FAR and height.

Wheaton - No density maximum. Limiting factor is height.

*How is it that 67 parking spaces are required yet Staff counts a fuzzy 64?*

Table 7-1 of the Section 7.030 of the Zoning Ordinance requires 1.4 parking spaces per residential dwelling unit in the DB (Downtown Business Zoning District). Based on 48 units, the total number of parking spaces required is 67.2 (48 x 1.4). Per Section 7.040.B, when the measurements result in a fractional number, any fraction less than one-half (0.5) is rounded down to the next lowest whole number. Hence, 67 parking spaces are required.

Sixty-four (64) on-site parking spaces are shown on the plans, as such:

- Sheet SP-1, Site Plan - 6 exterior spaces shown
- Sheet A-1.0, Lower Level Plan - 31 interior spaces shown
- Sheet A-1.1, Ground Floor Plan - 27 interior spaces shown

*Why does Staff include 10 street parking (public) spaces which are provided by taxpayers and are usually already occupied? Why does Staff include in the calculations a taxpayer constructed parking deck in its calculations? This also coincides with increasing the dwelling units.*

Parking spaces located on the public streets and in the public parking deck are not included in the calculation of the number of parking spaces provided by the proposed development. As noted above, the 64 parking spaces are located on the subject site. The staff report noted existing on-street parking and the parking deck because these parking resources are available to the patrons and residents of the proposed development.

*What Planning documents or standards say that people who live near trains don't need cars?*

Planning documents indicate that people who live near trains generally own fewer cars. Links to various reports are shown below:

Effects of TOD on Housing, Parking and Travel, Federal Transit Authority, 2008.

[http://onlinepubs.trb.org/onlinepubs/tcrp/tcrp\\_rpt\\_128.pdf](http://onlinepubs.trb.org/onlinepubs/tcrp/tcrp_rpt_128.pdf)

RTA Report, November 2011

[https://www.rtachicago.com/files/documents/plansandprograms/landusetod/TOD\\_Parking\\_and\\_Access\\_Report\\_Web\\_Final.pdf](https://www.rtachicago.com/files/documents/plansandprograms/landusetod/TOD_Parking_and_Access_Report_Web_Final.pdf)

Reconnecting America and the Center for Transit Oriented Development, 2015

<http://www.mitod.org/todtargetedparkingregulations.php>

ITE Journal, June 2009

[http://www.sacog.org/complete-streets/toolkit/files/docs/ITE%20Journal\\_New%20Transit%20Cooperative%20Research%20Program%20Research%20Confirms%20TODs%20Produce%20Fewer%20Auto%20Trips.pdf](http://www.sacog.org/complete-streets/toolkit/files/docs/ITE%20Journal_New%20Transit%20Cooperative%20Research%20Program%20Research%20Confirms%20TODs%20Produce%20Fewer%20Auto%20Trips.pdf)

Journal of Public Transportation, Vol. 13, No. 2, 2010

<http://www.nctr.usf.edu/jpt/pdf/JPT13-2Cervero.pdf>



**rRemarks Data for November 3, 2015 Village Council Meeting**

Agenda Section	Agenda Item	Comment	Commenter
Public Comment	COMMENTS OF A GENERAL NATURE	<p>I am respectfully asking the Village of Downers Grove to consider two items.</p> <p>First, it is time to make arrangements for leaf collection by the village in the fall. I have been a resident for three decades. I am no longer able to keep up with the removal of all the leaves which come from our now mature trees. They fill the streets and clog the sewers. My neighbors and I were discussing this matter and feel a great deal of frustration toward the village for this lack of service. A number of neighboring communities have offered this service for years (Naperville to name just one).</p> <p>Secondly, as a parent and teacher, I would like to strongly encourage the village to put in place designated hours for "Trick-or-Treating." When this holiday falls on a weekend, you have children coming from early morning to late at night. I feel limiting hours from 3-7pm would make it a safe and successful event for all.</p>	Gina Martino, Downers Grove
First Reading	B. ORD 2015-6475 An ordinance authorizing a special use for an animal boarding facility at 941 63rd Street	I am writing in support of the Animal Hospital/Boarding Facility on 63rd and Main. I have been taking my pets there for 30 years and I can't say enough good things about DGAH. I am asking you to approve the new facility as it will give current clients many more services and I am sure will generate more revenue for Downers Grove. Thank you, Gina Guare	Gina Guare, Willowbrook
First Reading	B. ORD 2015-6475 An ordinance authorizing a special use for an animal boarding facility at 941 63rd Street	I strongly support the proposed addition of a pet boarding facility and improvements to the existing veterinary practice at this site. It will benefit the residents of Downers Grove as well as bringing additional revenue from outside of the Village.	S Lukashovich
First Reading	B. ORD 2015-6475 An ordinance authorizing a special use for an animal boarding facility at 941 63rd Street	The DG community could use a facility like the one being proposed. It would be best to spend our money in the community rather than traveling to other areas for the services that a new local business can provide. Dr. Gustafson and staff have always been honest and helpful at the current veterinarian practice. Thank you.	Vicki
First Reading	B. ORD 2015-6475 An ordinance authorizing a special use for an animal boarding facility at 941 63rd Street	As a resident of downers grove, for 30 years, I believe it is time to update that area. 63rd st. Is looking dumpy and attracts nothing for people from other communities. I personally have a pet and would be in total favor of an expansion. This would allow me to board my dog right where my pets doctor and records are located. I also believe this would be a great way to create jobs for more people in downers grove, as well. I understand the concerns of those contesting this expansion, but I think it's time for downers to start creating a community where younger generations can grow and thrive. I am 100 percent in favor of this.	clarise herrick, 5328 grand avenue, Downers Grove
Public Comment	COMMENTS OF A GENERAL NATURE	Raising taxes in the current environment when many residents get very little from the current levy is just stupid (not ignorant), especially when there are alternatives to delay without increasing future liabilities (and the State is sorted out). This should not be about the DGTRO. They have already exhibited their diminishing clout. This is about Downers Grove. It is not about supporting a partisan organization who supports a kid whose mom mows his lawn. Game on for Downers Grove -- you partisans need to represent constituents or leave.	Don Jankowski, 1312 Blanchard Street, Downers Grove
First Reading	B. ORD 2015-6475 An ordinance authorizing a special use for an animal boarding facility at 941 63rd Street	Our family would welcome this facility. We are familiar with this veterinarian, and consider this project to be worthwhile. Please consider the needs of the pet owners in this area when you are making a decision. Betty North	North, 324 Grant, Downers Grove
First Reading	B. ORD 2015-6475 An ordinance authorizing a special use for an animal boarding facility at 941 63rd Street	I am in favor of the Downers Grove Animal Clinic rebuilding their hospital and adding a large boarding area. This would increase revenue for the village and would attract people from other towns. The corner there needs work and this is an opportunity to update and make that area look nice. My vote is to let this pass. Thank You.	Gerald Herrick, 5328 Grand Avenue
First Reading	B. ORD 2015-6475 An ordinance authorizing a special use for an animal boarding facility at 941 63rd Street	I think allowing downers grove animal clinic to expand there facility would be the best thing possible...	Kim Prelac



**rRemarks Data for November 3, 2015 Village Council Meeting**

Agenda Section	Agenda Item	Comment	Commenter
First Reading	B. ORD 2015-6475 An ordinance authorizing a special use for an animal boarding facility at 941 63rd Street	<p>I am AGAINST the special use of adding an animal boarding facility. Based on the architectural drawings and on explanations given at the zoning board meeting, I don't feel the space allocated for boarding will be big enough to house the number of animals they're planning to house. I believe Dr. Kremer is going to turn this into a cookie cutter boarding facility - not offering all the special amenities he says, but putting lots of animals in a small space and undercutting area boarding facilities prices.</p> <p>Dr. Gus' clients are excited about his brand new facility, but it won't be "his" anymore. I believe the clients will be shocked when they realize they'll no longer get the same homey treatment and low prices.</p> <p>Does the council realize that Hinsdale and Westmont both shot down this facility when Dr. Kremer tried to build it in their towns?</p> <p>One of the "pros" brought up at zoning for adding this large facility was that it will cover up the tires and junk at the gas station. If those things are an eyesore, why doesn't the village do something about that. At zoning they said if noise level gets too loud at the new clinic they'll take away the boarding facility? Will this really happen, or will it just continue, like the junk at the gas station?</p> <p>I feel a boarding type facility is more appropriate in an industrial park type setting, where's there are no houses nearby and traffic isn't an issue.</p> <p>Thanks for listening.</p>	Karen Rooney, Downers Grove
First Reading	B. ORD 2015-6475 An ordinance authorizing a special use for an animal boarding facility at 941 63rd Street	<p>I'm in full support of the expansion of the Downers Grove Animal Clinic facility at 941 63rd St.</p> <p>Dr. Gustafson has been our vet for over 20years and he and his clinic provide a needed service to many of us who live here in DG. This expansion will be a benefit to us and the community.</p>	Ed Briner, 5933 Lyman Av, DG
First Reading	B. ORD 2015-6475 An ordinance authorizing a special use for an animal boarding facility at 941 63rd Street	<p>Dr. Gus and his staff need to be able to compete and grow their business. I would love to be able to board my animals there. I realize sound may be an issue but building materials and the location of the kennels can be moved close to 63rd. 63rd St. is a noisy street to begin with. Not having windows or transom windows would ensure privacy for the residence behind. I've been a happy client for 18 years and hopefully for another 20.</p>	Michelle Buie, 5541 Fairmount Ave., Downers Grove



VILLAGE OF  
DOWNERS GROVE

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## Fwd: Downers Grove Animal Clinic Building

1 message

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**Allison Deitch** <[adeitch@downers.us](mailto:adeitch@downers.us)>  
To: Megan Miles <[mmiles@downers.us](mailto:mmiles@downers.us)>

Tue, Nov 3, 2015 at 10:45 AM

----- Forwarded message -----

From: **Stanley Popovich** <[spopovich@downers.us](mailto:spopovich@downers.us)>  
Date: Tue, Nov 3, 2015 at 8:25 AM  
Subject: Fwd: Downers Grove Animal Clinic Building  
To: Allison Deitch <[adeitch@downers.us](mailto:adeitch@downers.us)>

This came in last night.

Stan.

----- Forwarded message -----

From: **Stephen Spieth** <[sfspieth@gmail.com](mailto:sfspieth@gmail.com)>  
Date: Mon, Nov 2, 2015 at 7:40 PM  
Subject: Downers Grove Animal Clinic Building  
To: [spopovich@downers.us](mailto:spopovich@downers.us), [apellicano@downers.us](mailto:apellicano@downers.us), [dfieldmand@downers.us](mailto:dfieldmand@downers.us)

Re: Downers Grove Animal Clinic

To whom it may concern,

We understand that there is a vote coming up regarding the veterinary clinic expanding into a new building. While we are unable to attend the meeting to voice our support for this plan, we wanted to contact you to show our commitment to Dr. Gus and his staff. We have been clients for over 10 years and have been treated like family. This group of professionals has gone above and beyond for us while treating some of our medically complex pets. The positive interactions with everyone at the clinic have led us to recommend Downers Grove Animal Clinic to friends. We strongly believe that this new building would benefit the community and would better allow this already wonderful staff to care for all animals in a larger, modern environment. Dr. Gus and his staff are a valuable part of the Downers Grove community, and this new project would help bring additional business to the area. Please approve this building project.

Sincerely,

Stephen F. Spieth, LCPC, CADC

Jessica D. Spieth, LCPC

—

Stan Popovich, AICP  
Director of Community Development  
Village of Downers Grove  
p. [630-434-6893](tel:6304346893)  
f. [630-434-6873](tel:6304346873)