

Staff Responses to Council Questions November 10, 2015

There will be a proclamation regarding Veteran's Day at tonight's Village Council meeting.

At the request of Commissioner Olsen, Consent Agenda Item C. *Motion: Dispose of Tapes of Previously Approved Executive Session Minutes* has been removed from the Consent Agenda for consideration separately.

6. CONSENT AGENDA

C. Motion: Dispose of Tapes of Previously Approved Executive Session Minutes

Why are we proposing to destroy this amount of recordings?

Why are they proposed for destruction now?

What topics were discussed at each session?

We are proposing to destroy recordings at this time in compliance with the Open Meetings Act and to establish a schedule for destroying executive session minutes. A complete chronological listing of all Executive Sessions is on file in the Clerk's Office. It includes the date of the session, the subject matter discussed, and whether the minutes have been released.

According to the Open Meetings Act (5 ILCS 120/2.06(c):

The verbatim record may be destroyed without notification to or the approval of a records commission or the State Archivist under the Local Records Act or the State Records Act no less than 18 months after the completion of the meeting recorded but only after:

- (1) The public body approves the destruction of a particular recording;
- (2) The public body approves minutes of the closed meeting that meet the written minutes requirements of subsection (a) of this Section.

7. ACTIVE AGENDA

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

At the request of a few council members staff has prepared two additional conditions that may be added to the special use ordinance for 941 63rd Street. A council member must

make a motion to amend the ordinance at tomorrow night's meeting in order to add these conditions.

Proposed conditions:

8. At no time shall more than sixty (60) dogs be boarded overnight at the facility.

9. At the discretion of the Village Manager, Petitioner may be required to submit a report detailing compliance with section 28.10.040.B of the Downers Grove Zoning Ordinance (Operational Performance Standards - Noise), including but not limited to the duration and decibel levels of the noise emitted from the property. Any violation of this section or of the Downers Grove Zoning Ordinance shall be deemed grounds for revocation of the Special Use granted herein and shall be subject to the remedies and enforcement powers afforded the Village in Section 28.13.020.D of the Downers Grove Zoning Ordinance.

Please provide the Council members with a copy of the letter from a realtor that was submitted at last week's meeting.

Attached is the letter.

ATTACHMENTS

rRemarks Online Comments

Letter from Real Estate Broker Regarding Special Use at 941 63rd Street



rRemarks Data for November 10, 2015 Village Council Meeting

Agenda Section	Agenda Item	Comment	Commenter
Active	B. ORD 2015-6475 An ordinance authorizing a special use for an animal boarding facility at 941 63rd Street	We are writing to show support for the ordinance authorizing the special use boarding at Downers Grove Animal Clinic. We were long time residents of the Downers Grove area and have trusted the care of our pets to Drs. Jobe and Gustafson for over 30 years. Even though we now live out of the area, we spend half an hour or more to continue that care. We were thrilled to learn of their plans for expansion. There is no staff more qualified and trusting than the one at Downers Grove. Now we are shocked and saddened to learn that people were opposed to what we considered a "win/win" situation, namely a beautiful structure that would bring added revenue to the village and added services to those of us who currently seek care for our beloved pets. We strongly urge the council to approve this ordinance.	George & Linda Cramer
Active	B. ORD 2015-6475 An ordinance authorizing a special use for an animal boarding facility at 941 63rd Street	I support the Downers Grove Animal Clinic's expansion plan. We have been happy customers of the clinic for the past 8 years. We would take advantage of additional services that they would offer in the expanded facility as needed - surgical care, grooming, etc. for our 1 year old cat and 5 year old dog. The Clinic has been wonderful to us over the years, particularly during the hard times when we had to put down our 11 year old dog and our 1 year old cat. Thanks for your consideration of their plans to expand the Clinic.	Kara Casten 4915 Woodward Avenue, Downers Grove
Active	B. ORD 2015-6475 An ordinance authorizing a special use for an animal boarding facility at 941 63rd Street	I have been using Downers Grove Animal Clinic for the care of my pets for 16 years. I drive from Burr Ridge because of the exceptional care of Dr. Gustafson and his staff. When we are away, I currently send my dogs for boarding to Elizabeth, Illinois. I would welcome a facility much closer to home that had the important benefit of having the veterinary staff I use and know well in the same building. This facility would offer excellent services for the residents of Downers Grove and many of the surrounding towns.	Nancy Bergstrom Burr Ridge
Active	B. ORD 2015-6475 An ordinance authorizing a special use for an animal boarding facility at 941 63rd Street	<p>On Tuesday, November 3rd, Mayor Tully pointed out numerous times that this use is allowed in this location. He addressed this specifically following the comments of those who spoke against the granting of this special use, cautioning that these same residents needed to make their comments in this context. He did not offer these same comments to the supporters of the special use, whose comments in most cases were sentimental in nature. Mayor Tully also addressed the criteria for a special use:</p> <p>1) It is authorized in the district, which this use is; 2) it is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community; and 3) will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.</p> <p>In response to the stated criteria:</p> <p>1) While the use associated with a vet clinic may be, I do not believe that a boarding facility is.</p> <p>2) This facility is in no way necessary due to the significant number of animal care facilities that already exist in and near Downers Grove. In terms of it contributing to the general welfare of the neighborhood and community, it most certainly will not contribute to the neighborhood. It will in fact be detrimental (see #3 below).</p> <p>3) It will be completely detrimental to those persons residing in the vicinity due to the noise that will be generated by the boarding related segment of the project, particularly the outdoor area, will create additional traffic issues at 63rd and Main, which is an already challenging and dangerous intersection, and it will be injurious to residential property values for those living adjacent to or in proximity to the facility. A local realtor has supported this notion, as have several professional contacts with the firms of US Equities and CBRE. Both of the later have indicated that a 5% or more drop in values for those living on the block behind the facility could be expected. Others beyond that point may realize a drop in values alone.</p> <p>The above elements are pertinent and should be the driving force behind the eventual vote of the council, NOT the testimony of animal lovers, sobbing employees and people who do not live adjacent to or within proximity of the proposed facility. Many of those individuals live far from this location, many in other towns or villages. They will not have to put up with the noise and traffic issues, and will not have to worry about their property values declining as they get back in their cars and go back to their quiet neighborhoods.</p> <p>I noted as I read the minutes from the November 3rd meeting that much of what was written and how is very slanted toward the petitioner and his supporters. I also noted that several things were either reported in error or missing...such as the fact that there will be outdoor areas associated with the boarding component, which is where one of the key issues, noise, comes into play. It instead states that all boarding activities occur indoors...which will help to mitigate the noise. This is false. I do hope that the council remembers the comments offered last week better than what the minutes reflect.</p> <p>Last week the mayor and commissioners each said that they serve the residents...first and foremost the residents. Please prove that you are serious about that now by voting NO on the special use.</p>	Robert Janis 948 Weatherbee Place Downers Grove

Nick Miller

EXIT Real Estate Partners
6900 S. Main St #206
Downers Grove, IL 60516
331-645-5443
nickmiller.exit@gmail.com

To whom it may concern:

I was recently asked for my professional opinion on whether the new proposal and building of the Downers Grove Animal Hospital at the address of 941 63rd St Downers Grove, IL 60516 would have any effect on the property values of the surrounding properties.

There are a couple of concerns about the new building and services they will provide that could bring down the value of surrounding residential homes.

- **Noise Level** The major concern with the new Animal Hospital being built and causing a decrease in the residential property values of the surrounding homes is the noise level that would be created by the dogs being boarded and treated at the facility. It states in the plans that they will be using sound absorbing material in all the interior walls to keep the noise levels down. The outdoor courtyard that will face the Shell Gas Station with only one open wall and covered by the second floor of the building is unknown if it will be noisy enough for the neighbors to hear.
- **Two Story Building/Privacy** The building being two stories is only an issue to the residential properties that directly border the property for the new Animal Hospital to be built. The reason for this concern is privacy. There are plans for a fence to be installed but will not block out the second story view into the neighbor's backyards. It will cause the seller more market time due to the negative feature and/or the buyers will want a discount due to the loss of privacy.

Conclusion My Professional opinion is the property values of the residential homes that border the future Animal Hospital will see the biggest affect on their property values. I see the values being adjusted down 3-5% from the current fair market value for the properties that directly border the property that the Animal Hospital will be built on due to the reasons stated above. The other properties in the area will be less than that but completely depends on how well the noise will be contained from the dogs.

Sincerely,

Nick Miller