

**VILLAGE OF DOWNERS GROVE**  
**Report for the Village**  
**9/17/2019**

<b>SUBJECT:</b>	<b>SUBMITTED BY:</b>
2149, 2151 and 2153 63 <sup>rd</sup> Street - Special Use	Stan Popovich, AICP Director of Community Development

**SYNOPSIS**

The petitioner is requesting Special Use approval to operate an animal boarding business in the Meadowbrook Shopping Center at 2149, 2151 and 2153 63<sup>rd</sup> Street.

**STRATEGIC PLAN ALIGNMENT**

The goals for 2017-2019 include *Strong and Diverse Local Economy*.

**FISCAL IMPACT**

N/A

**RECOMMENDATION**

Approval on the October 1, 2019 active agenda per the Plan Commission's unanimous 6:0 positive recommendation. The Plan Commission found that the proposal is compatible with the Comprehensive Plan and that it meets all of the standards for a Special Use per Section 28.12.050.

**BACKGROUND**

The petitioner is seeking Special Use approval to operate an animal boarding business at 2149, 2151 and 2153 63<sup>rd</sup> Street. The proposed business will occupy the three western end units of the Meadowbrook Shopping Center. The applicant is proposing a full-service training, grooming and boarding service facility for dogs. As such the following features will be incorporated into the design of the space: reception/lobby/waiting area, pet grooming area, indoor training area, outdoor area, boarding room.

The businesses' proposed hours of operation are Monday through Friday from 7:00 A.M. to 5:30 P.M. The dog to employee ratio is estimated at about 12 dogs per person. Overnight boarding will include on average 10-15 dogs a night. There will be sound reducing technology in place. An outdoor area is also planned along the west side of the building and includes using a 6-foot tall solid PVC. This outdoor area will serve as a dog relief area and off leash training program. To help minimize outdoor noise, this space will only be available for dogs that have achieved a certain level of training.

Compliance with the Comprehensive Plan

The Future Land Use Plan designates the site as Mixed Use. These sites may include a building, set of buildings, area or neighborhood that is comprised of a range of land uses serving more than one purpose. The

Comprehensive Plan specifically states mixed-use can be a mix of land uses within a contiguous geographic boundary. The proposed business will contribute to the mix of uses within this shopping center.

Furthermore, the Comprehensive Plan also designates the Meadowbrook Shopping Center as a catalyst site. While this proposal does not include an overall redevelopment of this site, additional investment in the shopping center will be provided. The proposed improvements are listed below:

- The installation of four new curbed and landscaped islands with shade trees and planting in groups of three directly north of the three subject tenants spaces,
- The replacement of the five posts and fascia/ceiling in front of the three tenant spaces,
- Milling, grinding, and resurfacing of approximately 13,160 square feet of parking lot and drive aisle in front of the proposed tenant space.

To date, the replacement of the posts and fascia/ceiling have already occurred and a condition has been placed in the ordinance that all other work must be completed prior to the issuance of any Certificate of Occupancy for the business.

#### Compliance with the Zoning Ordinance

The property is zoned B-2/PUD, General Retail Business/Planned Unit Development. A pet grooming service is a permitted use in the B-2 zoning district, while an animal boarding facility is an allowable Special Use per Section 5.010 of the Zoning Ordinance. The new outdoor pet area will be directly adjacent to the west property line, abutting an R-6/PUD zoning district. The new business will be located approximately 468 feet from the nearest single family property to the north and approximately 270 feet from the nearest multi-family property to the south.

#### Public Comment

Prior to the Plan Commission meeting, staff received several calls and an email inquiring about the proposed scope of work. Although no feedback was provided regarding the proposed use, concerns over the general state of the shopping center and interest in future plans for development were expressed.

Two individuals spoke at the Plan Commission meeting expressing their dissatisfaction with the existing conditions of the shopping center. Residents requested an explanation for the lack of reinvestment and why the improvements were never made to the shopping center with the approval related to the proposed Walgreens relocation in 2018. It was explained that the site upgrades proposed with the previous approval were required only when Walgreens relocated to the site.

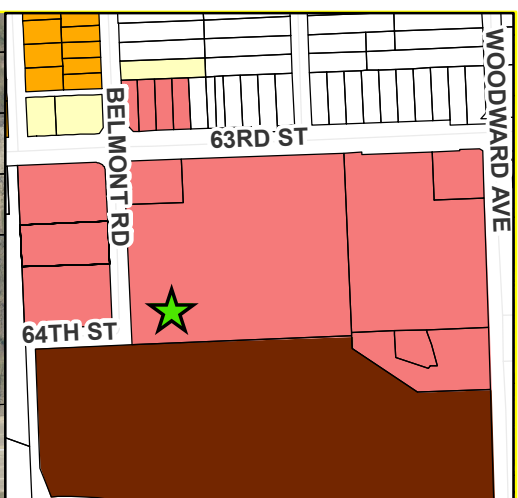
#### **ATTACHMENTS**

Ordinance

Aerial Map



Staff Report with attachments dated August 5, 2019

Approved Minutes of the Plan Commission Hearing dated August 5, 2019



0 100 200 400 Feet

**2149, 2151, and 2153 63rd Street - Location Map**

-  Subject Property
-  Project Location

## ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AUTHORIZING A SPECIAL USE FOR 2149, 2151, AND 2153 63<sup>RD</sup> STREET  
TO PERMIT AN ANIMAL BOARDING FACILITY**

WHEREAS, the following described property, to wit:

## PARCEL 1:

LOTS 1, 2 AND 3 IN MEADOWBROOK SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 1, 1973 AS DOCUMENT R73-05824 AND CERTIFICATES OF CORRECTION RECORDED AS DOCUMENTS R76-58800 AND R76-58801, IN DU PAGE COUNTY, ILLINOIS (EXCEPTING FROM LOT 1, AFORESAID, THAT PART CONVEYED TO THE COUNTY OF DUPAGE BY DOCUMENT R97-135136 DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE EASTERLY A DISTANCE OF 175 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTHERLY ON THE EAST LINE OF SAID LOT 1 A DISTANCE OF 10 FEET; THENCE NORTHWESTERLY A DISTANCE OF 11.61 FEET TO A POINT 10 FEET WEST OF THE EAST LINE OF LOT 1 AND 4 FEET SOUTH OF THE NORTH LINE OF LOT 1; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF LOT 1 A DISTANCE OF 69.85 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF LOT 1 A DISTANCE OF 4 FEET; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF LOT 1 A DISTANCE OF 95.11 FEET TO THE WEST LINE THEREOF; THENCE NORTHERLY ON SAID WEST LINE A DISTANCE OF 8 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPTING FROM LOT 2, AFORESAID, THAT PART CONVEYED TO THE COUNTY OF DUPAGE BY DOCUMENT R97-135130, DESCRIBED AS THE NORTH 8 FEET OF THE EAST 244.85 FEET OF THAT PART OF LOT 2 LYING WEST OF THE WEST LINE OF LOT 1)

## PARCEL 2:

LOT 5 AND THE SOUTH 15.00 FEET OF LOT 4 IN VALLEY CREEK PARK ESTATES UNIT 1, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 1957 AS DOCUMENT 866856 AND THE CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 16, 1958 AS DOCUMENT 894780 (EXCEPT THAT PART OF SAID LOT 5 AND THE SOUTH 15.00 FEET OF LOT 4 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH ON THE EAST LINE OF SAID LOT 5 HAVING A BEARING OF NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 28.64 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 00 SECONDS WEST A DISTANCE OF 164.71 FEET; THENCE NORTH 14 DEGREES 25 MINUTES 50 SECONDS WEST A DISTANCE OF 62.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 14 DEGREES 25 MINUTES 50 SECONDS WEST A DISTANCE OF 75.55 FEET; THENCE NORTH 17 DEGREES 23 MINUTES 30 SECONDS WEST A DISTANCE OF 55.13 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 15.00 FEET OF SAID LOT 4; THENCE WEST ON THE NORTH LINE OF THE SOUTH 15.00 FEET OF SAID LOT 4 HAVING A BEARING OF SOUTH 89 DEGREES 35 MINUTES 00 SECONDS WEST A DISTANCE OF 110.38 FEET; THENCE SOUTH 0 DEGREES 25 MINUTES 00 SECONDS EAST A DISTANCE OF 91.17 FEET; THENCE SOUTH 69 DEGREES 35 MINUTES 46 SECONDS EAST A DISTANCE OF

119.89 FEET; THENCE NORTH 41 DEGREES 08 MINUTES 30 SECONDS EAST A DISTANCE OF 10.20 FEET; THENCE NORTH 89 DEGREES 20 MINUTES 06 SECONDS EAST A DISTANCE OF 25.93 FEET TO THE POINT OF BEGINNING) IN DU PAGE COUNTY, ILLINOIS.

Commonly known as: 2149, 2151, and 2153 63<sup>rd</sup> Street, Downers Grove, IL 60516  
PIN: 08-24-202-005

(hereinafter referred to as the "Property") is presently zoned in the "*B-2/PUD, General Retail Business/Planned Unit Development District*" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28.12.050 of the Zoning Ordinance be granted to permit an animal boarding facility; and,

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission has given the required public notice, has conducted a public hearing for the petition on August 5, 2019 and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

WHEREAS, the Plan Commission has recommended approval of the Special Use, subject to certain conditions; and,

WHEREAS, the Village Council finds that the evidence presented in support of said petition, as stated in the aforesaid findings and recommendations of the Plan Commission, is such as to establish the following:

1. That the proposed use is expressly authorized as a Special Use in the district in which it is to be located.
2. That the proposed use at the proposed location 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.
3. That the proposed use will not, in the particular case, 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.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, in DuPage County, Illinois, as follows:

SECTION 1. That Special Use of the Property is hereby granted to allow construction of an animal boarding facility.

SECTION 2. This approval is subject to the following conditions:

1. The Special Use shall substantially conform to the staff report dated August 5, 2019; floor plan drawings received on July 5, 2019, except as such plans may be modified to conform to the Village codes and ordinances.
2. The applicant shall apply for all signage under a separate permit and shall comply with the Sign

Ordinance.

3. The building shall be equipped with an automatic fire suppression system and an automatic and manual fire alarm system.
4. Prior to the issuance of any Certificate of Occupancy for Beach for the Dogs, the property owner shall:
  - a. Install four new curbed and landscaped islands with shade trees and planting in groups of three directly north of the three subject tenants spaces, as depicted on Exhibit A (attached hereto and incorporated herein by reference);
  - b. Replace the five posts and fascia/ceiling in front of the three tenant spaces, as depicted on Exhibit A (attached hereto and incorporated herein by reference);
  - c. Mill and resurface the parking lot in front of the proposed use as depicted on Exhibit A (attached hereto and incorporated herein by reference).

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use is granted. Violation of any or all of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and/or revocation of the Special Use granted herein.

SECTION 4. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

\_\_\_\_\_  
Mayor

Passed:

Published:

Attest: \_\_\_\_\_

Village Clerk

1\mw\ord.19\SU-2149-53-63rd-19-PLC-0020



**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE PLAN COMMISSION  
AUGUST 5, 2019 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
19-PLC-0020 2149, 2151, 2153 63rd Street	Special Use for an Animal Boarding Facility	Flora Ramirez Planner

**REQUEST**

The petitioner is requesting Special Use approval to operate an animal boarding business at 2149, 2151 and 2153 63rd Street which is located in the B-2/PUD, General Retail Business/Planned Unit Development zoning district.

**NOTICE**

The application has been filed in conformance with applicable procedural and public notice requirements.

**GENERAL INFORMATION**

**OWNER:** Frontline, LLC  
477 Elm Place  
Highland Park, IL 60035

**PETITIONER:** Steve Holland  
Beach for Dogs  
730 Lusted Lane  
Batavia, IL 60510

**PROPERTY INFORMATION**

**EXISTING ZONING:** B-2/PUD, General Retail Business/Planned Unit Development  
**EXISTING LAND USE:** Mixed Use  
**PROPERTY SIZE:** 822,895.86 sq. ft. (18.89 acres)  
**PIN:** 08-24-202-005

**SURROUNDING ZONING AND LAND USES**

	<b>ZONING</b>	<b>FUTURE LAND USE</b>
<b>NORTH:</b>	B-2, General Retail Business Unincorporated Residential Zoning	Neighborhood Commercial Single Family Attached
<b>SOUTH:</b>	P.D. #1/R-6, Residential Apartment/Condo 6	Multi-Family
<b>EAST:</b>	P.D. #1/B-2, General Retail Business	Mixed Use
<b>WEST:</b>	P.D. #8/B-2, General Retail Business	Neighborhood Commercial

**ANALYSIS****SUBMITTALS**

This report is based on the following documents, which are on file with the Department of Community

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August 5, 2019

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**Development:**

1. Project Narrative
2. Plat of Survey
3. Floor Plan
4. Brochure with Services
5. Property Owner Site Improvements

**PROJECT DESCRIPTION**

The petitioner is seeking Special Use approval to operate an animal boarding business at 2149, 2151 and 2153 63<sup>rd</sup> Street located southeast of the intersection of 63rd Street and Belmont Road. Currently, the subject property is zoned B-2/PUD, General Retail Business/Planned Unit Development and is improved with a one-story multi-unit commercial building and surface parking lot.

The proposed business will occupy the three western end units of the Meadowbrook Shopping Center. The applicant is proposing a full-service training, grooming and boarding service facility for dogs. The animal boarding service is a Special Use per Section 5.010 of the Zoning Ordinance. As such, the petitioner is required to apply for a Special Use to operate an animal boarding facility at the subject property.

The applicant's proposal includes the following features:

- Reception/Lobby/Waiting Area
- Pet Grooming Area
- Indoor Training Area
- Outdoor Area
- Boarding Room

The proposed operating hours are Monday through Friday from 7:00 A.M. to 5:30 P.M. Saturdays will serve as an opportunity to tour the facility for any interested dog owners. The dog to employee ratios is estimated at about 12 dogs per person. Overnight boarding will include on average 10-15 dogs a night. There will be sound dampening technology in place. The outdoor area will be screened using a 6-foot tall solid PVC fence and it will be located along the west side of the building. This outdoor area will serve as a dog relief area and off leash training program. To help minimize outdoor noise, this space will only be available for dogs that have achieved a certain level of training. The signage for the business shall be in compliance with the Zoning Ordinance.

The property owner will be completing additional site work as part of this project. All of the site work must be completed and approved by the Village prior to the petitioner obtaining a Certificate of Occupancy. The proposed improvements are listed below:

- The installation of (4) new curbed and landscaped islands with shade trees and planting in groups of three directly north of the three subject tenants spaces,
- The replacement of the five posts and fascia/ceiling in front of the three tenant spaces,
- Milling and grinding of approximately 13,160 square feet of parking lot and drive aisle in front of the proposed use.

**COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The Future Land Use Plan designates the site as Mixed Use. This can include a building, set of buildings, area or neighborhood that is comprised of a range of land uses serving more than one purpose. The

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Comprehensive Plan specifically states mixed-use can be a mix of land uses within a contiguous geographic boundary. The proposed business will contribute to the mix of uses within this shopping center. Additionally, the Comprehensive Plan also designates the Meadowbrook Shopping Center as a catalyst site. While this proposal does not include an overall new development at this site, additional investment in the shopping center will be provided for parking lot work and façade improvements.

#### **COMPLIANCE WITH ZONING ORDINANCE**

The property is zoned B-2/PUD, General Retail Business/Planned Unit Development. A pet grooming service is a permitted use in the B-2 zoning district where an animal boarding facility is an allowable Special Use per Section 5.010 of the Zoning Ordinance. The new outdoor pet area will directly adjacent to the west property line, in the rear yard, which is abutting an R-6/PUD. zoning district. The new business will be located approximately 468 feet from the nearest single family property to the north and approximately 270 feet from the nearest multi-family property to the south. The petitioner is not proposing to make any changes to the building or the parking lot. As such, the bulk regulations are not proposed to change.

#### **PARKING AND TRAFFIC**

The proposed use will not have a negative impact on the existing parking and traffic patterns in the area. The plat of survey indicates that there are currently 678 parking spaces provided. The animal boarding use requires 3.5 spaces per 1,000 square feet, the same ratio for previous carry-out restaurants and retail sales tenants that occupied these three tenant spaces. Therefore, the proposed use and the overall shopping center will meet the parking requirements.

#### **ENGINEERING/PUBLIC IMPROVEMENTS**

The existing utilities servicing the shopping center are sufficient for the proposed animal boarding facility. No additional on-site stormwater detention is required and the site will comply with all provisions of the Stormwater Ordinance.

Any occupancy for the new tenant will be contingent upon additional site work from the landowner. Parking lot improvements that include new landscaped islands north of the three tenant spaces. Facade upgrades that will include replacement of the five posts and fascia/ceiling in front of the three subject tenant spaces.

#### **NEIGHBORHOOD COMMENT**

Notice was provided to all property owners within 250 feet of the subject property in addition to posting a public hearing sign on the subject property and publishing a notice in Enterprise Newspapers, Inc. (The Bugle). Staff has received several calls and an email inquiring about the proposed scope of work. Additional concerns over the general state of the shopping center and interest in future plans for development were expressed.

#### **STANDARDS OF APPROVAL**

The petitioner is requesting a Special Use approval to operate an animal boarding business at 2149, 2151 and 2153 63<sup>rd</sup> Street. The review and approval criterion is listed below.

The petitioner has submitted a narrative that attempts to address all the standards of approval. The Plan Commission should consider the petitioner's documentation, the staff report and the discussion at the Plan Commission meeting in determining whether the standards for approval have been met.

#### ***Section 28.12.050.H Standards for Approval of Special Uses***

*No special use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is constituent with and in substantial compliance with all Village*

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*Council policies and plans and that the petitioner has presented evidence to support each of the following conclusions:*

- (1) That the proposed use is expressly authorized as a Special Use in the district in which it is to be located;*
- (2) That the proposed use at the proposed location 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.*
- (3) That the proposed use will not, in the particular case, 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.*

### **DRAFT MOTION**

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Staff will provide a recommendation at the August 5, 2019 meeting. Should the Plan Commission find that the request meets the standards of approval for a Special Use, staff has prepared a draft motion that the Plan Commission may make for the recommended approval of 19-PLC-0020:

Based on the petitioner's submittal, the staff report, and the testimony presented, I find that the petitioner has met the standards of approval for a Special Use as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Plan Commission recommend to the Village Council approval of 19-PLC-0020, subject to the following conditions:

1. The Special Use shall substantially conform to the staff report; floor plan drawings received on July 5, 2019, except as such plans may be modified to conform to the Village codes and ordinances.
2. The applicant shall apply for all signage under a separate permit and shall comply with the Sign Ordinance.
3. The building shall be equipped with an automatic suppression system and an automatic and manual fire alarm system.
4. Prior to the issuance of any Certificate of Occupancy for Beach for the Dogs, the property owner shall:
  - a. Install four new curbed and landscaped islands with shade trees and planting in groups of three directly north of the three subject tenants spaces, as depicted in the attached drawing,
  - b. Replace the five posts and fascia/ceiling in front of the three tenant spaces, as depicted in the attached drawing
  - c. Mill and resurface the parking lot in front of the proposed use as depicted in the attached drawing.

Staff Report Approved By:

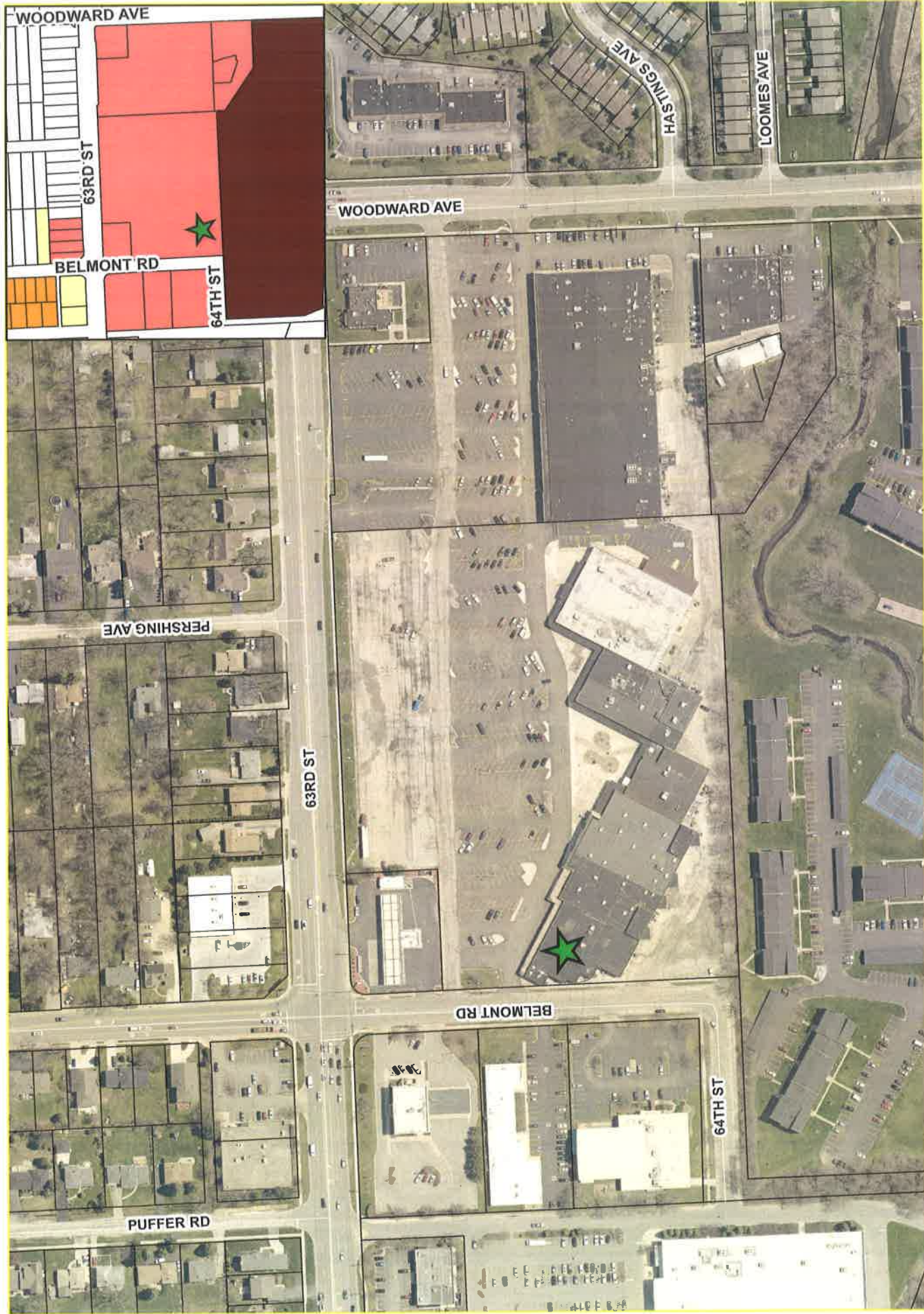


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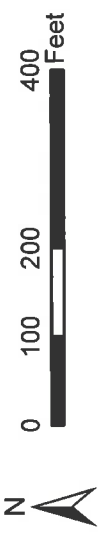
Stanley J. Popovich, AICP  
Community Development Director

SP; fr  
-att



 Subject Property  
 Project Location

**2149, 2151, and 2153 63rd Street - Location Map**



The proposed downers grove Beach will be open for most services, Monday through Friday from 7am-5:30pm. Services will include Training & education, Grooming, Boarding and Daycare. Saturdays will serve as an opportunity to tour the facility with new prospects looking to enroll any potential dogs into our behavioral school. The proposed small fence located at the rear of the unit will serve a few different services. One is a potty area to help relieve the dogs and offer doggy potty training. The second is for our off leash training program and some behavioral problems certain dogs may need help working with. Noise will not be an issue with the rear outdoor fence as all animals that may use the outdoor area are required to have a certain level of training through our program. As part of the well-mannered dogs we train (which is included in our first level of training) excessive or unnecessary barking is not tolerated. Although occasional peeps may happen, the quality of our services will not allow this to become a hassle or nuisance to anyone within the community.

# Our Services



## Vet Care

It is our commitment to provide quality veterinary care throughout the life of your pet. Your pet is an important part of your family and we understand the special bond you share with him/her. We are passionate about providing excellent care for your pet.



## Boarding

<b>Store Boarding</b>	<b>Home Boarding</b>
\$45/night under 40lbs.	\$65/night under 40lbs.
\$50/night over 40lbs.	\$70/night over 40lbs.

\$5 Holiday Fee

Required vaccinations for boarding include: Rabies • Distemper • Bordetella • Influenza

## Day Care

- Dogs come to the Beach and **PLAY!**
- It's a **FUN** experience for every dog
- We will make special arrangements for older dogs and infirmed

**Full Day \$35 | \$8/hour**

- Vip program available for discounted day care packages

## Dog Training

### Lifetime Guarantee

- ONE MONTH LONG CLASSES**
  - Help **SOCIALIZE** your dog!
  - Learn to handle **DISTRACTION** in a real world setting
- BASIC OBEDIENCE** (Level 1)
- OFF LEASH TRAINING** (Level 2)
  - Specially created and designed to your dogs needs. Parent approved!
- EMOTIONAL SUPPORT DOG** (Level 3)

<b>Basic Obedience</b>	<b>Basic and Off Leash</b>	<b>Basic, Off Leash and ESD</b>
\$865	\$1,890	\$2,687
1 Month	2 Months	3 Months

ENROLL IN MULTIPLE LEVELS AND SAVE!

## Grooming

**YOUR DOG WILL LOOK THEIR BEST AND STAY HEALTHY**

- OUR GROOMERS HAVE YEARS OF EXPERIENCE**
- PACKAGES TO FIT YOUR BUDGET**
  - Package will be discussed and approved by you in advance
- CREATIVE GROOMING OPTION**
  - Dyeing (Pet Safe Dyes)
  - Creative Cuts
  - Nail Art

**TELL US WHAT YOU WANT & WE'LL DO IT!**

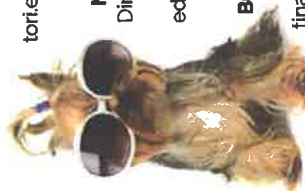
**5-DAY GUARANTEE**

Our grooming prices start at \$45 and go up depending on weight, breed, hair type and the condition of the coat.

**To Schedule a Groom in Lemont Call Tori Elkanouni**  
(708) 897-1794  
tori.elkanouni@beachfordogs.com

**To Schedule a Groom in Naperville Call Ed Wilson**  
Director of Grooming Services  
(630) 430-4422  
ed.wilson@beachfordogs.com

**To Schedule a Groom in Burr Ridge Call Tina Achille**  
(630) 632-4979  
tina.achille@beachfordogs.com



## VIP Plan



**Our VIP Plan will save you \$720/year**  
(\$1,440 value)

**Give your pet all that he or she needs and deserves for a lifetime.**

Keeping your dog healthy is of paramount importance. This requires preventive medicine to keep problems away before they happen.

Join our VIP Plan and for **\$60 a month** you receive **\$120** worth of services which include boarding, grooming, vet care, vaccinations and lab tests. That's a **savings of \$720 per year**. Every month your unused balance rolls over and adds to your monthly total.

## Meet Our Team

**Tina Achille** – Franchise Owner  
Naperville and Burr Ridge  
tina.achille@beachfordogs.com  
(630) 632-4979

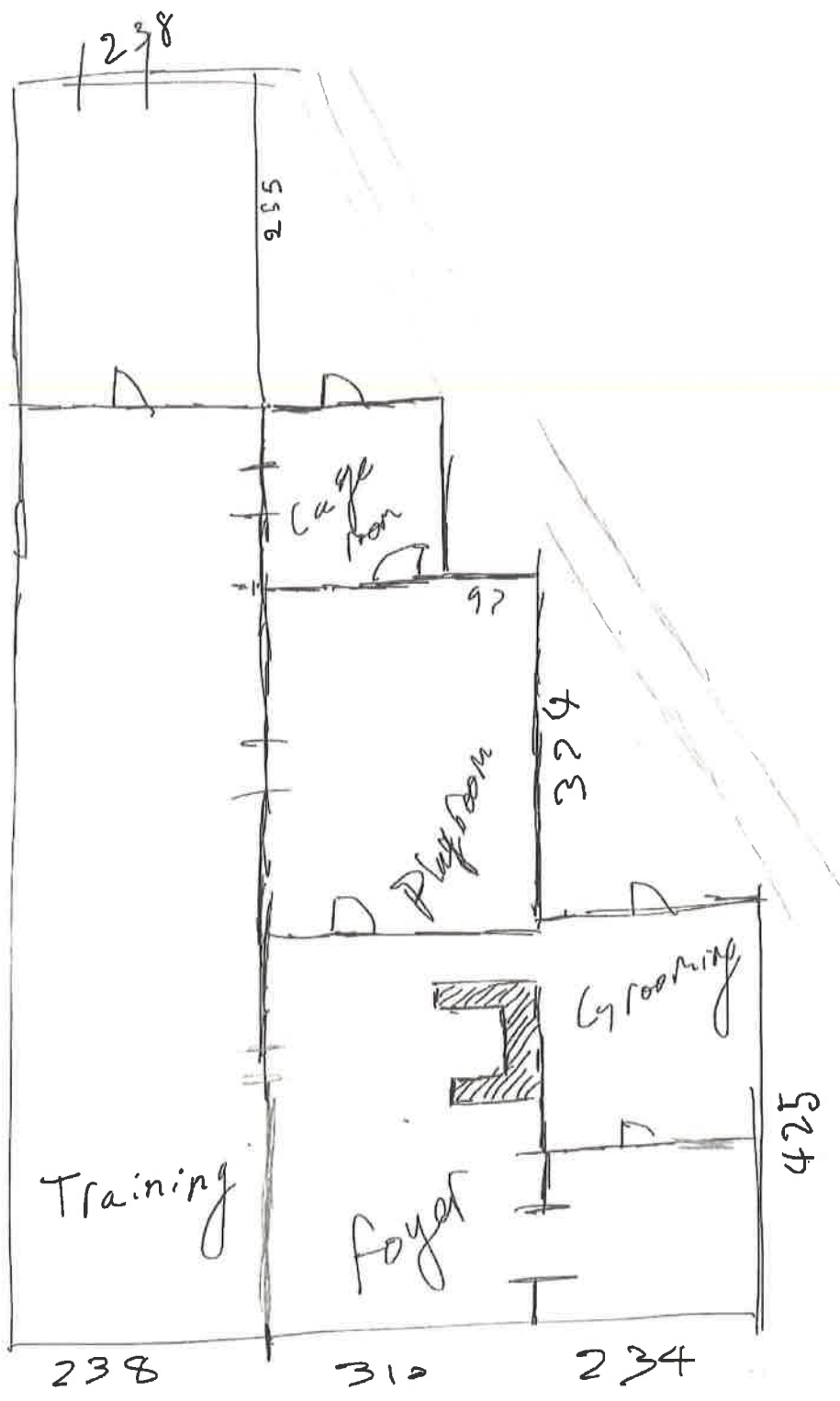
**Tori Elkanouni** – Franchise Owner  
Lemont and Lombard  
Vet Tech  
tori.elkanouni@beachfordogs.com  
(708) 897-1794

**Steve Holland** – CEO  
steve.holland@beachfordogs.com  
(847) 489-5713

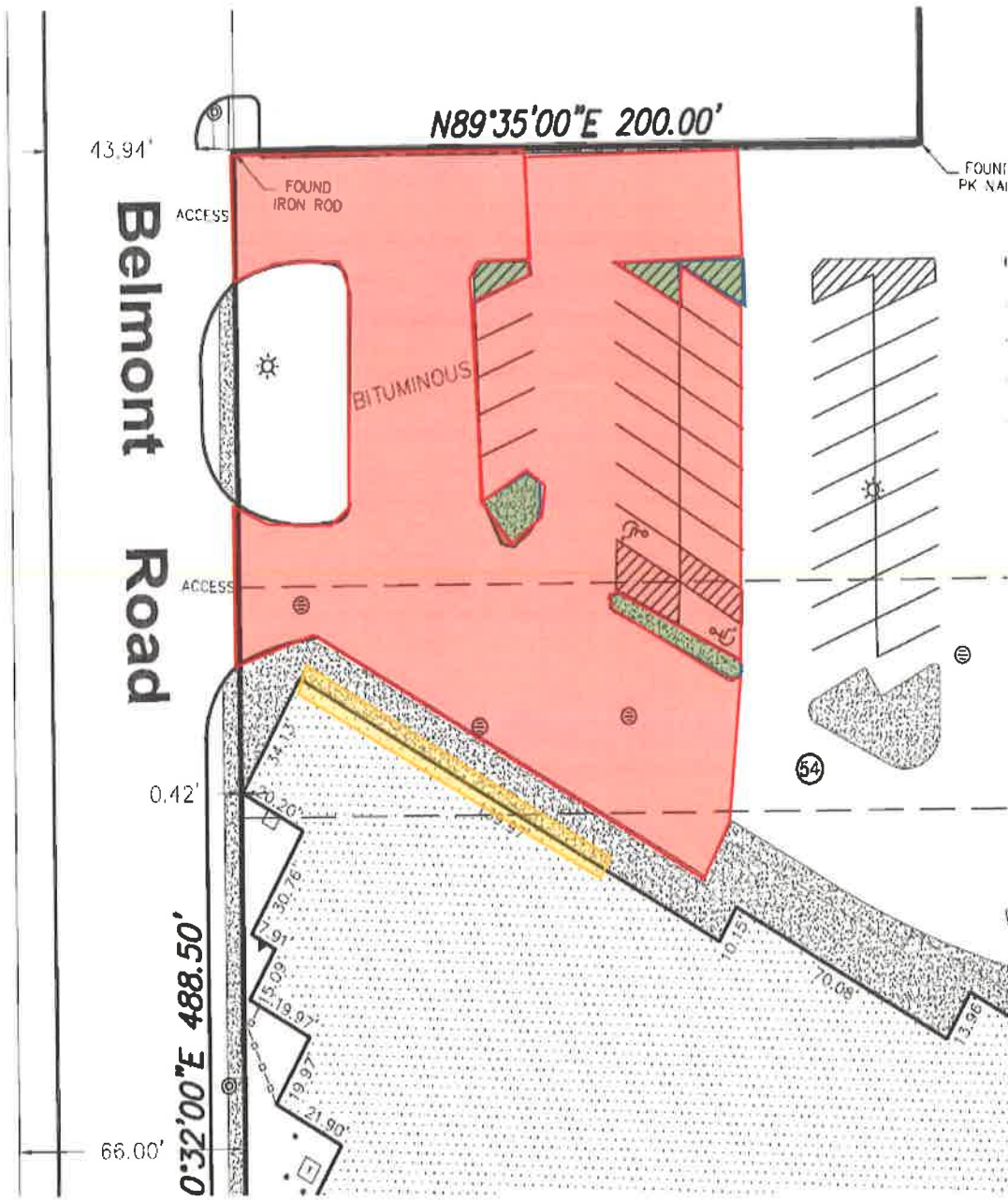
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# Property Owner Site Work



- Mill and Resurface 13,160 Square Feet
  - New landscaped Islands
  - Façade Work (five post replacements and fascia/ceiling replacement)
- Photos of Existing Façade Below:



# Beach for Dogs & Downers Grove

## Review and Approval Criteria Special Uses

- 1.) That the proposed use is expressly authorized as a special use in the district to which it is to be located.

This is a special use in zone B-2

- 2.) That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of the public convenience and will contribute to the general welfare of the neighborhood or community.

Beach for dogs is perfect for the community of Downers Grove. What Beach for Dogs serves as is an educational hub for all things in the world of dogs. We want to help serve the community of Downers Grove by providing the community with dog education. Whenever anyone has any questions regarding dog training, health, general welfare, medical questions Beach for Dogs is the community's go to answer for help. Beach for Dogs is an acronym, it stands for BEHAVIORAL EDUCATIONAL AND COACHING HEALTH FOR DOGS. This is our brand commitment, open for the entire community.

In terms of what specific services does the Beach offer we have them listed with descriptions below.

### Basic Obedience Training Levels 1-3

Basic Obedience classes are set up exactly like a typical school program for dogs. Parents can drop their dogs off in the morning and pick them up in the evening set hour their own hours. The provided commands within the program vary from level to level, but all training courses offer our exclusive guarantee for life. Which means if any clients dogs, forget any commands within their entire lifetime they have the option to bring them back inside to work with another trainer for a full refresher free of charge, available for the rest of the dogs lifetime. All training classes come full a graduation course where the family comes and we educate them all about their family pet

### Aggression Therapy

Less than 5% of the dogs we see we ever be in true need of Aggression Therapy, however it has the greatest impact within the community. On average we train between 1-3 aggressive dogs on a monthly basis. Most times the aggression rarely comes from the dogs cognitive ability but instead mis steps that family members may take around the dog, causing the dog to believe the family is in need of protection. We hit the reset button on the dogs brain wiping them of all of those bad habits, and then reprogram them to be the loyal K-9 the family wants them to be.

### Board and Train

Board and Train is all 4 of the training programs listed above rolled into a boarding program instead of a school program. Instead of being dropped off and picked up every single day, the dog instead comes to live with us at

# Beach for Dogs & Downers Grove

## Review and Approval Criteria

### Special Uses

the Beach for at least one week. We then perform the entire training program within that one week, which specific program to enroll in is left up to the parent.

#### Grooming

Grooming programs to offer a variety of health and style eccentric creations to the community. First and foremost the priority focus of grooming is to make sure all dogs have healthy coats. After the dog's coat is in good health we can offer a wide array of services including Baths, Nail Trimming, De-Shedding, and more. We even offer grooming by our Master Groomers if anyone is looking for that perfect puppy cut. All grooming is offered with a perfect 5 day guarantee, therefore if someone ever finds something on the cut of the dog within 5 days of getting the groom we will fix it free of charge.

#### Boarding & Daycare

Dog Boarding and Daycare exists so that in the event of a family needed to leave the area for travel they have a safe and trusted space to leave their furry babies. We offer photo updates to families as well. If someone is ever jonesing for a photo of their baby, simply text or email into the facility and we will send back a photograph of what your baby is currently up to and an update of how the day is going. These are also great options for socializing and exercising your pup as well.

**3.) That the proposed use will not, in the particular case be detrimental to the health and safety or general welfare of persons residing or working in the vicinity of be injurious to property values or improvements in the vicinity.**

No the proposed special use will not cause any negative effects upon the property or anyone in the community. While we understand possible public concern over barking, we have plenty of ways to stop the barking itself minimizing the amount of noise coming from the facility. Beach for Dogs also shares in the interest of a bark free facility, as stopping dogs from barking falls into line with our training beliefs. A well cleaned and mannered storefront is what the community wants, and it's what Beach for Dogs offers.

The proposed special use of boarding will have no negative effects and will be a positive for the entire community of Downers Grove.

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**19-PLC-0020: A petition seeking Special Use approval to operate an animal boarding business. The property is currently zoned B-2, General Retail Business. The property is located directly northeast of the intersection of 64<sup>th</sup> Street and Belmont Road. (PIN 08-24-202-005). Steve Holland, Beach for Dogs, Petitioner and Frontline, LLC, Owner.**

**Petitioner's Presentation:**

Mr. Steve Holland, who resides in Batavia, said that their business address is 2151 E. 63<sup>rd</sup> Street in Downers Grove. He said he grew up in Woodridge near the Meadowbrook Shopping Center. A short video (without commentary) was shown as part of their presentation to the Plan Commission. Mr. Holland introduced his son Zach, saying they began their business in Wheaton in 2015 believing they could do better and wanted to raise the level of professionalism in their work. They want to raise the bar in the dog industry. They are committed to providing quality training results throughout the life of the dog and guarantee the training results for life. If there are any issues, they will fix it for free. It is a stress free environment for the animals, staff and dog owners. BEACH stands for "behavioral, educational and coaching health for dogs." They are an educational facility and intend to teach parents how to raise their dogs properly. Their services include boarding, day care, dog training, grooming, and vet care. Their intent is to minimize problems of aggressive dogs by reaching out to the police department, the community, complaining customers, neighbors with aggressive dogs in their area, etc. They attempt to fix the problem rather than have dogs euthanized. There will be access to the facility twenty-four hours a day for 365 days a year. He said when you deal with intelligent dogs you have to be able to provide bar handles for the dogs for safety precautions. For that reason they are requesting that the doors at the back of the facility be fenced in and that the trash containers also be fenced in. The approximate size of the fence at the back will be 12'x24'. They offer superior dog training, quality grooming, doggie day care and exercise. He indicated that the back of the building jogs somewhat like a stairwell. They will not extend into either the public's right-of-way.

In response to a question raised, Mr. Holland said the dogs will be outside and inside, and if they are outside they are not allowed to bark. The facility will be staffed depending upon the number of dogs present. If the dogs are outside there will be a staff member outside with them. He noted also that sometimes customers provide the dog's own personal crate to make them more comfortable. As to how long they are in the outer area, Mr. Holland said it is usually about 15 minutes per day. There will not be more than five dogs outside at any given time. Their hours of operation are 7:00 AM until 5:30 PM. In further response, the back area is used as a training area, and not a dog run. As for elimination, there will be no accumulation as any urine or feces will be flushed.

Ch. Rickard called upon any members of the public who wished to speak at this time.

1. An unidentified woman asked where the outdoor dog area would be. She said she has no problem with this proposal, but asked whether it goes along with the long-range

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plans for the 63rd Street long-range plans and if there are any for that shopping center. Ch. Rickard said he would have the petitioner provide further response later.

Jason Zawila said that a representative of the owner of the mall is present to discuss more immediate plans regarding uses and special uses for that area. That representative will discuss plans for the specific facility as well as other plans for the center.

The woman said the whole area has been in disrepair for quite a while and she asked why that is allowed, and why there are no rules. It looks horrible and brings property values down in that area.

2. Margaret Robinson of 2149 Midhurst Road in Downers Grove asked exactly where this facility will be located within the shopping mall area. She was informed that it is the last three small tenant storefronts on the west end of the mall. Ms. Robinson said her concerns are the same as the previous speaker. She attended a meeting within the last two years where there were schematics and promises with Walgreen's coming in; however, none of the discussion from that meeting took place other than deterioration. She hates that everything is a complaint situation. She noted that she called the police department on July 4<sup>th</sup> asking that people be informed that fireworks are illegal, as it is a terrible situation in her neighborhood. The police listened and were present. Ms. Robinson said she doesn't like to complain. She asked what happened to Walgreen's and what happened with fixing the deterioration. She said the Fire Department was at the Roundhouse location recently, but no information has been given to the citizens in that neighborhood. Rumors are abound. She learned from this meeting that the Plan Commission doesn't make the plans but just approves plans. She's glad that a representative of the Meadowbrook shopping mall is present at this meeting. When she moved into the neighborhood there was a Tivoli theater in the center as well as other stores that citizens could use including a grocery store. She now feels as though the people in that part of Downers Grove are merely the stepchildren of the Village. She asked if the Plan Commission could inform her of what happened to Walgreens, and Ch. Rickard said he would provide what he believed to be an accurate and quick answer.

Ch. Rickard said he understands that Walgreens renewed their lease at their current location so that project is not going to happen. The owner of the shopping center is now trying to regroup, find other tenants and do something to that shopping mall. He said they are now back to square one and Ms. Robinson replied that square one has deteriorated even more.

Ms. Robinson was asked whether she saw this particular project as a pro or a con, and Ms. Robinson responded that her family has St. Bernard's. She worries about the facility having enough space in back to run outside. Her dogs love to run out in the snow. She said she thinks this is a wonderful idea if it brings with it better occupancy and upkeep.

There being no further comments from the public Ch. Rickard called upon Staff to make its presentation.

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## Staff Report

Flora Ramirez, Developmental Planner for the Village, stated that the petition before the Commission is for 2149, 2151 and 2153 63<sup>rd</sup> Street, in what is known as the Meadowbrook Shopping Center. She said the area is zoned B-2/PUD. She said she provided a location map for the Commission's reference, a view of the existing site on Belmont looking southwest, as well as the three tenant spaces proposed for remodeling. She said the proposal includes a welcome area, training room, play room, a cage room, and grooming area. Ms. Ramirez noted that Staff has provided the Commission with a report on the Special Use Criteria for Animal Service, Boarding Use in the subject zoning district.

Ms. Ramirez said that Staff finds that the Standards for Approval are met by the petitioner and recommends approval. If the Commission agrees with Staff's findings, they have provided a draft motion on page four of Staff's report dated August 5, 2019.

There were no questions from the Plan Commission for Staff. Ch. Rickard then gave the petitioner the opportunity to make a closing statement.

Mr. Holland referenced the question about the fence in the back, noting the space shown on the right in the sheets provided to the Commission by Staff, saying that there is a small sidewalk behind the cage room and that line is almost a fence line. They will put in a diagonal fence line in that location. It will not be a large space, as they will only allow a few dogs out at a time.

Ms. Gassen thought it would be helpful if the representative of the center provided information to the residents present as to the status of the center and any potential plans.

Mr. Maurer noted that it is his impression, based on the proposal made two years ago for Walgreens, that a condition of the approval of the amended PUD at that time was improvements to the façade of the building, as well as general landscaping improvements to the area. That has not taken place.

Ch. Rickard said since the public raised some questions as to the condition of the property, this would be a good time to address those questions. He asked the shopping center representative to address the issues raised.

Mr. Eric Jacobson works for the property owner/property managers of Meadowbrook Shopping Center. What was planned twenty-four months ago is no longer happening and Walgreen's is remaining at their existing location. He said that his firm bought the shopping center out of bankruptcy, and it was in very poor condition. They spent a significant amount of money on the property and much of that has been spent in areas where it cannot be seen. He said they take pride in owning the shopping center. The roofs of the buildings were in poor condition, the fire alarm system needed upgrading, money was put into the HVAC system, and much of that cannot be seen. But it is important from a safety standpoint and to attract new businesses. The tenant appearing before the Commission tonight for a Special Use has received a financial commitment

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from the landowner that the landowner is working with the Village to meet the needs of this tenant. The commitment includes repaving the portion of the parking lot directly in front of the west end of the center, the installation of four landscaped islands in that general area, repainting of the soffit beneath the canopy where the subject store fronts are located, replacing the deteriorated wooden columns, and repainting that entire area. The landowners view this as one step in a larger project connected to owning this property. Having this tenant move in to occupy three spaces will bring new life to the center, and will enhance the condition of the center. Mr. Jacobson said there is a lot to do in that shopping center, and they believe this is a step in the right direction.

In response to a question from the public, Mr. Jacobson said that the wood was rotted and needed replacing. That portion of the center looks better already. He said they are committed to doing the work needed to improve that shopping center.

Ch. Rickard inquired of Staff whether commitments made under the previous application two years ago have died. Mr. Zawila replied that those commitments from the previous proposal were contingent with Walgreen's receiving final occupancy to the site. Ch. Rickard said that Walgreen's was not directly responsible for the improvements to the shopping center. The proposal was that because of Walgreen's moving into that center the added income would allow the property owner to make specific improvements to the area.

It was clarified that the proposed tenant will not receive their occupancy permit until all conditions of the Special Use are met.

There being no further discussion, Ch. Rickard closed the opportunity for further public comment.

### **Commission Deliberation:**

Ch. Rickard asked if the Commissioners had any comments regarding this proposal.

Ms. Johnson said she saw this as a great opportunity for a shopping center that has struggled, and she is happy to see potential improvements to the area.

Mr. Quirk said this is a unique Special Use, and since it is a dog boarding facility, they have to make sure that concerns of the public regarding hours of operation are upheld. He has no problem with the request, and is glad to see some movement and improvement taking place in that shopping center.

Ms. Gassen is concerned that they establish a Special Use that is desirable for the community.

Ms. Rollins said in general they have to appreciate where this owner is coming from. He bought a facility that was in bankruptcy and had a substantial amount of issues to address. They have already made some substantial improvements to draw tenants, although those improvements may not be visible to the public at this time. The owner

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taking small steps to repair the center is better than having nothing happening in that location.

Ms. Robinson said that communication with the community is important and people should have been informed that the previously approved plan did not go through. Ch. Rickard said that thought should be shared with the Village Council, as the Plan Commission does not communicate with the public outside of this room. He recommended she attend the regular scheduled Village Council meetings.

**Mr. Quirk said that based on the petitioner's submittal, the staff report, and the testimony presented, he finds that the petitioner has met the standards of approval for a Special Use as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, he moved that the Plan Commission recommend to the Village Council approval of 19-PLC-0020, subject to the following conditions:**

- 1. The Special Use shall substantially conform to the staff report; floor plan drawings received on July 5, 2019, except as such plans may be modified to conform to the Village codes and ordinances.**
  - 2. The applicant shall apply for all signage under separate permit and shall comply with the Sign Ordinance.**
  - 3. The building shall be equipped with an automatic suppression system and an automatic and manual fire alarm system.**
  - 4. Prior to the issuance of any Certificate of Occupancy for Beach for the Dogs, the property owner shall:**
    - a. Install four new curbed and landscaped islands with shade trees and plantings in groups of three directly north of the three subject tenants spaces, as depicted in the attached drawings.**
    - b. Replace the five posts and fascia/ceiling in front of the three tenant spaces, as depicted in the attached drawing, and**
    - c. Mill and resurface the parking lot in front of the proposed use as depicted in the attached drawings.**
- Ms. Gassen seconded the Motion.**

**AYES: Mr. Quirk, Ms. Gassen, Ms. Johnson, Mr. Maurer, Ms. Rollins, Ch. Rickard**

**NAYS: None**

**The Motion passed unanimously.**

Mr. Zawila then provided updates on previous Plan Commission cases.

There being no further discussion, Ch. Rickard called for a Motion to Adjourn.

**Mr. Quirk moved to adjourn the meeting, seconded by Ms. Gassen. The Motion carried unanimously by voice vote.**

**Ch. Rickard adjourned the meeting at 7:46 PM.**

Respectfully submitted,

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Tonie Harrington,  
Recording Secretary  
(transcribed from mp3 recording)