

**Long Grove Plan Commission & Zoning Board of Appeals (PCZBA)**

**Regular Meeting Minutes – December 1, 2020**

**Long Grove Village Hall (virtual)**

**3110 Old McHenry Road, Long Grove, Illinois 60047**

Present:

PCZBA Commissioners Helen Wilson, Chair, Jeff Kazmer, Charles Cohn, Magdalena Dworak-Mathews, Sheldon Rubin, Brooke Bauer and Richard Terrett.

Also Present: Village Planner James Hogue, Brett Smith, PCZBA Secretary, and Attorney Betsy Gates-Alford of the Filippini Law Firm

Absent: None

Visitors/Applicants: Dave Jenner, Michael Platt and Kurt Wandrey (collectively, the “Applicants”)

**Call to Order:**

The meeting was called to order by Chairwoman Wilson at 7:00 pm. Due to the Governor’s statewide disaster declaration relating to the COVID-19 pandemic and current public health guidelines for social distancing, Chairwoman Wilson determined that it is not prudent for the members of the PCZBA or staff to convene in-person for tonight’s meeting. Therefore, the members of the PCZBA are attending this meeting by video conference. Those same conditions require barring access to the public for in-person attendance. In light of those limitations, the public is invited to attend and listen to the meeting through Zoom platform or by phone as indicated on the meeting agenda. To comply with the Open Meetings Act requirements for virtual meetings, the meeting is being recorded.

**Visitor Business:**

There was no visitor business.

**New Business:**

**PUBLIC HEARING – Consideration of amendments to the Village Code for the Village of Long Grove, Title 5, Zoning Regulations, including, without limitation, modifications to allow certain temporary uses within the “HR” Highway Retail District and other applicable regulations within the Village of Long Grove, Illinois.**

The Applicants were sworn in.

Village Planner Hogue prepared a report. The proposed amendment to the zoning code is for certain temporary uses to the “HR” Highway Retail District. Back in 2015, the owner of the Geimer property was trying to create interest in the property and generate revenue and an amendment was approved to allow certain temporary uses. In 2017, another amendment was approved regarding additional temporary uses and the sunset clause set forth in the original amendment was extended through 12/31/23. Upon expiration of the sunset clause, the owner of the property can ask for an extension or apply for a PUD.

Previously, an entertainment/gaming use was proposed at the site but did not materialize due to various utility issues. The proposed use that is the reason for this meeting is for animal services, including, but not limited to, daycare, kennel, grooming, etc. From a comprehensive plan perspective, the site is targeted for commercial use and the proposed use fits. A detailed business plan was submitted by the Applicants. They hope to use 10,000 square feet for up to 60 dogs for daily care and 40-50 for overnight boarding. The proposed use is mostly a service type use that will not generate much sales tax for the Village. There is no request for a change to the existing sunset clause. Parking does not appear to be an issue. Applicant does need to be licensed but will need to satisfy annual inspections. Village Planner Hogue proposed certain conditions including staying current with all regulations, the animals be kept in a safe and clean environment, the services limited to what is outlined in Applicant's business plan and in substantial conformance with the proposed site plans and building plans. Chairwoman Wilson asked if any of the commissioners had questions for Village Planner Hogue. The commissioners did not have any questions for Village Planner Hogue.

Kurt Wandrey first spoke on behalf of the Applicants. Applicants are asking for a temporary use to allow for their proposed business. Dave Jenner then spoke. He worked in corporate America the last 30 years and left this year to become a business owner. He is a passionate dog owner and sees an increasing trend in pet grooming and related services. He stated that millennials will spend more on pets than any previous generations. The animal services business is a growing industry that will service the Long Grove and surrounding communities. He wants to offer the most comprehensive pet hospitality facility in the area (the Four Seasons of pet hospitality). He agreed to abide by all applicable codes and regulations. Chairwoman Wilson asked if any of the commissioners had questions for the Applicants. Commissioner Dworak asked if any of the adjacent residential neighbors have objections to the proposed use. Kurt Wandrey stated that there are very few residential neighbors and noise shouldn't be an issue. Dave Jenner stated that ninety percent (90%) of the time, the dogs will be indoors and noise should be minimal. He also stated that soundproofing will be installed, dogs will never be left outside unattended and that the location of the proposed facility is ideal because the closest house is at least 500 feet away. Dave Jenner additionally stated that he will also be seeking out part-time interns/kennel technicians from the community to work at the facility. Commissioner Bauer asked about capacity. Dave Jenner said that maximum would be roughly 60 dogs at one time with boarding dogs having priority versus daily care. Commissioner Bauer also asked about the flexibility of the amount and size of kennels. Dave Jenner stated that he has engaged an architect to provide preliminary drawings and does not envision material changes to the current layout of 36 kennels but noted that the kennels are all capable of housing more than one dog from the same family. Commissioner Bauer also asked about the outdoor run area and where dogs would be taken to relieve themselves. Dave Jenner stated that all outdoor areas will be enclosed and fenced. There will also be 6,000 square feet of indoor runs with rubber flooring. Commissioner Bauer then asked about sanitation since the property is on well and septic. David Jenner stated that solid waste disposal will be off-site. He also said that there will be top of the line sanitation facilities for liquid waste and that all of the kennel areas will be cleaned via an Aqua Air system. Commissioner Bauer also asked about on-site medical issues. Dave Jenner stated that he will have up to date info on each dog's medical history and sophisticated software to track everything. In an emergency, he will partner with a local vet to be able to assist during normal business hours. Lastly, Commissioner Bauer asked about the safety of the patrons and dogs since there is heavy machinery and equipment due to other business owners adjacent to the facility that share the same parking lot/driveways. Dave Jenner stated that he is aware of the potential issue and that Davey Tree operates out of the back of the property and has not seen any issue with the level of traffic going in and out of the property. Commissioner Kazmer had no additional questions. Commissioner Rubin asked about the time frame for beginning of operations. Dave Jenner estimates that April, 2021 because he still needs a building permit from the Village. Commissioner Cohn

asked if there is a concern regarding the sunset clause and having only 2.5 years of business operations before the temporary use permit expires. Dave Jenner stated that he is confident that the Village will want to extend the temporary use permit because of the benefit his business will bring to the Village. Commissioner Cohn commented that the location of the facility is ideal because there is really no residential areas located close by. Commissioner Cohn also asked about whether customers will be bringing their own food or if the business will be providing food for the dogs. Dave Jenner said that a majority of the customers will be bringing their own food. Commissioner Terrett asked about the marketing plans for the business. Dave Jenner stated that he has a multi-faceted plan including a website, social media presence, partnering with a number of local businesses and having an open house prior to opening to introduce the business to the community and to tour the facility. Chairwoman Wilson asked if there will be an employee at night at the facility. Dave Jenner stated that the hours will likely be 6:30 am – 6:30 pm but the facility will not be staffed 24 hours per day. There will be video monitoring during the non-staffed hours.

Chairwoman Wilson asked if the Commission was ready to make a motion to approve the amendment to allow the temporary use. Commissioner Cohn made a motion to approve the operation of the kennel facility per the Village code subject to the five (5) conditions that the Village Planner proposed. Village Planner Hogue noted that the motion will still be subject to approval by the Village Board. Commissioner Dworak seconded the motion. There was no further discussion on the motion. On a roll call vote, the motion passed 7-0. Village Planner Hogue will make a report of the findings of the Commission and such findings will be passed on to the Village Board for the 12/8/20 meeting and final approval could potentially take place at the Village Board meeting on 1/12/21. Dave Jenner asked if there is any way to expedite the approval process. Village Planner Hogue stated that if the Village Board approves of the amendment at the 12/8/20 meeting, there is a strong chance that final ratification will take place at the next meeting in January, 2021.

#### **Approval of Minutes:**

The minutes from the previous meeting are still being reviewed and will be approved at the next PCZBA meeting.

#### **Other Business:**

**Review of an amendment to the Building Code for the Village of Long Grove regarding the construction of berms.** Village Planner Hogue stated that with respect to berms being constructed outside of scenic corridors, the Village Board asked the Commission to review the amendment to the Building Code which creates height limitations on berms not located on scenic corridors (4 foot height limitation without a special use permit and up to 8 feet with a special use permit). Other nearby communities have similar regulations with height limitations. Commissioner Cohn asked about the difference between scenic corridors and non-scenic corridors. Village Planner Hogue stated that berms help to buffer major roadways from residential areas and scenic corridors are located along such major roadways. A discussion ensued regarding where berms larger than 8 feet can be located. Going forward, only scenic corridors along certain major roadways can have berms greater than 8 feet. Elsewhere, the berms will be limited to 4 feet without a special use permit. Commissioner Cohn stated that the amendment should make it clear that larger berms can be built along the scenic corridor areas. Attorney Gates-Alford stated that the exceptions for the larger berms are already preserved within the Building Code. Commissioner Bauer asked if the amendment will have an impact on existing developments that may need to put in a large berm in the future. Attorney Gates-Alford stated that this amendment will only affect potential building

permits in the future for berms in excess of 4 feet. A discussion ensued regarding Commissioner Bauer's comment. Commissioner Bauer also made a comment regarding the construction materials that need to be required to construct a berm. Commissioners Kazmer, Rubin, Terrett, Dworak and Cohn had no further comments or questions. No formal motion is needed as the Village Board only asked for comments from the Commission. Village Planner Hogue will draft a report for the Village Board that will summarize the comments made by the Commission.

**Adjournment:**

The next meeting is currently scheduled for January 5, 2021. Commissioner Rubin moved to adjourn and seconded by Commissioner Terrett. On a roll call vote, the motion passed 7-0.

The meeting was adjourned at 8:32 pm.

Respectfully Submitted,

*Brett Smith*

Brett Smith, PCZBA Secretary