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**VILLAGE OF SUGAR GROVE  
BOARD REPORT**

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
**FROM:** WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR  
RENEE HANLON, ZONING ADMINISTRATOR  
**SUBJECT:** ORDINANCE: SPECIAL USE PERMIT FOR PET GROOMING (130-142  
MAIN STREET)  
**AGENDA:** JANUARY 24, 2017 VILLAGE BOARD MEETING CONSENT AGENDA  
**DATE:** JANUARY 20, 2017

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**ISSUE**

Shall the Village Board grant a Special Use Permit for pet grooming on the property located at 130-142 Main Street.

**DISCUSSION**

When the Village Board last discussed this item at its meeting on January 10, the Board directed staff to place this item on the Consent Agenda as proposed.

Be advised, following the recent Board meeting Board members raised concern about signs for the rezoned residential lots. The Zoning Ordinance permits signs larger and taller than what many would consider appropriate for the historic Main Street district. Consequently, staff and the property owner collaborated on a condition of approval that would place some limitations on the design of future signs and enlist the expertise of the Architectural Review & Resources Group to approve any signs on the property. The Applicant is in agreement with the added condition of approval.

The properties at 130-142 Main Street are each improved with a principal residential building and accessory detached garage and are used for a single-family residence. The Village Board previously granted a temporary use permit for pet grooming on the premises at 130 Main Street but that use was never established at that location and the temporary use permit has long since expired.

The Applicant, Craig and Melia Zabel, the operator of the Sugar Grove Animal Hospital, is requesting a Special Use for pet grooming in either 130 or 142 Main Street. Pet grooming currently exists in the Sugar Grove Animal Hospital and may be relocated to one of the structures at 130 or 142 Main Street.

The Special Use is consistent with the Downtown/Main Street Plan, the Comprehensive Plan. The Planning Commission recommended approval of the Special Use Permit subject to certain conditions.

**ATTACHMENT**

- Ordinance Granting a Special Use to Establish and Operate a Pet Grooming Facility at 130 Main Street And 142 Main Street

**COSTS**

All costs associated with the rezoning request are borne by the Applicant.

**RECOMMENDATION**

That the Village Board approve the Ordinance granting the Special Use Permit for pet grooming for consideration at the next Village Board meeting.



**VILLAGE OF SUGAR GROVE  
KANE COUNTY, ILLINOIS**

**ORDINANCE NO. 2017-0124A**

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**AN ORDINANCE GRANTING A SPECIAL USE  
TO ESTABLISH AND OPERATE A PET GROOMING FACILITY  
AT 130 MAIN STREET AND 142 MAIN STREET**

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Adopted by the Board of Trustees and President of the Village of Sugar Grove  
this 24<sup>th</sup> day of January, 2017

Published in pamphlet form by authority of the Board of Trustees of the  
Village of Sugar Grove, Kane County, Illinois,  
this 24<sup>th</sup> day of January, 2017

**ORDINANCE NO. 2017-0124A**

**AN ORDINANCE GRANTING A SPECIAL USE TO  
ESTABLISH AND OPERATE A PET GROOMING FACILITY  
AT 130 MAIN STREET AND 142 MAIN STREET**

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**BE IT ORDAINED** by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows;

**WHEREAS**, the Village of Sugar Grove is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and, pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.*; and,

**WHEREAS**, Dr. Craig Zabel has requested a Special Use to establish and operate a pet grooming facility at 130 Main Street and 142 Main Street, property legally described in SECTION ONE; and,

**WHEREAS**, after due notice the Planning Commission held a public hearing on December 21, 2017, and in their PC Recommendation PC16-21 recommended approval of the Special Use; and,

**WHEREAS**, the Village Board has reviewed the request and has deemed that approval of the Special Use would be in compliance with the Zoning Ordinance of the Village of Sugar Grove;

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

**SECTION ONE: SPECIAL USE**

The subject property described in **Exhibit A** is hereby granted a Special Use pursuant to Section 11-13-12 of the Village of Sugar Grove Zoning Ordinance. Said Special Use is conditioned upon compliance with the conditions enumerated on **Exhibit B** which is attached and made part of this ordinance.

**SECTION TWO: GENERAL PROVISIONS**

**REPEALER**: That all ordinances or portions thereof in conflict herewith are hereby repealed to the extent of any such conflict.

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

**EFFECTIVE DATE**: This ordinance shall be in full force and effect on and after its approval, passage and publication in pamphlet form as provided by law.

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this 24<sup>th</sup> day of January 2017.

\_\_\_\_\_  
P. Sean Michels  
President of the Board of Trustees

ATTEST: \_\_\_\_\_  
Cynthia L. Galbreath,  
Village Clerk

	<b>Aye</b>	<b>Nay</b>	<b>Absent</b>	<b>Abstain</b>
Trustee Kevin Geary	___	___	___	___
Trustee Sean Herron	___	___	___	___
Trustee Mari Johnson	___	___	___	___
Trustee Ted Koch	___	___	___	___
Trustee David Paluch	___	___	___	___
Trustee Rick Montalto	___	___	___	___

**Exhibit A**

*Legal Description*

THE NORTH 110 FEET OF THE SOUTH 1008 FEET OF THE WEST 205 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING IN THE CENTER OF THE HIGHWAY 848.0 FEET NORTH OF THE CENTER OF SAID SECTION; THENCE NORTH 50.0 FEET; THENCE EAST 205.0 FEET; THENCE SOUTH 50.0 FEET; THENCE WEST 205.0 FEET TO THE POINT OF BEGINNING IN THE TOWNSHIP OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

## **Exhibit B**

### *Conditions of Approval*

- That the Special Use hereby granted may be established in only one location at the discretion of the applicant.
- That the hours of operation for the Special Use be limited to 7:00 a.m. and 7:00 p.m.
- The property must be maintained free of animal waste.
- Any alterations to the façade of the buildings may not alter the residential character of the structures.
- All business operations must be conducted inside the building. Animals may not be left outside unattended while waiting for grooming or pick-up.
- An occupancy permit must be obtained prior to the establishment of the business.
- Signs shall be externally illuminated. Additionally, the size, height, color, materials, and location of all signs used on the property shall be compatible with the residential appearance/character and historic context of the property, as determined by the Village's Architectural Review and Resources Group.