
VILLAGE OF SUGAR GROVE BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR
DANIELLE MARION, ZONING ADMINISTRATOR
SUBJECT: ORDINANCE: GRANTING A SPECIAL USE PERMIT FOR DOG GROOMING BUSINESS
(91 SUGAR LANE)
AGENDA: FEBRUARY 4, 2020 VILLAGE BOARD MEETING
DATE: JANUARY 31, 2020

ISSUE

Shall the Village Board approve an Ordinance granting a Special Use Permit for a dog grooming business located in the tenant space at 91 Sugar Lane.

DISCUSSION

The Applicant, Jennifer and Walter Rainford, have leased tenant space at 91 Sugar Lane for the purpose of establishing a Sugar Grove branch location of their dog grooming business based in Hinckley. They have chosen to expand their business to Sugar Grove to be closer to their customers. They conduct their business operation by appointment only and do not operate a do-it-yourself dog washing operation.

A dog grooming business requires a Special Use Permit in the B-1 District. After due notice, the Planning Commission conducted the requisite public hearing. No objectors were present.

The Planning Commission recommends granting the Special Use Permit, subject to the following conditions:

1. The hours of operation be limited to between 8:00 AM and 8:00 PM.
2. No animals will be kept outside the premises
3. The operator shall designate and provide an adequate area for pets to relieve themselves and keep that area clean and provide a receptacle for dog waste.

ATTACHMENT

- Planning Commission Recommendation #20-01
- Ordinance Granting a Special Use Permit for a dog grooming business at 91 Sugar Lane

COSTS

All costs associated with the requested action are the Applicant's responsibility.

RECOMMENDATION

That the Village Board approve an Ordinance Granting a Special Use Permit for a dog grooming business at 91 Sugar Lane.

VILLAGE PRESIDENT

P. Sean Michels

VILLAGE TRUSTEES

Sean Herron
Ted Koch
Jennifer Konen
Heidi Lendi
Rick Montalto
Ryan Walter

VILLAGE ADMINISTRATOR

Brent M. Eichelberger



COMMUNITY DEVELOPMENT

VILLAGE CLERK

Cynthia Galbreath

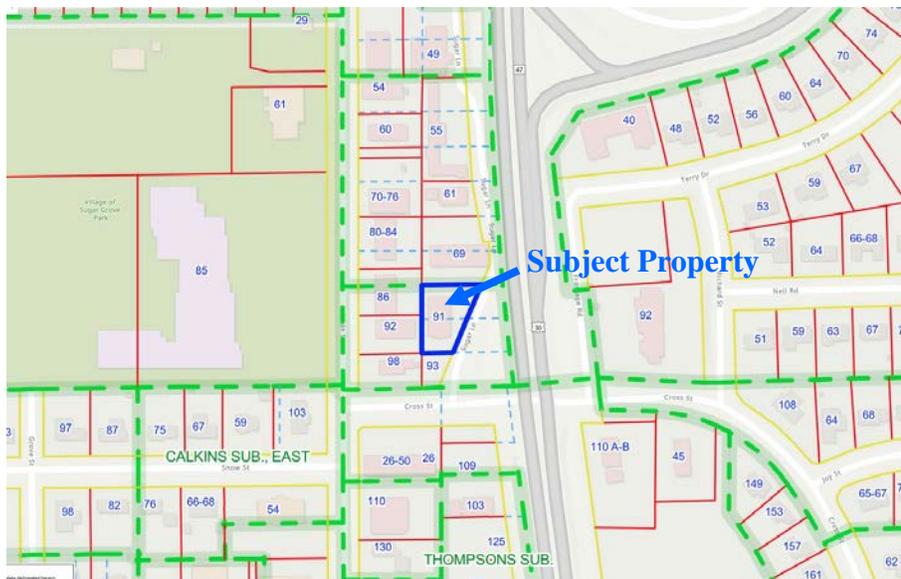
R E C O M M E N D A T I O N **PC20-01**

TO: Village President and Board of Trustees
FROM: Planning Commission
DATE: Meeting of January 29, 2020
Petition: 20-002
Special Use (Dog Grooming Facility)
91 Sugar Lane, Suite 2

PROPOSAL

The applicant is requesting a special use permit for a dog grooming facility located at 91 Sugar Lane, Suite 2.

LOCATION MAP



BACKGROUND & HISTORY

A real estate office was previously located in the space. The property is zoned B-1; a dog grooming facility is permitted in this zoning district as a Special Use.

Hours of operation for the business would be by appointment only, Tuesday through Saturday from 9:00 a.m. to 6:00 p.m. with a future possibility of Monday and Wednesday evenings. The applicant will also be offering walk-in nail trim services. Customers will drop off their pets and return approximately four hours later to pick them up; there will be approximately six pets on the premise at one time. All pets will be contained in appropriate crating systems. No pets will be kept overnight at this facility. The applicant at this time has no intention to offer any retail, training, self-wash bays, or day care service.

PUBLIC RESPONSE:

After due notice, a public hearing was held on January 29, 2020. There were no objectors present.

FINDINGS OF FACT:

When considering special use requests, the Zoning Ordinance provides certain findings of fact be established. The Planning Commission found the following:

1. *Will the special use be harmonious with and in accordance with the general objectives of the Comprehensive Land Use Plan and the Zoning Ordinance?*

The proposed dog grooming facility is consistent with the objectives of the Comprehensive Plan and the Zoning Ordinance. The proposed use could be considered compatible with planned uses for the area.

2. *How will the use be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not alter the essential character of the same area?*

The use would be operated and maintained to be harmonious with the area. The use would be a commercial use and there will be no changes to the building.

3. *Will the use be hazardous or disturbing to existing or future neighborhood uses?*

There has been no evidence presented to indicate the proposed use is hazardous or disturbing to existing or future neighboring uses of land.

4. *Will the use be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water*

sewers and schools, or will the persons or agencies responsible for the establishment of the proposed use be able to provide adequately any such services?

The site is an established building within a commercial area with essential public facilities that can adequately serve the proposed use.

5. *Will the use create excessive additional requirements at public cost for public facilities and services, and will the use be detrimental to the economic welfare of the Village?*

There has been no evidence presented to indicate that the proposed use will create excessive additional public cost. The use should be beneficial to the economic welfare of the Village and would provide a useful service for Village residents.

6. *Will the use involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors?*

There has been no evidence presented to indicate that the proposed use will produce excessive traffic, noise, smoke, fumes, glare, or odors.

7. *Will the use have vehicular approaches to the property which shall be so designed as to not create an undue interference with traffic on surrounding public streets or highways?*

The site has adequate existing approaches to the property that will allow for the business to the subject property to not interfere with traffic on surrounding public streets or highways, and there has been no evidence submitted to indicate that the proposed Special Use will increase traffic or parking needs in the vicinity.

8. *Will the special use increase the potential for flood damage to adjacent property, or require additional public expense for flood protection or relief?*

The subject property is not subject to flooding or located in or near a recognized floodplain.

9. *Will the special use result in the destruction, loss or damage of natural, scenic or historic features of major importance to the Village?*

There are no known natural, scenic, or historic features surrounding the subject property that would be adversely impacted by the operation of the Special Use.

RECOMMENDATION

After carefully considering the facts, the Planning Commission recommends the Village Board **grant** a Special Use for a dog grooming facility at 91 Sugar Lane, Suite 2 subject to the following conditions:

1. Hours of operation shall be limited to be between 8:00 a.m. and 8:00 p.m.
2. No pets will be kept outside the premises.
3. An adequate area for pets to relieve themselves will be designated and the business will keep that area clean and provide a receptacle for dog waste.

AYES: Irv Ochenschlager, Greg Wilson, Jim Eckert, John
Guddendorf, Rebecca Sabo

NAYES: None

ABSENT: James White, Larry Jones

MOTION PASSED



Aerial view



Street view



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

ORDINANCE NO. 2020-0204

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A DOG GROOMING BUSINESS
(91 SUGAR LANE)**

Adopted by the Board of Trustees and President of the Village of Sugar Grove
this 4th day of February 2020

Published in pamphlet form by authority of the Board of Trustees of the Village of Sugar Grove,
Kane County, Illinois this 4th day of January 2020

ORDINANCE NO. 2020-0204

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A DOG GROOMING BUSINESS
(91 SUGAR LANE)**

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, the Applicant, Jennifer and Walter Rainford, is duly authorized to make application for a Special Use Permit for a dog grooming business on the subject property described in **Exhibit A**; and,

WHEREAS, the Applicant has made application to request to grant a Special Use Permit for an dog grooming business on the premises; and,

WHEREAS, after due notice, the Planning Commission held a public hearing on January 29, 2020, to consider the request to grant a Special Use Permit for a dog grooming business and no objectors were present.

WHEREAS, the Planning Commission made its findings and recommendations in Planning Commission Recommendation PC20-01 that the Village Board grant the Special Use Permit, subject to certain conditions; and,

WHEREAS, the Village Board has found that the requested Special Use Permit is in compliance with the standards as set forth in the Zoning Ordinance and concurs with the Planning Commission's Recommendation.

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 PERMIT

That a Special Use Permit for a dog grooming business is hereby granted on property legally described in **Exhibit A** attached hereto and made a part hereof by this reference, subject to the following conditions:

1. Hours of operation shall be limited to be between 8:00 a.m. and 8:00 p.m.
2. No pets will be kept outside the premises.
3. An adequate area for pets to relieve themselves will be designated and the business will keep that area clean, and provide a receptacle for dog waste.

SECTION TWO: GENERAL PROVISIONS

LAPSE OF APPROVAL. The Special Use Permit approval will lapse and have no further effect twelve (12) months following the date of this Ordinance, unless: (1) a building permit has been issued (if required); or, (2) the use or structure has been lawfully established. A Special Use Permit also lapses upon revocation of a building permit or a certificate of occupancy for violations of conditions of approval or upon expiration of a building permit to carry out the work authorized by the Special Use.

REPEALER: All ordinances or portions thereof in conflict with this ordinance are hereby repealed.

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 from and after its passage, approval 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 4th day of February 2020.

ATTEST:

P. Sean Michels,
President of the Board of Trustees

Cynthia L. Galbreath,
Village Clerk

	Aye	Nay	Absent	Abstain
Trustee Sean Herron	___	___	___	___
Trustee Ted Koch	___	___	___	___
Trustee Jen Konen	___	___	___	___
Trustee Heidi Lendi	___	___	___	___
Trustee Rick Montalto	___	___	___	___
Trustee Ryan Walter	___	___	___	___

EXHIBIT A

(PIN)

14-21-201-052.