



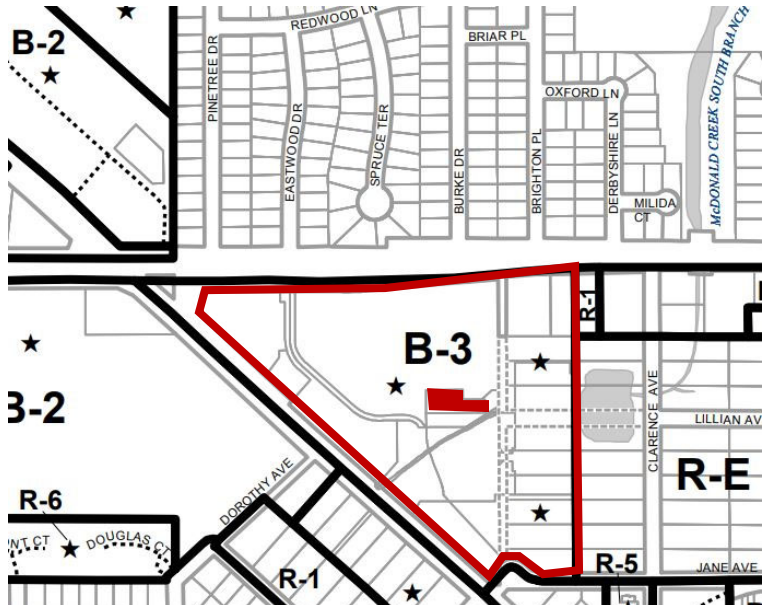
VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT

Temp File Number: PC 19-004
Project Title: Dogtopia SUP
Address: 660-676 E. Palatine Rd.
PIN: 03-20-200-008-0000, 03-20-200-013-0000

To: Plan Commission
Prepared By: Jake Schmidt, Assistant Planner
Meeting Date: June 12, 2019
Date Prepared: June 6, 2019

Petitioner: Chris Barnes
 ToMac Holdings
Address: 1965 South Egret Ct
 Libertyville, IL 60048

Existing Zoning: B-3: General Service, Wholesale, and Motor Vehicles District
Comprehensive Plan: Commercial



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-3, General Service, Wholesale, and Motor Vehicles District	Home furnishings retail sales business (Floor and Décor)	Commercial
South	B-3, General Service, Wholesale, and Motor Vehicles District	Multi-tenant commercial building	Commercial
East	R-E, One-Family Dwelling District	Single-Family homes and detention facility	Parks, Single-family Detached Estate
West	B-1, Limited Retail District	Multi-tenant commercial building, Motor vehicle repair facility, Fur sales and cleaning business	Commercial

Requested Action:
 1. Special Use Permit to allow a “Kennel, Commercial”.

Variations Required:
 1. Variation from Chapter 28, Section 6.12-1of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer.
 2. Variation from Chapter 28, Section 6.13-3(b), to allow an 8-foot tall fence where the maximum fence height is restricted to 6 feet

Project Background:

The subject property is part of the Southpoint Shopping center, an approximately 27-acre shopping center development located at the southeast intersection of Rand Road and Palatine Road. The proposed location for the facility is within four currently vacant units, immediately east of Laser Quest. Primary access to the property comes from a full access drive aisle (non-signalized) at Palatine Road to the north, a full access signalized drive aisle at Rand Road to the west, and a full access non-signalized drive aisle at Jane Avenue to the south, which eventually leads to another signalized full access intersection with Rand Road.

The petitioner is Chris Barnes, representing ToMac Holdings, a franchisee of Dogtopia. The petitioner has a lease agreement to occupy the aforementioned four vacant units, and would establish a 5,727 square-foot doggy-daycare with overnight boarding. This facility would offer the following services:

- Grooming
- Pet Training
- Day Care for Dogs
- Overnight Boarding
- Outdoor Play Area
- Live-stream viewing of play areas and kennels

The proposed facility includes three large playrooms for the dogs (“Toy”, “Romper”, and “Gym”), a spa room for grooming services, a “suite” kennel room, and an outdoor play area. Their target customer, as outlined in their business summary, are female millennials and baby boomers. However, the services they offer extend to the dog-owning community at large, who seek a service that provides social interaction and play for their dog during the workday when they are not home. Hours of operation would be between 7am - 7pm on Monday through Friday, and 10am to 5pm Saturday and Sunday. For boarding operations, staff will arrive at 6:30am, and depart at 9pm. When staff is not present, boarding areas will be monitored via a security camera feed, which allows “staff” to be notified of any issues. It is anticipated that the facility will employ 15 to 20 persons once the facility reaches full operation. It is estimated that the maximum number of employees on-site at any given time will be 6 to 8 employees.

The subject property is part of the Southpoint Shopping Center PUD, which was approved in 1988. This PUD includes the subject unit as well as the building to the north, which is the home of Floor & Décor, and the outlot buildings to the west of the subject unit. The entire Southpoint Shopping Center is subject to a lengthy Reciprocal Easement Agreement (REA) that provides for shared access and shared parking between all users within the PUD.

Zoning and Comprehensive Plan

The subject property is located within the B-3 Zoning District and the proposed use is classified as a “Kennel, Commercial”, which is a special use within the B-3 Zoning District. To proceed forward, the Plan Commission must review and the Village Board must approve a special use permit for the subject property. In order to demonstrate conformance with the standards of approval for a special use permit, the petitioner has provided acceptable written justification to Special Use Permit criteria.

To substantiate the public need for this facility, the petitioner has provided a lengthy business summary that details research on target customers, area demographics, and business operations.

The subject property is designated as appropriate for commercial uses as per the Comprehensive Plan of the Village of Arlington Heights. The proposed special use permit is compatible with this designation.

TIF District

The subject property is located within TIF V, which was established in 2005 and includes both the Southpoint Shopping Center and the Town & Country Shopping Center. One of the goals of TIF V is to facilitate the redevelopment and revitalization of the Southpoint Shopping Center, be it through the introduction of a new outlet and/or through the redevelopment of the vacant spaces within the shopping center. The location of a “destination user” within the shopping center will help to bring additional traffic and customers to the other businesses within Southpoint, especially with the daily traffic generated via drop-off and pick-up of pets.

Building

Changes to the existing structure will be primarily limited to HVAC, the interior buildout, and possibly replacement of storefront windows. Regarding sound attenuation, the petitioner has indicated that they will be using fire-X drywall over insulated walls, with a 1-1/2 inch air gap, to prevent sound transmission outside of their building envelope. This would prevent any disruption to other tenants within the shopping center.

Site Plan and Landscaping

The applicant has identified one site alteration as part of the proposed special use permit application. This alteration would be the addition of an approximately 750 square-foot outdoor play area, in the open courtyard immediately east of the tenant space. It should be noted that the final design of the outdoor play area is still to be determined, however the completed play area will incorporate the elements as described in the following paragraphs. This play area would be located in a way which maintains access to the rear auxiliary parking area, preserves visibility for storefronts east of the courtyard, and allows for any future potential site modifications north of the Bif Furniture space. The open-air play area would be enclosed with a privacy screen, preventing any unwanted interaction between dogs in the play area and customers outside. The proposed privacy screen would be 8 feet in height, however code allows fences to be a maximum height of 6 feet. Therefore, the petitioner has requested the following variation:

- **A variation from Chapter 28, Section 6.13-3(b), to allow an 8-foot tall fence where the maximum fence height is restricted to 6 feet.**

In order to demonstrate conformance with the standards of approval for a zoning code variation, the petitioner has provided acceptable written justification to variation criteria.

The appearance of the proposed 8-foot tall privacy screen will be softened along the southern edge by viburnums, which will be planted outside of the privacy fence facing the parking lot. The existing landscaped areas and mature trees within the proposed play area will also be preserved.

Due to the location of the play area within Southpoint Shopping Center, as well as the proposed landscape enhancements, Staff supports this variation.

Traffic and Parking

The total parking requirement for the proposed Dogtopia facility is 19 spaces. The Southpoint Shopping Center provides a total of 1,331 on-site parking spaces, with a total code-requirement of 937 parking spaces. This results in a site-wide surplus of 394 parking spaces. Parking for the proposed use is not a concern due to this surplus.

Per section 6.12-1 of Chapter 28 of the Municipal Code, any special use permit application over 5,000 square feet in floor area must include a traffic and parking study from a certified Traffic Engineer. The petitioner has requested relief from this requirement, and is seeking the following variation:

- **A variation from Chapter 28, Section 6.12-1 of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer.**

To support this variation request, the petitioner has provided an acceptable written justification to variation criteria, in addition to an estimate of parking based upon parking utilization at an existing Dogtopia location in LaGrange.

Due to the relatively small magnitude of the space in comparison to the entire shopping center (2% of total PUD square footage), and due to the substantial code-required parking surplus on-site (394 spaces), Staff supports this variation.

With respect to bicycle parking, no additional bicycle parking spaces are required as this project does not increase the number of code-required vehicular parking spaces.

RECOMMENDATION

The Staff Development Committee recommends approval of PC 19-004, a Special Use Permit to allow a “Kennel, Commercial” on the subject property, as well as the following variations:

1. Variation from Chapter 28, Section 6.12-1 of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer.
2. Variation from Chapter 28, Section 6.13-3(b), to allow an 8-foot tall fence where the maximum fence height is restricted to 6 feet

This recommendation shall be subject to the following conditions:

1. The final design for the outdoor play area shall be limited to a maximum width of 45-feet, measured from the east side of the tenant space, so as to allow adequate visibility and access to the tenant spaces east of the courtyard.
2. The proposed fencing shall match or complement the building.
3. A continuous row of landscaping shall be provided along the southern outer edge of the outdoor play area fencing, in order to soften the proposed 8-foot tall fence. The landscaping must consist of a mix of deciduous shrubs and evergreens, and the landscaping must be planted approximately 3-feet on center. The landscaping shall be a minimum height of 3 to 4 feet at time of installation.
4. The two existing trees within the courtyard shall remain.
5. The applicant shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

June 7, 2019

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
PC File 19-004