



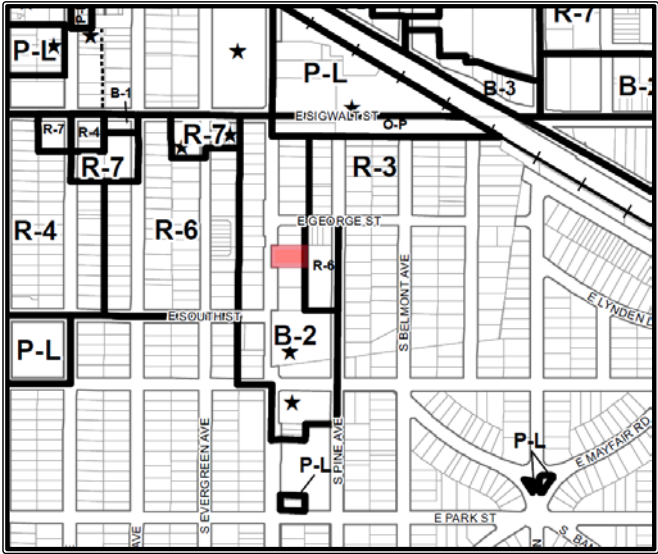
**VILLAGE OF ARLINGTON HEIGHTS**  
**STAFF DEVELOPMENT**  
**COMMITTEE REPORT**

**Project Number:** PC 21-013  
**Project Title:** Tailchasers LUV Assumption  
**Address:** 213 S. Arlington Heights Rd.  
**PIN:** 03-32-108-008

**To:** Plan Commission  
**Prepared By:** Sam Hubbard, Development Planner  
**Meeting Date:** June 9, 2021  
**Date Prepared:** June 4, 2021 – Updated June 8, 2021

**Petitioner:** Randa Clark  
**Address:** 10 Hillside Drive  
 Lake Barrington, IL 60010

**Existing Zoning:** B-2: General Business District  
**Comprehensive Plan:** Commercial



**SURROUNDING LAND USES**

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2, General Business District	Multi-tenant Commercial Building	Commercial
South	B-2, General Business District	Enterprise rent-a-car	Commercial
East	R-6, Multi-Family Dwelling District	Multi-Family-Apartments	Moderate Density Multi-Family
West	B-2, General Business District	Francesca’s Restaurant	Commercial

**Requested Action:**

- Amendment to Land Use Variation Ordinance 16-013 and 10-027 to allow the petitioner to assume the underlying LUV issued to Arlington Dog House and adjust the conditions of approval.

**Variations Required:**

- None.

### **Project Background:**

The subject site is approximately 17,750 square feet in size and occupied by a two-tenant commercial building with a total floor area of 6,632 square feet. Current tenants within the building include Grand Frame (1,750 square feet) and the Arlington Dog House, which leases 4,882 square feet but only occupies 3,132 square feet. A Land Use Variation was granted in 2010 via Ordinance #10-027 to allow the 3,132 square foot Arlington Dog House facility on the subject property, which is classified as a commercial kennel and not listed as a permitted or special use in the B-2 District. The Land Use Variation was amended in 2016 via Ordinance #16-013, to allow a small expansion to the Arlington Dog House to yield a total of 4,882 square feet. As part of the 2010 approval, the Land Use Variation was restricted to the Arlington Dog House only.

The 2016 amendment was to allow a small expansion of the Arlington Dog House into a vacant unit next door. However, the petitioner never fully occupied this space and left it mostly vacant to prevent another tenant from leasing it, which could have created parking issues given the small size of the parking lot at the rear of the property. The existing zoning entitlements limit the overall number of dogs during the day to no more than 45, and no more than 25 dogs are allowed for overnight boarding. Since opening in 2010, staff is unaware of any complaints from the residential neighbors regarding this business.

Tailchasers is the petitioner and currently operates Tailchasers Barrington Pet Resort located in Lake Barrington. The Arlington Dog House is vacating the site and the landlord has identified a new commercial kennel (Tailchasers) to lease the space upon the departure of the Arlington Dog House. This would be the first Arlington Heights "Tailchasers" location. The facility would have a maximum of four employees onsite at any one time and would offer doggy daycare, overnight dog boarding, training, grooming, and retail sales of dog related products. Hours of operation would be 6:30am-6:30pm on Monday–Friday, and 9:00am-4:00pm on Saturday/Sunday.

### **Zoning and Comprehensive Plan**

As mentioned above, the commercial kennel use, which is not permitted in the B-2 District, was previously approved for a land use variation in 2010 (subsequently amended in 2016 to allow an expansion). Similar to the Arlington Dog House, Tailchasers has agreed to lease the vacant space next door, which would prevent an additional tenant from locating in that unit and potentially creating a parking deficit. In sum, Tailchasers would lease a total of 4,882 square feet of floor area, leaving approximately 1,750 square feet vacant while occupying the remaining 3,132 square feet.

A condition of the prior approval ordinances restricts the land use variation to the Arlington Dog House operator only, and therefore the petitioner will need to amend the previously approved land use variation to remove this restriction. The petitioner will be required to conform to all other restrictions from the prior approvals, such as the prohibition of any exterior dog runs or walking area, and the limitation of 45 dogs maximum for daycare and 25 dogs maximum for overnight care. The petitioner has reviewed all prior conditions of approval and agreed to abide by the existing conditions, with exception to one minor modification as noted below.

The existing zoning approvals restrict the hours of operation to between 8:00am and 3:00pm on Saturday, and between 3:00pm and 5:00pm on Sunday. Because the petitioner is proposing to stay open until 4:00pm on Saturday and open at 9:00am on Sunday, the previous restriction must be adjusted. The Staff Development Committee does not take issue with the requested modification to the hours of operation. It should also be noted that the petitioner will not be walking dogs through the neighborhood while they are in the custody of Tailchasers; all dog recreation and exercise will take place within the facility.

The Comprehensive Plan designates this site as "Commercial", which is the appropriate designation for the proposed use. The Staff Development Committee is supportive of this application.

**Conceptual Plan Review Committee:**

On April 28, 2021, the petitioners appeared before the Conceptual Plan Review Committee (CPRC) for a preliminary review of their request to assume the underlying land use variation. The CPRC was very supportive of the project. The only questions they had related to parking and pick-up/drop-off, and they felt that updated parking surveys were not necessary since the proposed use was going to be identical to the existing use. The meeting minutes are attached.

**Building, Site, Landscaping:**

The subject property shares ingress/egress to Arlington Heights Road with the property to the south, which is owned by the same landlord and is currently used/leased as an Enterprise rental car facility. No changes to the subject property have been proposed as part of Tailchasers occupancy. Staff has evaluated the existing onsite screen/buffer to the east, which consists of a wood fence, and verified that it is in acceptable condition. No additional landscaping or screening is recommended.

The petitioner has indicated that only minor changes to the interior of the building are proposed, such as painting and removal the rubber flooring for replacement with epoxy to provide better sanitation. All work must comply with applicable building code requirements and it shall be the petitioners responsibility to verify if the proposed work will require a building permit (including any new signage). No Design Commission review is required since no exterior modifications have been proposed.

**Traffic and Parking:**

Per code, a traffic and parking study is required for land use variations and amendments located on land abutting a major arterial that includes over 5,000 square feet of floor area. Accordingly, at 4,882 square feet, no formal traffic and parking study from a Certified Traffic Engineer is required for Tailchasers. Staff notes that the building includes a full basement, which is auxiliary to the primary ground floor space and not generally open to the public. While the basement space is considered non-conforming, there is no change or expansion of that space proposed as part of this petition. Therefore, the space will continue as a non-conforming. The Staff Development Committee does not believe that the basement space has an impact on parking given the space is ancillary and used mostly as storage.

When Arlington Dog House obtained their initial zoning approvals in 2010, a variation to allow the existing onsite parking was granted and a full traffic and parking study was done at that time. Additionally, when the land use variation was amended in 2016 to permit the expansion to the Arlington Dog House, seven days of parking counts were conducted on the property, which showed peak usage at that time of nine spaces (site has nine spaces). However, the existing cross access and parking with the property to the south allows for usage of that parking area, which area was not included in the 2016 parking survey. The proposed business would not change the code required parking and the previously granted variation would still stand, which variation allowed a 14-space deficit on the subject property relative to code requirements (current proposed deficit is 12 spaces). The parking requirements for the site are shown below:

Use	Square footage	Parking Ratio	Parking Required
Tailchasers	4,882	1 space / 300 SF	16
Grand Frame	1,750	1 space / 300 SF	6
Total	6,632		22
Total Provided			10
Surplus / (Deficit)			(12)*

Adjacent Retail Center Parking			
Use	Square footage	Parking Ratio	Parking Required
Enterprise Office	2,000	1 space / 300 SF	7
Rental Vehicles	12	1 space / vehicle	12
Total Required			19
Total Provided			19
Surplus / (Deficit)			0

\* Variation granted in 2010 via Ord. 10-027 allows for an up to 14 space parking deficit.

On Friday afternoon, June 4, the Village was made aware of a complaint relative to a parking shortage on the subject property. Staff has since been to the site to observe parking demand and the results of these preliminary observations are attached as **Exhibit 1**. In sum, staff has yet to observe a parking shortage on the site, but will continue to monitor the parking lot during peak times to verify if a parking shortage exists. In addition, the petitioner will be observing the parking over the next two days to provide additional data on parking usage. The original complaint has been included in the packet to the Plan Commission.

The change in business ownership/operator does not kick in bike parking requirements.

### **RECOMMENDATION**

The Staff Development Committee (SDC) has reviewed the proposed amendment to Land Use Variation ordinances 16-013 and 10-027 to allow the petitioner to assume the land use variation that was issued to Arlington Dog House and to reduce the parking variation as granted in Ordinance #10-027 to allow a 12-space parking deficit as opposed to a 14-space parking deficit, and recommends **APPROVAL** of the application subject to resolution of the following:

1. Ordinance 10-027 shall be amended to remove condition #1 in Section Three, and condition #6 in Section Three shall be amended to allow hours of operation between 9:00am-4:00pm on Saturday and Sunday.
2. Ordinance 16-013 shall be amended to remove condition #1 in Section Two.
3. Unless modified as part of application PC 21-013, all existing conditions of approval from ordinances 16-013 and 10-027 shall remain in effect.
4. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

June 4, 2021 – **Updated June 8, 2021**

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager  
All Department Heads

**EXHIBIT 1 – PARKING SURVEY**

	Vacant Spaces on Subject Property	Occupied Spaces on Subject Property	Percentage Occupied		Vacant Spaces on Enterprise Site	Occupied Spaces on Enterprise Lot	Percentage Occupied
<b>Friday, June 4 4:30pm</b>	5	4	44%		10	9	47%
<b>Monday, June 7 4:40pm</b>	8	1*	11%		12	7	37%
<b>Monday, June 7 4:40pm</b>	8	1	11%		12	7	37%
<b>Tuesday, June 8 8:00am</b>	8	1	11%		10	9	47%

\*1 car observed parked alongside of the Arlington Dog House awaiting a pet to be brought out from facility