



Meeting Date:	March 25, 2024
Submitter:	Maura Rigoni, AICP, Interim Planner
Department:	Community & Economic Development
Agenda Item:	Holland Special Use and Variation: Cozy Pawz

Summary:

Lisa Holland of Cozy of Pawz Accomondations, LLC appeared before the Plan Commission in February and March requesting a special use and parking variation to permit the operation of a dog daycare and boarding business at 2551 Theodore Street.

At it's March meeting, the Plan Commission forwarded a unanimous recommendation (7-0) for the variance and special use. The Commission also placed the following conditions on the recommendation:

- No dog walking is allowed from the subject property/facility. All dog walking services provided by the business would be provided off-site at the customer's location.
- Dogs are allowed to be in the outdoor fenced area during the hours of operation of the business, which are as follows:

Monday through Friday 6:30 a.m. – 7:00 p.m.

Saturday 8:00 a.m. – 4:00 p.m.

Sunday 9:00 a.m. – 3:00 p.m.

- Employees may remain on the property outside of normal business hours only during the instances where dogs are on the property for overnight boarding. The facility shall not provide overnight accommodation that represents sleeping or living quarters.
- Dogs being boarded overnight may utilize the outdoor fence area within the hours prescribed in the noise ordinance.
- The outdoor area must be secured by fencing on all sides. At such time, should the fencing on the adjacent property to the east be removed, the business owner must install fencing along the east property line immediately.

City Council
March 25, 2024
Cozy Pawz Special Use/Variance

- The business owner shall clean/remove feces from the outdoor dog area both mid-morning and mid-afternoon. Feces shall be placed in plastic bags and then in a covered heavy plastic container that is lined with a bag. The container utilized for feces waste is to be located at the north-east end of building and emptied on regular garbage pick-up day.
- All overhead garage doors must be closed when not actively being used to move products or dogs in and out of the Cozy Pawz space.
- There will be seven parking spaces allocated for Cozy-Pawz Accommodation, LLC.

Recommended Council Action: If the Mayor and City Council are amenable to the proposed variations, I would ask that you authorize the City Attorney and Staff to prepare the necessary Ordinance and supporting documents to approve the request subject to the Findings of Fact and the conditions as outlined in the PC recommendation.

Funding Source: N/A

Budgeted Amount: N/A

Attachments:

- Plan Commission Report (and minutes) associated plans and documents



To: City of Crest Hill Plan Commission
From: Maura A Rigoni, AICP, Interim Planner
Date: March 14, 2024
Re: Cozy Paws LLC, Special Use and Variance Request

At the February 8, 2024, meeting, Lisa Holland appeared before the Plan Commission requesting consideration of a special use to permit a dog daycare and a variance for parking. This item was tabled to the March 14, 2024, meeting as property notification was not given to property owners within 300 feet of the subject parcel.

The City has received confirmation that proper notification has been given to all required property owners.

There are no changes to the requests that were heard and discussed at the February meeting.

In reviewing the special use request, we provide the Commission with the following conditions for consideration and discussion.

- No dog walking is allowed from the subject property/facility. All dog walking services provided by the business would be provided off-site at the customer's location.
- Dogs are allowed to be in the outdoor fenced area during the hours of operation of the business, which are as follows:
 - Monday thru Friday 6:30am-7pm
 - Sat 8am-4pm
 - Sun 9am-3pm
- Employees may remain on property outside of normal business hours only during the instances where dogs are on the property for overnight boarding. The facility shall not provide overnight accommodation that represents sleeping or living quarters. Dogs being boarded overnight may utilize the outdoor fence area within the hours prescribed in the noise ordinance.
 - For your reference, the hours of the noise ordinance are as follows:
 - Sunday 8 am to 10 pm
 - Monday, Tuesday, Wednesday, and Thursday 6:30 am to 10 pm
 - Friday 6:30 am to 11 pm
 - Saturday 8 am to 11 pm
- The outdoor area must be secured by fencing on all sides. At such time, should the fencing on the adjacent property to the east be removed, the business owner must install fencing along the east property line immediately.

- The Plan Commission is encouraged to discuss the removal and location of waste on the property. Below is an example of a condition the Commission may consider:
 - The business owner shall clean/remove feces from the outdoor dog area {INSERT FREQUENCY} times a day. All containers utilized for feces waste are to be located {INSERT LOCATION} and removed from the site {INSERT FREQUENCY}
- All overhead garage doors must be closed when not actively being used to move products or dogs in and out of the Cozy Pawz space.

As previously stated, there are no changes to the plans presented at the February meeting. Therefore, please refer to the information provided in the February packet. If you need a packet, please reach out, and one will be provided.

As always, please feel free to contact me at 815-412-2721 or mrigoni@reltd.com with any questions or concerns so that, if need be, issues may be resolved expeditiously before they are addressed at council meetings.



To: Plan Commission
From: Zoe Gates, Administrative Clerk
Date: February 8, 2024
Re: Cozy-Pawz Accommodations, LLC Special Use & Parking Variance

Project Details

Project	Cozy-Pawz Accommodations, LLC Special Use
Request	Special Use
Location	2551 Theodore St.

Site Details

Lot Size:	1.12 acres
Existing Zoning	B-3

Land Use Summary

	Land Use	Comp Plan	Zoning
Subject Parcel	Business	Commercial	B3
North	Utility	Utilities	M1
South	Residential	Single Family Attached	R3
East	Business	Commercial	B3
West	Forest Preserve	Natural/Preserve	none

Attachments

Aerials, Supporting Documents prepared by Applicant.

Project Summary

The owner of Cozy-Pawz Accommodations, LLC has applied for a special use at 2551 Theodore St. for a dog daycare and boarding business. They will also need a variance for parking due to the shared parking lot. They would be occupying Unit A on the property. The Zoning Ordinance requires that an Animal Shelter/Kennel be a special use in the B3 zoning. Both the kennel and the existing contractor business on site fall under the General Business heading in the parking section of the Zoning Ordinance.

Analysis

In consideration of the request, the points of discussion and details are as follows:

- The property is currently zoned B-3 and subject to non-residential district standards.
- Section 7.4 Non-Residential District Standards A. 2. of The Zoning Ordinance refers to Table 4 for Special Uses Permitted. Table 4 lists Animal Shelter/Kennel as a special use in B3 zoning.

- The applicant proposes to install a fence along the north and west portion of the property, adjance to Unit A, to provide an enclosure for the dogs. The applicant proposes a 6' wood shadow box fence.
- Section 8.2-17 of the Zoning Ordinance provides specific regulations for animal related facilities. Should the special use be granted, the subject property must comply with the following regulations, 8.2-17 ANIMAL HOSPITAL, VETERINARY CLINIC, ANIMAL SHELTER/KENNELS
 - a. All outdoor exercise/play areas must be completely enclosed by a minimum of 6' fence or wall adequate to conceal such facilities from adjacent properties and the public right-of way.
 - b. No animals may be kept outdoors during non-business hours or overnight.
- The City received correspondence from the applicant regarding the overall business operation, including hours, handling of waste and parking needs. The correspondence has been attached for your review and consideration in conjunction with the special use.

Parking

- Section 11.8-2 Schedule of Parking Requirements, Retail and Service Uses x. General Business of the Zoning Ordinance specifies the number of parking spaces required based on square footage and number of employees. The strict interpretation of the ordinance would require 40-50 parking spaces for this property.
- The property has 20 marked parking spaces.
- The Plan Commission has the opportunity to consider shared and joint parking for multi-tenant facilities. Below is information regarding existing and future parking for this development.
 - It is unknown what the exact square footage of the areas open to the public in Unit A are, but figuring for half of the unit size plus two employees at least seven parking spaces would be required. The addition of more employees would require an additional parking space per employee.
- Unit B/C is currently occupied by an HVAC company. Due to the absence of customer traffic and the number of employees on site, the existing business in units B and C would need at least two parking spaces.
- Unit D of the development is not currently occupied, which has a square footage of approximately 2, 500 SF, resulting in a total of 10-12 parking spaces.
 - Based on the information provided it is estimated the existing uses would require a total of nine parking spaces (Dog daycare-7 spaces, and HVAC-2 spaces). With twenty spaces provided on-site, there is a balance of 11 parking spaces, which can be shared and utilized by the future occupant of Unit D.
- It is noted the design of the building is not that of a typical retail business, in which the facilities generally include office, bathrooms, and larger storage areas. These types of building generally attract businesses such as the HVAC operation.
- Additional street parking is available on the side street adjacent to the property, Thomas Court.
- Both businesses would be open at the same time Monday through Friday 7:00 am to 5:00 pm.

Section 12.6-2 of the Zoning Ordinance states the Plan Commission shall recommend, and the City Council shall grant a variation only when it shall have been determined, and recorded in writing, that all of the following standards are complied with:

1. *That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;*
2. *That the plight of the owner is due to unique circumstances; and*
3. *That the variation, if granted, will not alter the essential character of the locality.*

Additional supplemental standards (Exhibit A) are attached for your consideration.

Section 12.7-6 of the Zoning Ordinance states the Plan Commission shall recommend, and the City Council shall grant a special use only when it shall have been determined, and recorded in writing, that all of the following standards are complied with:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That special use shall in all other respects conform to the applicable regulations of this Ordinance and other applicable City regulations, except as such regulations may in each instance be modified by the City Council pursuant to the recommendation of the Plan Commission.

Items for discussion are as follows:

- Shared parking for one existing business, the applicant's proposed building, and an empty unit on site that could be occupied in the future.
- The condition that the applicant's business be wholly enclosed in the building and the proposed fenced area only. Applicant notes that they offer walks daily from 11:00 am to 1:00 pm, the lot and area surrounding the lot is not conducive to this.

Please contact Maura Rigoni at 815-412-2721 or mrigoni@reltd.com with any questions or concerns.

Exhibit A

For the purpose of supplementing the above standards, the Plan Commission, in making the determination, whenever there are particular hardships, shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:

1. *That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.*
2. *The conditions upon which the petition for a variation is based are unique to the property owner for which the variation is sought and are not applicable, generally, to the other property within the same zoning classification.*
3. *That the alleged difficulty or hardship is caused by the Ordinance and has not been created by any person presently having an interest in the property.*
4. *That the proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase congestion in the public streets or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.*
5. *That the variation does not permit a use otherwise excluded from the particular zone except for uses authorized by the Plan Commission, subject to the approval of the City Council, as "similar and compatible uses."*
6. *That the variation granted is the minimum adjustment necessary for the reasonable use of the land.*
7. *That the granting of any variation is in harmony with the general purposes and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, be detrimental to the public welfare, alter the essential character of the locality, or be in conflict with the Comprehensive Plan for development of the City Administration and Enforcement City of Crest Hill.*
8. *That, for reasons fully set forth in the recommendations of the Plan Commission, and the report of the City Council, the aforesaid circumstances or conditions are such that the strict application of the provisions of the Zoning Ordinance would deprive the applicant of any reasonable use of his land. Mere loss in value shall not.*

Application for Development

For Office Use Only: Case Number:

Project Name: Cozy-Lawz Accommodations, LLC
 Owner: CSN Properties LLC Correspondence To: Lisa Holland
 Street No: 1120 Richards St Street No: 191316 Jacquie Ave
 City, State, Zip: Dolet IL 60423 City, State, Zip: Romeoville IL 60446
 Phone: 815-714-9117 Phone: 815-441-8004
 Email or fax: _____ Email or fax: lisa.holland73@gmail.com
CSNproperties@aunh.com

Property Address:**Property Information:**

Street No: 2551 Theodore Lot Width: _____
 City, State, Zip: Crest Hill IL 60423 Lot Depth: _____
 PIN: _____ Total Area: _____

* Attach a copy of the legal description of the property and applicable fees.

* Submit electronic version of the legal description to:

mdeharo@cityofcresthill.com and lhrasher@cityofcresthill.com.

Existing Zoning: ☐ Existing Land Use: B3
 Requested Zoning: ☐ Proposed Land Use: B3 Special Use

Adjoining Properties Zoning and Uses:

North of Property: _____

South of Property: _____

East of Property: _____

West of Property: _____

Purpose Statement (intended use and approval sought): _____

Development Request: Please check all that apply and describe:

☐ Rezoning: _____

☒ Special Use: Use the property for doggie daycare/boarding

☐ Variance: _____

☐ Planned Unit Development: _____

☐ Annexation: _____

☐ Plat: _____

☐ Other: _____

Contact Information – if not yet known, please indicate as TBD. Check those parties in which copies of all correspondences should be forwarded.

☐ Civil Engineer _____

Phone Number _____

Company _____

Email Address _____

☐ Contractor _____

Phone Number _____

Company _____

Email Address _____

☐ Architect _____

Phone Number _____

Company _____

Email Address _____

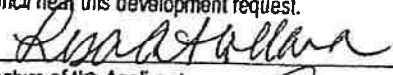
☐ Builder _____

Phone Number _____

Company _____

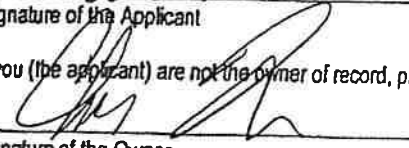
Email Address _____

I agree to be present (in person or by counsel) when the Plan Commission and City Council hear this development request.


Signature of the Applicant

12/27/23
Date

If you (the applicant) are not the owner of record, please provide the owner's signature.


Signature of the Owner

12/27/23
Date

PLAT OF SURVEY / ALTA

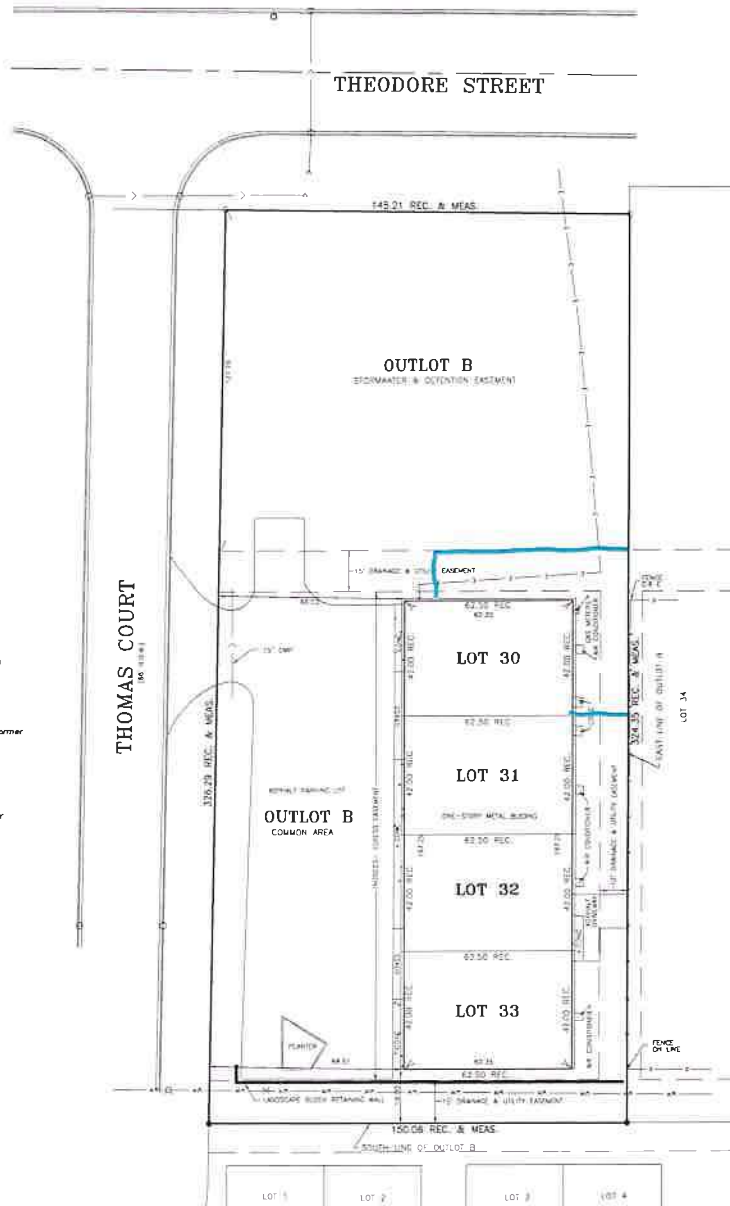
OUTLOT B & LOTS 30-33 IN REFLECTION HEIGHTS P.U.D., THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 26, 2000, AS DOCUMENT NO. R2000-103462, IN WILL COUNTY, ILLINOIS.

ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECT AS SHOWN HEREON.
 1" INDICATES 1/16" = 32' FOR ROAD SET

SCALE 1"=20'

SYMBOL LEGEND

CTV	Cable TV Pedestal	○	Light Pole
DS	Drainage Structure Round	○	Light Pole (Wast Arm)
DS	Drainage Structure Square	●	Pole
SS	Storm Sewer Manhole	○	Power Pole
SS	Sanitary Sewer Manhole	○	Power Pole Lighted
ES	Electric Handhole	○	Power Pole w/ Transformer
ET	Electric Transformer	○	Sign
EM	Electric Meter	○	Telephone Manhole
FH	Fire Hydrant	○	Telephone Pedestal
FE	Flared End Section	○	Traffic Signal
GV	Gas Valve	○	Traffic Signal Cantilever
GV	Gas Valve Vault	○	Traffic Signal Box
WV	Water Valve	○	Traffic Signal Vault
WV	Water Valve Vault	○	City Well
CTV	Underground Cable Television		
OE	Overhead Electric Line		
E	Underground Electric Line		
S	Underground Gas Main		
SS	Sanitary Sewer		
SS	Storm Sewer		
T	Underground Telephone Line		
WU	Underground Water Main		



STATE OF ILLINOIS
 COUNTY OF WILL
 TO: CLARENCE SCHWITZ

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA SURVEYS AND THAT THE SURVEY WAS CONDUCTED AND REPORTED IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA SURVEYS AND THAT THE SURVEY WAS CONDUCTED AND REPORTED IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA SURVEYS.

January 22, 2003
 DATE

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 7214

NOTE: 1. PART OF THE PROPERTY COVERED BY THIS PLAT IS SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 174502D-1745 DATED SEPTEMBER 1, 1995.
 2. WHERE GROUND ELEVATIONS OF UNDERGROUND UTILITIES HAS BEEN LOCATED AND SHOWN ON THIS PLAT, THE LOCATION OF ALL BURIED UTILITIES MAY NOT BE SHOWN. THE OWNER SHOULD PROVIDE SURFACE MARKING OF UNDERGROUND UTILITIES FOR LOCATION AND INCLUSION ON THIS PLAT.

1

GEOTECH INC.
 CONSULTING ENGINEERS - LAND SURVEYORS
 1207 CEDARWOOD DRIVE JOLIET, ILLINOIS 60435 815/730-1010

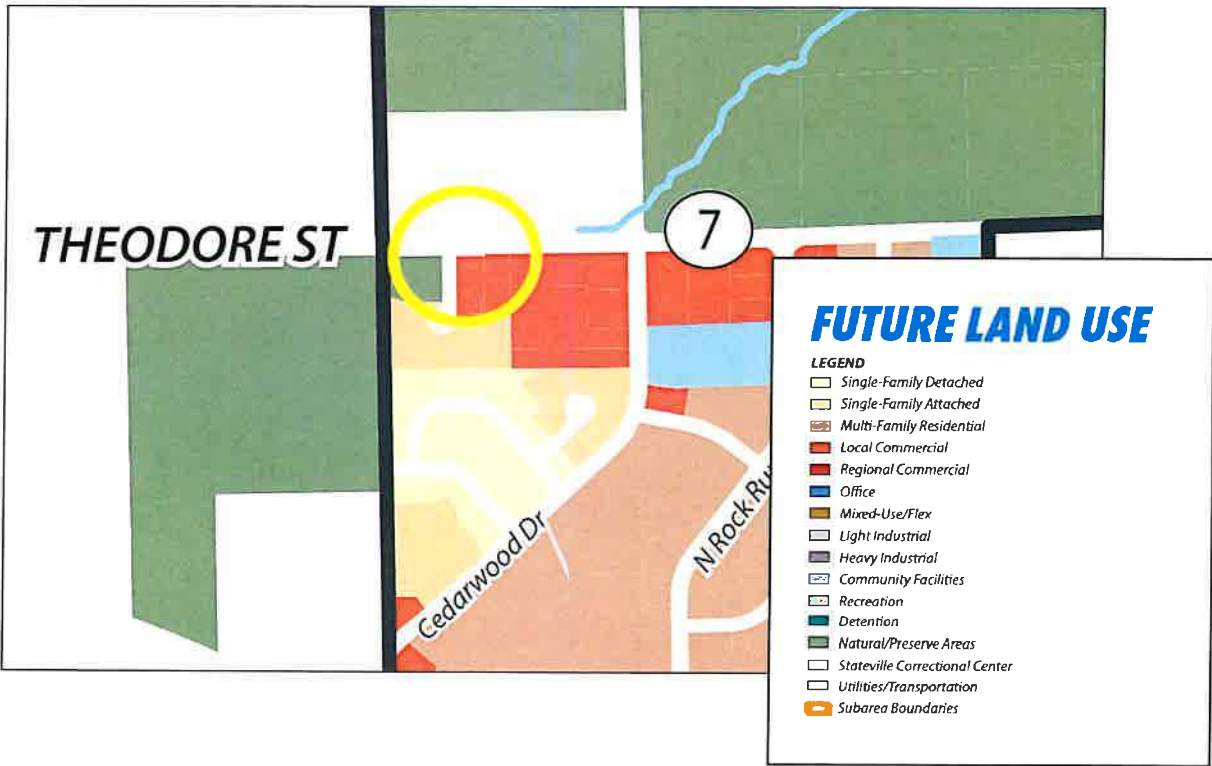
DALE THOMAS
 REFLECTION HEIGHTS

ALTA SURVEY

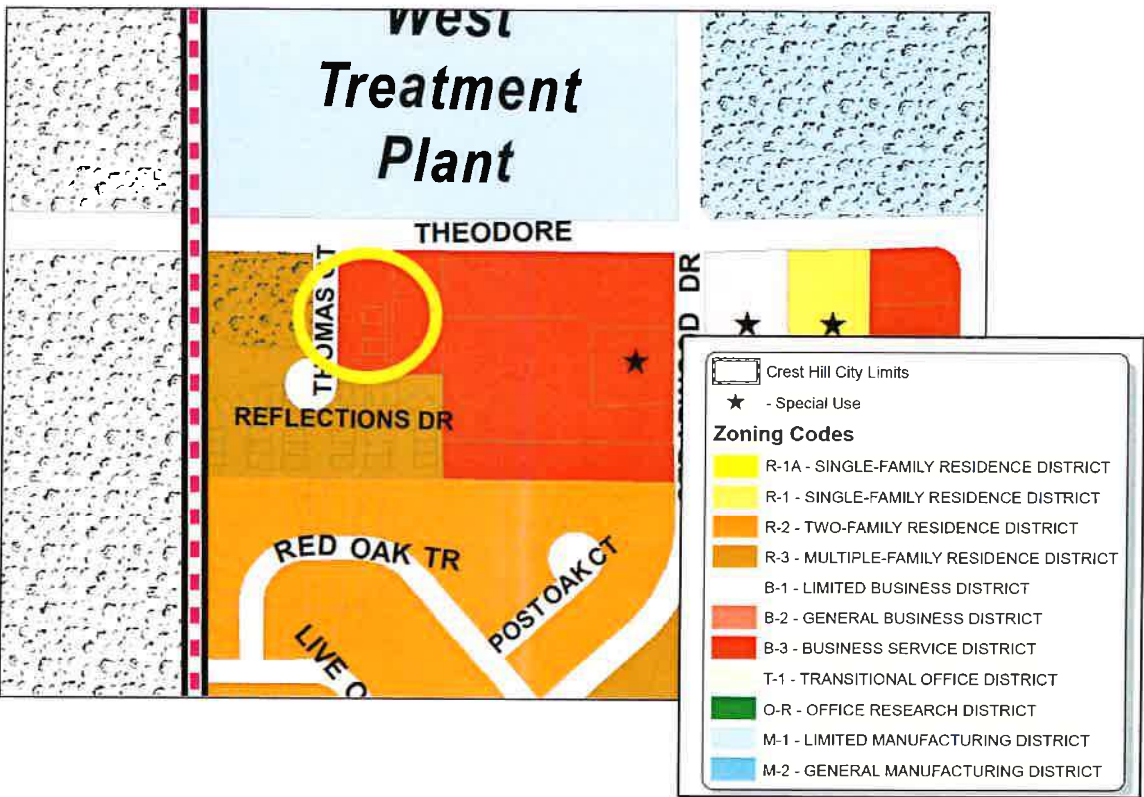
DRAWN BY: JAW JOB # 15763
 CHECKED BY: JAW DATE: 01/22/03

DATE BY REVISION

FUTURE LAND USE MAP-COMP PLAN 2014

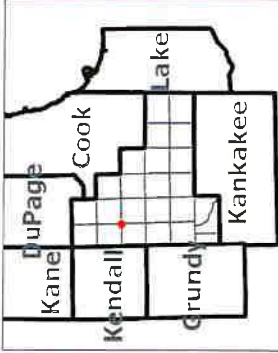


ZONING MAP





2551 Theodore-Special Use



Legend

- Address Points
- Roadways
 - Federal
 - State
 - County
 - Local and Private
- Parcels
- Townships

WGS_1984_Web_Mercator_Auxiliary_Sphere

0 0.02 0.0 Miles

1 : 1,128



Disclaimer of Warranties and Accuracy of Data. Although the data developed by Will County for its maps, websites, and Geographic Information System has been produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information. This disclaimer applies to both isolated and aggregate uses of the information. The County and elected officials provide this information on an "as is" basis. All warranties of any kind, express or implied, including but not limited to the implied warranties of merchantability, fitness for a particular purpose, freedom from contamination by computer viruses or hackers and non-infringement of proprietary rights are disclaimed. Changes may be periodically made to the information herein; these changes may or may not be incorporated in any new version of the publication. If you have obtained information from any of the County web pages from a source other than the County pages, be aware that electronic data can be altered subsequent to original distribution. Data can also quickly become out of date. It is recommended that careful attention be paid to the contents of any data, and that the originator of the data or information be contacted with any questions regarding appropriate use. Please direct any questions or issues via email to gis@willcountyilinois.com.

Notes

Maura Rigoni

From: Lisa Holland <lisa.holland73@gmail.com>
Sent: Thursday, January 11, 2024 4:24 PM
To: Maura Rigoni
Cc: Zoe Gates; Ron Mentzer
Subject: Re: Special use -Holland/Cozy-Pawz
Attachments: Legal description of theodore all units.png; ALTA Survey - Signed & Sealed - 07.26.2023.pdf

CAUTION: This email originated from outside of Robinson Engineering, LTD. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Maura,

Everything should be addressed below for the additional information you asked for:

Payment of Application Fee - \$1,050 Paid today 1/11/24 to City of Crest Hill
Plat of Survey: Sent to Maura on 1/9/24 with and without proposed outdoor fencing.
Electronic Version of the Property Legal Description- Lot 30, Additional as attachment.

Business Operations

Cozy-Pawz Accommodations, LLC

Website: www.cozy-pawz.com

Facebook: www.facebook.com/cozypawz73

Instagram: www.instagram.com/cozypawz73

Hours of Operation

M-F 6:30am-7pm

Sat 8am-4pm

Sun 9am-3pm

Holiday hours on major holidays would be the same as Sunday hours 9am-3pm

We have specific drop off and pick up times: 6:30-9am, 12-1pm and 4-7pm this is to get all the dogs in by a certain time and we aren't constantly having to check in/check out dogs during the day. We want the dogs to be able to concentrate on playing and not worry about who's coming in. Plus, this allows us to have quality time with the dogs.

Number of Employees

Currently myself and 1 other. We will need to add at least 1-2 more for a larger operation once we get to that point.

Standard operating ratio in the industry is 1 person per 10 dogs.

Size of the facility

2500 square feet indoor with a smaller fenced-in outdoor area, we would have several security cameras to watch the dogs in different areas (main floor, boarding area, office, outside, etc.)

Anticipated Number of dogs on site

Currently our average daycare is 13 a day, but we will definitely be able to add additional as we get settled, as we sometimes have to turn dogs away. Boarding varies but could be 0-5 dogs, normal; around the holidays

and summertime it could be closer to 10 dogs. Our clients like that we don't have 50+ dogs, so our goal would be to have 20 dogs during the day, of which up to 5 on average are boarding.

Location of outdoor area (height of fence, style of fence, any outdoor equipment)

The outdoor area will be straight out that back of the property, and around the side of the building, but not all the way to the front. Not the entire acre of land that is between the building and Theodore. We would like to have a 6ft fence that is wood/shadow box so that it is not an eyesore and the dogs can somewhat see "outside" but not see everything going on. The only outdoor equipment would be blue baby pools during the summer to cool off in.

Plan to handle waste.

Our current protocol works really well and we currently have a much larger yard than this area. We pick up poop twice a day: 10am once all dogs have gotten to daycare. Then again in the afternoon between 2p-4p for another pick up. We would use pooper scoopers and bags and put them in a covered plastic heavy duty waste container that is lined with a bag. We would throw out the poop on garbage day, when we know when that is.

Overall description of the business.

Cozy-Pawz Accommodations, LLC is a registered formally established limited liability company in the State of Illinois and has been in business since 2018; We continue to grow each year, and 2023 was our highest revenue generating year yet. We hope to push past 6 figures once we get a building to grow further. We have served 235 families over the years, and currently have an active client base of 104, including 5 Crest Hill residents. I am very proud of the very positive relationships we have made with pet owners and am confident that our "customer service" feedback has been and is exemplary with our review and testimonials being an indication of our customers satisfaction.

- Before anything else, we have a meet and greet with the dogs and parents with myself and our official meet and greeter, Echo (an English Black Labrador). This is to make sure the dog is a good fit and that we are a good fit for the dog.
- We offer doggie daycare and boarding in- house. We also offer drop-ins and walks during the lunchtime hours of 11-1 and in the client home boarding though this is seldom. Our goal is to give dogs a place to stay when they are away from home that is just like home.
- Our current set up, which we hope to bring to the property on Theodore, is the following: a living area with dog beds, couches, lighting and a TV for soft instrumental music that make the dogs feel relaxed. We also would have a separate area called the "dog room" for those dogs that want to be more to themselves and maybe not be as social as some of the others. This would also have couches and dogs beds. We may/may not put up faux walls to make rooms like houses have.
- In addition to these two "rooms" we would incorporate a large indoor play area that would have agility equipment and fun things for the dogs to do besides playing with each other. It could be split off so larger dogs and smaller dogs could be separated.
- We would use the kitchen to store the dogs food for those who eat lunch or are boarding. Food usually consists of dry kibble that the dog parents bring for their dogs and we put in individual boxes with their leash inside and their name on the outside. We don't make food for the dogs.
- The upstairs would be the boarding room and would consist of dog beds along with a large size mattress (or murphy bed or couch with pull out bed) so dogs can sleep on a bed if they are used to

doing that at home. Our clients love the pleasant atmosphere and a staff member would be on duty with the boarding dogs. We do not normally crate any dogs unless specified by the parents. This is what all the clients love about Cozy-Pawz as we are a home away from home while parents go on vacations, go to work and don't need to worry about leaving dogs in a crate all day, or even in emergencies.

- We don't charge extra for love like some of the bigger boarding/daycare facilities. We allow dogs to have fun with each other and if they want to snuggle with each other or a human we are always up for that.
- The front office would be used for check ins/outs, payments, adding merchandise for sale possibly in the future.
- We value the two door method of having dogs join the group. This means the incoming dog would come into the office, then into another area away from parents and other dogs so we then could introduce/bring them to the group from there.
- We would love to eventually add grooming to our services as many clients have to take their dogs to other places to be groomed. Many daycare/boarding places now include the opportunity for grooming for their clients.
- At this time with 2 employees, but growing to 4 and clients coming to drop off/pick up. We would need 3-5 parking spaces without knowing how many are actually available. We have only had a couple instances in 5+ years where more than 1-2 clients were picking up at the same time.

Notification in the newspaper: I will keep an eye on email for when I need to pay for the newspaper notification

Notification to property owners: There are 1-2 property owners within 300 feet of the property. I will send these letters certified no later than 15 days prior to the meeting prior to 1/24/24.

Court Reporter: I have sent an email request to LeAnn Hibler to transcribe the meeting on Feb 8th

Please let me know if you need anything else or clarification,
Thank you so much for your time in this matter!

Lisa Holland
Owner, Cozy-Pawz Accommodations, LLC

On Wed, Jan 10, 2024 at 11:45 AM Maura Rigoni <MRigoni@reltd.com> wrote:

Lisa

Thank you for taking my call the other day regarding your special use request for the property on Theodore.

To process the application, we will need the following information:

MINUTES OF THE
CREST HILL PLAN COMMISSION

The February 8, 2024 Plan Commission meeting was called to order by Chairman Bill Thomas, at 7:00 p.m. in the Council Chambers of the City Center, 20600 City Center Boulevard, Crest Hill, Will County, Illinois.

The Pledge of Allegiance was recited in unison.

Roll call indicated the following present: Chairman Bill Thomas, Commissioner Ken Carroll, Commissioner Angelo Deserio, Commissioner Jeff Peterson, Commissioner Cheryl Slabozeski.

Also present were: Interim Planner Maura Rigoni, City Attorney Mike Stiff, Administration Clerk Samantha Tilley.

Absent were: Commissioner John Stanton, Commissioner Jan Plettau.

APPROVAL OF MINUTES: Chairman Bill Thomas presented the minutes from the regular meeting held on November 9, 2023 for Commission approval.

(#1) Motion by Commissioner Peterson seconded by Commissioner Carroll, to approve the minutes from the regular meeting held on November 9, 2023, as presented.

On roll call, the vote was:

AYES: Commissioner Peterson, Slabozeski, Deserio, Chairman Thomas.

NAYES: None.

ABSTAIN: Commissioner Carroll.

ABSENT: Commissioner Plettau, Stanton.

There being four (4) affirmative votes, the MOTION CARRIED.

PUBLIC HEARING: Chairman Bill Thomas presented case number SU-24-1-2-1, a request from Lisa Holland, owner of Cozy-Pawz Accommodations, LLC seeking approval of a B3- Special Use for animal shelter/kennel and a variance for parking on property located at 2551 Theodore Street, Crest Hill, Illinois. The necessary paperwork was in order.

Chairman Thomas asked for a motion to open the public hearing on case number SU-24-1-2-1.

(#2) Motion by Commissioner Deserio seconded by Commissioner Peterson, to open a public hearing on case number SU-24-1-2-1.

On roll call, the vote was:

AYES: Commissioner Deserio, Peterson, Carroll, Slabozeski, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Plettau, Stanton.

There being five (5) affirmative votes, the MOTION CARRIED.

The public hearing was opened at 7:02 p.m.

Chairman Thomas asked our Interim Planner Maura Rigoni to present the specifics of the case. Interim Planner Maura Rigoni commented that this is a Special Use request and a parking variance request for the property at 2551 Theodore Street. The applicant is Lisa Holland from Cozy-Pawz Accommodations, LLC is requesting special use for a daycare and boarding business for dogs at this location which is in the B3 zoning district. This is a more industrial type building on the east side of Thomas Court at Theodore Street, and there are four units in this building. This would be the northernmost unit, which is unit A.

Interim Planner Rigoni commented that in the packet is the business operations information outlining the hours of operation and how they intend to operate internally. They are proposing to enclose an area for the dogs on property extending from the rear to the north of the building. They are proposing a six-foot wood shadow box fence. The zoning ordinance does have specific regulations for animals, animal clinics, shelters, etc. One regulation is being a fence of adequate screening in which they are proposing and then there is a regulation that no dogs may be kept outdoors overnight or during non-business hours.

There are parking requirements for this type of use and because of the nature of the site and building, it would require between 40 and 50 parking spaces with strict interpretation of the zoning code. There are twenty marked parking spaces on site. There was conversation with the owner of the building, and it was stated that unit B and C are used by an HVAC company who has limited need for vehicle parking and unit D is vacant. As part of this application, it is not only the special use request for the dog daycare but also the variance request for parking for this unit itself.

Interim Planner Rigoni commented that the requirement is that you notify all property owners within three hundred feet of the property and after speaking to the applicant the notification was done from the unit and not the entire property. Interim Planner Rigoni also commented that to make sure we are holding a proper public hearing, to ensure we have proper publication notice and was in the newspaper and posted signs, we recommend that we don't close the public hearing, but we take testimony and keep the hearing open and conclude on the March 14, 2024 meeting.

Chairman Thomas asked for the applicant, Lisa Holland, to approach the podium and be sworn in. The applicant was sworn in.

Lisa Holland introduced herself and explained she would like to open a doggy daycare and boarding facility on Theodore. She is currently doing this from the inside of her home and has been doing this for five years. She recently was approached by code enforcement where she lives and was told where she lives is not a zoned area for that type of business. She commented that it has been difficult to find a brick and mortar building with grass around it since everything now has asphalt and concrete.

Lisa commented that the revenue has grown year after year, mostly because the dogs are not kenneled in metal cages all the time and are free to walk around, do their thing and play. With this location, she is hoping to add some agility to keep them busy. She loves the dogs like her own and would be honored to have her business in the City of Crest Hill. She commented that she has been doing this in 2018 and has 250 loyal clients.

She stated that she lives in unincorporated Romeoville and thought it would be more okay in unincorporated area and before she made her second mortgage payment code enforcement came to inform her that was not allowed in that zoning which is why she was looking.

Chairman Thomas asked the commissioners if they had any questions.

Commissioner Peterson asked if there are only two employees. Lisa replied stating that right now there are only two employees. Commissioner Peterson commented that people should be just coming to drop off their dogs and not hanging around. Lisa commented that there would be an actual office area to intercept the dog and the clients would only be there a couple of minutes. There are specified drop off and pick up times and it is not an all-day affair. She also commented that there are drop off and pick up times from 6:30 a.m. to 9:00 a.m., then at noon time, and then from 4:00 p.m. to 7:00 p.m. Commissioner Peterson asked how many dogs you would have at one time. Lisa commented that she would like to increase her daycare to twenty dogs but right now she has ten dogs, and she would like to do about eight dogs for boarding.

Lisa commented that she would only need two parking spaces currently, but she would like to hire one or two part-time people, for a total of four parking spaces; one or two spots for drop off and two for employees to park.

Commissioner Carroll asked if you are boarding who would be watching over the dogs during non-business hours and how will they be supervised. Lisa commented that an employee or herself would be staying on premises and there is an upstairs level where the boarding would be.

Commissioner Slabozeski asked if there will be a security system on the property. Lisa commented that there is security currently and she would have security in the new location.

Commissioner Deserio asked if there will be designated walking times and areas for relief. Lisa commented that they are allowed to go out as they please but can specify more of a morning time and noon time and afternoon time if that is required. She further explained that walking times are more for when they go and walk dogs at other people's homes, but she is trying to get away from that.

Chairman Thomas asked if the owner of the building has no problems with having dogs there. Lisa commented that the owner is excited about it and seems to be onboard. Chairman Thomas asked if there are any plans to ever open that huge garage door. Lisa commented that she would have to investigate this since she has never had such a large

garage door like that before and she does know there are ways to ventilate. Chairman Thomas commented that they would prefer if it were not opened. Lisa commented that if that were the case then they would not open it.

Chairman Thomas commented that a big concern would be the noise. Lisa commented that there are a few talkative dogs, but they have humane ways to keep them quieter such as cans of air, water bottles and vibration collars with no shock, just vibrations. She also commented that she has been investigating acoustic panels or hanging baffles that are supposed to quiet the noise in industrial type areas.

Commissioner Carroll commented that he is more concerned with ventilation, because if there was not good ventilation it would smell like a barn. Lisa commented that she would have air purifiers and things to get the air moving around if there are ventilation issues.

Chairman Thomas mentioned that we received two emails from clients of Cozy-Pawz who could not say enough good things regarding Cozy-Pawz and Lisa. He also stated one of the emails came from Alex Smith and the other email came from Jenny Manashirov that were very impressive.

Chairman Thomas asked if anyone would like to approach the podium and make a comment regarding Cozy-Pawz Accommodations.

Sue Vorderer, a client of Cozy Pawz Accommodations, approached the podium and was sworn in. She commented that she has been going to Lisa for a couple of years and she knows she can speak on everyone's behalf that Lisa and her crew do an amazing job. She stated that Lisa treats everyone's dogs as if they were her very own and treats them in such a loving, caring, and wonderful environment. She also commented that her dog, Bailey, is a rescue who was abused and is hesitant to others but not Lisa. Sue commented that she did not want to leave without stating how appreciative we are, and Lisa is a true gem.

Dave Lehr, a resident who lives in Reflection Heights Homeowners, which is the property against this industrial building approached the podium to voice his concerns. Chairman Thomas asked Dave to raise his right hand to be sworn in. Dave was sworn in. Dave commented that he has a concern with the noise and is afraid the dogs will be barking all night on the other side. He commented that he is a dog lover but does not want his dog to talk all night with their dogs. He also commented that fixing it up and fencing it is great, but you cannot guarantee a dog not to bark and that is a concern with others in that area. He also stated that he has no problem with the idea but is just concerned about the noise. Lisa commented that she would try and make it as quiet as possible and welcomed his dog to come.

Commissioner Peterson asked if any neighbors now complain about barking dogs. Lisa commented that the woman across the street from her is the person who called code enforcement on her. She commented that this neighbor has called code enforcement on the previous homeowner several times. Lisa also commented that she does not have any complaints about noise, and she had talked to all her neighbors, and none had an issue.

Debra Brisolara, a client of Cozy-Pawz Accommodations, approached the podium and was sworn in. Debra commented that she is Lisa's realtor and wanted to attest that Lisa is a good person and is great with dogs. She also commented that they were on the phone for twenty-five minutes the other day and she did not hear a single noise from the dogs while they were on the phone.

Sue Stulis, a client of Cozy-Pawz Accommodations, approached the podium and was sworn in. She commented that they have a rescue who is afraid of everybody and everything. She also commented that when the dog sees Lisa or if we say we are going to Cozy-Pawz, the dog gets so excited. Sue stated that Lisa does a great job with the dogs.

Lisa commented that when dogs get together it is like a party, and they introduce each other and get excited and bark but once they get through that they calm down and play. She felt she just wanted to mention that because it will not be all the time and if it was, they do not want that either.

Chairman Thomas asked for a motion to recess the public hearing to March 14, 2024 at 7:00 p.m. in the Council Chambers located at 20600 City Center Boulevard.

(#3) Motion by Commissioner Peterson seconded by Commissioner Carroll, to recess the public hearing on case number SU-24-1-2-1 to March 14, 2024 at 7:00 p.m. in the Council Chambers located at 20600 City Center Boulevard.

On roll call, the vote was:

AYES: Commissioner Peterson, Carroll, Slabozeski, Deserio, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Plettau, Stanton.

There being five (5) affirmative votes, the MOTION CARRIED.

Public Hearing was recessed at 7:38 p.m.

Chairman Thomas presented case number V-24-1-2-1, a request of Dainius Kasperavicius seeking approval of three variances to permit an accessory structure on the property located at 2001 Noonan Street, Crest Hill, Illinois. The paperwork was in order.

Chairman Thomas asked for a motion to open the public hearing on case number V-24-1-2-1.

(#4) Motion by Commissioner Deserio seconded by Commissioner Slabozeski, to open a public hearing on case number V-24-1-2-1.

On roll call, the vote was:

AYES: Commissioner Deserio, Slabozeski, Carroll, Peterson, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Plettau, Stanton.

There being five (5) affirmative votes, the MOTION CARRIED.

Chairman Thomas asked our Interim Planner Maura Rigoni to present the specifics of the case. Interim Planner Maura Rigoni commented that this is a three variation requests for the property located at 2001 Noonan Street. This request would allow a 12' x 32' (384 square foot) shed to remain on the property. This shed is currently on two easements on the west and south side which is not permitted to be in easements but does not meet the required setback as outlined in the ordinance. The request today is for the setbacks for the actual structure itself. This is a unique lot which does has a through lot. There is also a 22' non-access strip of public utility and cable television strip that is along the rear of the property line. The shed is placed 13.8 feet within that easement. There is also a utility and drainage easement along the southside of the property which the shed is in there as well. There is an ordinance stating that you cannot place any structures in any utility easements due to access and drainage purposes for the impact it would have for drainage of water.

Interim Planner Rigoni commented that no building permit was approved for this shed and the building inspectors have gone out to the property and reviewed it, which the report is in the packet. There are three variations, and this would need to comply with all building requirements.

Chairman Thomas asked Mr. Dainius Kasperavicius, the property owner, to approach the podium to be sworn in. Applicant was sworn in.

Dainius commented that his lot is unique, and it is the last lot on Noonan Street that connects to the Forest Preserve. In 2020, the Fire Department had flushed their pipes and the tree had fallen on his van and many city employees had come to the property and asked him to move the van where the tree was so they could fix the issue. He commented at that time is when he met a man named Kirk Wilkins. He commented that he informed Kirk that he was planning to put a bigger shed in that spot and Kirk said it was okay. He also commented that he bought the shed from the Amish people, and it was delivered in one piece.

Dainius stated that this shed has been sitting there three years and has not bothered anyone but this summer two inspectors from Crest Hill came knocking on the door looking around my property and asking about my shed and now I must have a Plat of Survey and a Hearing.

Dainius commented that he did not know there were regulations to follow, and he placed the shed on pavers. He then stated that because he keeps the equipment in the shed to maintain around the house all the snow and leaves. He commented that he would appreciate it if he could keep that shed and that size of shed.

Dainius stated that he had contacted J.U.L.I.E. to come and mark his property where the utilities are located and found out there is nothing underneath his shed or driveway or in the back area, all utilities are in the front of the house. (Dainius approached the dais and had shown pictures of the shed and lot).

Chairman Thomas asked the Commissioners if there are any questions.

Commissioner Peterson commented that when the city came to clean up the storm damage, you let them on your property to take care of the damage. He then asked Dainius if that is when he met Kirk and that is when Kirk gave you permission to go ahead and put that shed on your property because we are basically scratching each other's back when the tree fell on your van. Dainius commented that that is what happened but there is nothing on paper, it was all by word of mouth. He also commented that there was damage to his property and the insurance did not pay because the police report stated the tree was already removed, so insurance would not pay the claim and he commented that everything fell on his shoulders. He also commented that if Kirk had told him what he needed to do he would of did it at that time.

Commissioner Peterson commented that he drove past this property and noticed it is all fenced in and if no one would have approached you we would not be here since this shed has not bothered anyone and you previously had permission from our previous city inspector. Commissioner Peterson asked if there was a complaint about the shed. Dainius commented that he has no idea why they showed up on my property and the inspectors did not tell him why they are inspecting it now. Commissioner Peterson commented that is it correct that you called J.U.L.I.E and had them come out and then J.U.L.I.E. sent a letter to the city letting them know there are no utilities in the rear and that the city knows there is no utilities located where the shed is. Dainius commented that that is correct they know that no utilities are in the rear within the fence.

Commissioner Carroll commented that for clarification someone from the city told you that you could place the shed where you want it in the location it is now before you even put the shed in that location. Dainius commented that when he met Kirk, he thought that was fine and there would be no issues.

Commissioner Slabozeski commented that there is a reason we have these ordinances, which is for our safety. She also commented that the shed does not have hurricane ties and it is not supported on a hard surface and if the ground shifts the shed will shift overtime. Dainius commented that if that were the case he would call a handyman and dig it and make it stronger and do what needs to be done to be correct.

Commissioner Deserio commented that looking at the pictures in the packet and it looks like the shed is supported on pavers and gravel, which is a hard surface. He also commented that he has built bridges that sit on gravel and a bridge holds more weight than a shed and this should meet the standards of a hard surface.

Commissioner Peterson commented that we are here to decide the variance and we are not here to decide about hurricane ties. Commissioner Deserio commented that the shed is not meeting the variance because it is not on a hard surface. Interim Planner Rigoni commented that it is not meeting the variance because of the hard surface, it is because of the location of the shed in the proximity to the south property line and the west property line, and the easement and we cannot waiver requirements of the building code. Commissioner Peterson asked if we give him permission to leave it where it is located will he then just need to go through the building department to make it right. Interim Planner Rigoni commented to

make it legal in terms of a structure and not only the variation but also it will need to meet the required building codes. She also commented that essentially there is no permit for this, and it is like a retroactive permit, and they would have to go ahead and approve it and review it at that time.

Commissioner Carroll asked if the person who told you that you could place the shed where it is was a representative of the City of Crest Hill. Dainius commented that he was a representative from the city. Chairman Thomas commented that he was the building inspector and is no longer with the city.

Chairman Thomas commented that it is unfortunate that you must be here for a hearing, but it is what it is and what we need to do now is figure out how to fix this the easiest and least expensive way to make it safe and come to an agreement on the easements. He also stated that hurricane ties are a new ordinance wherever you are and if a strong wind comes and blows the roof off it could be deadly. He also commented that the base is not consistent and needs a solid surface and made safe.

Interim Planner Rigoni commented that since it must be relocated, the applicant will need to work with both City Engineer and Code Enforcement to reduce the impact of the variation request particularly around the south property line and then to minimize the west property line as greatly as we can.

Commissioner Carroll asked the applicant if he needed a twelve foot by thirty-foot shed. Dainius replied stating that he does need that size, he would have preferred even bigger, but he does need the size.

Commissioner Peterson asked why they would allow the applicant to keep his fence on the south property line but move the shed. Chairman Thomas commented that he was told the fence was already approved to go on that easement and is not the issue. He also commented that they allow a fence on an easement since they are easily able to move the fence, if needed. Dainius commented that the fence is already in by two feet on the south property line and then the shed is two feet from the fence. Interim Planner Rigoni commented that there is a twelve-foot drainage easement along the south property line and regardless of the setback we still have the easement variation.

Michael Schwabb, a neighbor of the applicant, commented that he has lived in the neighborhood since 1990 and the house that Dainius purchased was in bad shape and in foreclosure. Dainius came in and over time made many improvements to the home. Michael commented that because the improvements were building related, Dainius always had permits for the improvements on the home. He also commented that since Dainius bought the shed in one piece and had it delivered, he did not get a permit since he did not build the shed.

Chairman Thomas commented that we want to make this as painless as possible and find a way to make this safe and most economical.

Michael commented that when there was extensive damage from the tree and the insurance company needed to come out to investigate and the city could not wait to remove the tree, and he stated that he feels this is where one hand washed the other.

Chairman Thomas commented that there was an email received by Sharon Kerbis who is Dainius' neighbor and wanted this email read at the meeting. The email stated that she requests the Plan Commission to approve the variances requested for the property at 2001 Noonan Street. She also stated in the email that Mr. and Mrs. Kasperavicius have improved and enhanced the neighborhood with everything that they have done, and they are great neighbors and a definite asset to the community.

Chairman Thomas read another email that was received by another neighbor, Jessica London. The email stated that she lives on Ardaugh Avenue and has no issues with the structure in their backyard.

Chairman Thomas asked for a motion to recess the public hearing to March 14, 2024 at 7:00 p.m. in the Council Chambers located at 20600 City Center Boulevard.

(#6) Motion by Commissioner Carroll seconded by Commissioner Peterson, to recess the public hearing on case number V-24-1-2-1 until March 14, 2024 at 7:00 p.m. in the Council Chambers located at 20600 City Center Boulevard.

On roll call, the vote was:

AYES: Commissioner Carroll, Peterson, Slabozeski, Deserio, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Plettau, Stanton.

There being five (5) affirmative votes, the MOTION CARRIED.

The public hearing was closed at 8:21 p.m.

PUBLIC COMMENTS: There were no public comments.

There being no further business before the Commission a motion for adjournment was in order.

(#8) Motion by Commissioner Peterson, seconded by Commissioner Deserio, to adjourn the February 8, 2024 Plan Commission meeting.

On roll call, the vote was:

AYES: Commissioner Peterson, Deserio, Carroll, Slabozeski, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Plettau, Stanton.

There being five (5) affirmative votes, the MOTION CARRIED.

The meeting was adjourned at 8:22p.m.

As approved this _____ day of _____, 2024
As presented _____
As amended _____

BILL THOMAS, COMMISSION CHAIRMAN

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CITY OF CREST HILL PLAN COMMISSION

PUBLIC HEARING AND CONSIDERATION OF)
 SU-24-1-2-1 REQUEST OF LISA HOLLAND,)
 OWNER OF COZY-PAWZ ACCOMMODATIONS, LLC))
 SEEKING APPROVAL OF B3 SPECIAL USE FOR)
 ANIMAL SHELTER/KENNEL AND A VARIANCE)
 FOR PARKING ON THE PROPERTY LOCATED)
 AT 2551 THEODORE STREET,)
 CREST HILL, ILLINOIS)

Report of proceedings had in the
 above-entitled matter commencing at 7:00 p.m. on the
 8th day of February, 2024, in the City Council
 Chambers of the City of Crest Hill, 20690 City Center
 Blvd., Crest Hill, Illinois.

COMMISSIONERS PRESENT:

MR. BILL THOMAS - CHAIRMAN

MR. KEN CARROLL

MR. JEFF PETERSON

MR. ANGELO DeSERIO

MS. CHERYL SLABOZESKI

Present: MR. MICHAEL STIFF

Spesia & Taylor

Joliet, IL

Appeared on behalf of the City;

Also Present: Ms. Samantha Tilley - Commission Clerk

Ms. Maura Rigoni - Interim City Planner

1 CHAIRMAN THOMAS: Okay, I would like to call the
2 February 8th, 2024, Plan Commission meeting to order
3 at 7 p.m.

4 If you would please rise if you can
5 for the Pledge of Allegiance.

6 (Whereupon, the Pledge of
7 Allegiance was recited.)

8 CHAIRMAN THOMAS: Roll call, please.

9 THE CLERK: Bill Thomas.

10 CHAIRMAN THOMAS: Here.

11 THE CLERK: Ken Carroll.

12 COMMISSIONER CARROLL: Here.

13 THE CLERK: Angelo DeSerio.

14 COMMISSIONER DeSERIO: Here.

15 THE CLERK: Jan Plettau.

16 John Stanton.

17 Cheryl Slabozeski.

18 COMMISSIONER SLABOZESKI: Here.

19 THE CLERK: Jeff Peterson.

20 COMMISSIONER PETERSON: Here.

21 CHAIRMAN THOMAS: Okay. The first order of
22 business is the approval of the November 9, 2023, Plan
23 Commission meeting minutes.

24

1 (Whereupon, court reporter went off
2 the record)

3 CHAIRMAN THOMAS: Okay. This evening we have
4 two cases on our docket.

5 First case is, SU-24-1-2-1, a request
6 from Lisa Holland, owner of Cozy-Pawz Accommodations
7 LLC, seeking approval of a B3 special use for an
8 animal/kennel and variance for parking on the property
9 located at 2551 Theodore Street in Crest Hill,
10 Illinois.

11 Samantha, is the paperwork in order?

12 THE CLERK: The paperwork is in order.

13 CHAIRMAN THOMAS: Okay. I would like to have a
14 motion to open the public hearing.

15 COMMISSIONER DeSERIO: So moved.

16 CHAIRMAN THOMAS: Motion by Commissioner Angelo
17 DeSerio.

18 COMMISSIONER PETERSON: Second.

19 CHAIRMAN THOMAS: Second by Commissioner
20 Peterson.

21 Roll call.

22 THE CLERK: Angelo DeSerio.

23 COMMISSIONER DeSERIO: Yes.

24 THE CLERK: Jeff Peterson.

1 COMMISSIONER PETERSON: Yes.

2 THE CLERK: Ken Carroll.

3 COMMISSIONER CARROLL: Yes.

4 THE CLERK: Cheryl Slabozeski.

5 COMMISSIONER SLABOZESKI: Yes.

6 THE CLERK: Bill Thomas.

7 CHAIRMAN THOMAS: Yes.

8 THE CLERK: Motion carries.

9 CHAIRMAN THOMAS: Okay. The subject of this
10 public hearing is to discuss case SU-24-1-2-1

11 I would like to ask our interim city
12 planner Maura Rigoni about the specifics.

13 MS. RIGONI: Before you are two questions:
14 Special use as far as variation for 2551 Theodore
15 Street. The applicant Lisa Holland from Cozy-Pawz is
16 requesting a special use for a day care and boarding
17 business for dogs at the location. This is a kind of a
18 more industrial-type looking building on the east side
19 of Thomas Court at Theodore Street, and it has four
20 units.

21 The unit that she's looking at is the
22 northernmost unit unit A. The other two units in the
23 middle are occupied currently with the unit on the
24 south side being vacant.

1 With this proposal in your packet, is
2 the business operations outlining the hours of
3 operation, how they intend to operate internally as
4 well as externally at the site.

5 Included also at the north side of
6 the property extending from the rear to the north of
7 the building they are proposing to enclose an area for
8 the dogs. They are proposing a 6-foot wood shadow box
9 fence. There are regulations in our zoning ordinance
10 that do specify for animals, animal clinics, shelters,
11 et cetera, one being a fence to adequately screen of
12 which they are proposing.

13 And then the fact that no dogs may be
14 kept outdoors during nonbusiness hours or overnight.

15 With that also is that there are
16 parking requirements for this type of a use we did
17 look at. Because it is a little bit unique, we did
18 ask the applicant to provide additional information.

19 Because of the nature of the site and
20 the building, that it would require somewhere between
21 40 and 50 parking spaces with strict interpretation of
22 the zoning code.

23 Because the nature of the building in
24 terms of how it is used and proposed uses, it is not

1 likely they would hit those marks of need. Currently
2 about 20 parking spaces on site.

3 We did have a conversation with the
4 owner of the property. They did indicate that B and C
5 is used by an HVAC company who has very limited need
6 in terms of vehicle parking outside. And you can see
7 that also with the applicant indicating the hours of
8 operation as well as the type of business, needing
9 very little parking as well. That would need then
10 based on the number about 10 to 12 per unit. D which
11 is the last unit which is vacant.

12 Over the course of the year we had a
13 number of conversations with the owner of this
14 property, and coming down to businesses always been
15 the parking. But these -- as I mentioned, these types
16 of buildings lend themselves to not that conventional
17 commercial-type building, but most of them warehouses
18 with the open area.

19 As part of this, it is not only the
20 special use request for the dog day care and boarding,
21 but also then the variance request for the parking for
22 this particular property in itself, all units of A, B,
23 C, and D.

24 So as you see, in your packet is

1 included a plat of survey which identifies the
2 location of where the outdoor area is. It is north of
3 the building on the plat of survey which is lot three,
4 as well as an extending. There is a fence that does
5 run along the east property line as well.

6 As mentioned, this is a B3. This is a
7 special use request. In your packet we also included
8 standards for variation as well as then that of a
9 special use pertaining to the request.

10 I am here for any additional
11 information or questions.

12 CHAIRMAN THOMAS: Okay. Thank you.

13 So before I ask anyone from Cozy-Pawz
14 to come and state their case; unfortunately, I have to
15 tell you that the number of letters -- if I'm correct.

16 MS. RIGONI: Correct.

17 Would you like me to do it,
18 Mr. Chairman?

19 The requirement is that you notify
20 all property owners within 300 feet of the property.
21 Speaking to the applicant that it was done by the unit
22 itself and not the entire property.

23 To ensure that we do have proper
24 notification -- they did, they did follow through with

1 that. It was just captivating the entire area. So
2 making sure we are holding a proper public hearing, to
3 ensure we have proper publication, notice was in the
4 newspaper and posted signs, we recommend that we don't
5 close the public hearing, but we hear -- take
6 testimony and we continue to have dialogue, keep the
7 public hearing open, and that will conclude on
8 March 14th.

9 CHAIRMAN THOMAS: Okay. So who was here from --
10 are you Lisa?

11 MS. LISA HOLLAND: I am Lisa.

12 CHAIRMAN THOMAS: You didn't bring a dog with
13 you, did you?

14 MS. LISA HOLLAND: No, I didn't. I could have.
15 Should I go up there?

16 CHAIRMAN THOMAS: Please come to the podium. I
17 think there is a place to sign your name here.

18 Do we have --

19 THE CLERK: There is a sign-in sheet there.

20 CHAIRMAN THOMAS: Please raise your right hand.

21 (Whereupon, witness sworn.)

22 CHAIRMAN THOMAS: Okay. So what is it you want
23 to do?

24 MS. LISA HOLLAND: Okay. So I would like to open

1 a doggie day care and boarding facility on Theodore
2 there, because currently I am doing it from the inside
3 of my house which probably you know that I have been
4 doing it for five years, but only have recently come
5 in contact with code enforcement, and it is not a
6 zoned area for that kind of business.

7 So it has been very difficult trying
8 to find a brick and mortar-type building to move my
9 business to because nothing has grass around it
10 anymore. It is all asphalt and concrete. And grass is
11 very necessary for the dogs to obviously go outside
12 and that kind of thing.

13 So we're looking to boost our
14 business and try to get that unit so that we can make
15 it as homey as we can for an industrial space. That
16 will be fun and exciting. But the people come to
17 Cozy-Pawz because they really like the home
18 environment, and we have really strived to make them
19 happy. That's why they keep coming to Cozy-Pawz.

20 Our revenue has grown year after year
21 by mostly word of mouth. We do a lot of advertising on
22 and that kind of thing. But they always keep coming
23 back because the dogs aren't kennelled in metal cages
24 all the time. They are free to walk around, do their

1 thing, play. We're hoping to add some agility to keep
2 them busy in that way.

3 Currently we have like a living room
4 for them and a dog room for dogs who want to be kind
5 of like on their own and not maybe interact as much.
6 They might be more shy. But we love to -- we love the
7 dogs. We love them like our own. And we would be
8 honored if we could have our business in Crest Hill.
9 It does have grass which is just amazing.

10 I don't know if you have other
11 questions.

12 I have been in business since 2018. I
13 have 250 clients that are very loyal. I have a few of
14 them here tonight. They keep coming with me to these
15 things.

16 I used to live in Romeoville. I live
17 in unincorporated Romeoville now thinking it would be
18 more okay in unincorporated Romeoville. Well it didn't
19 happen that way. Before I made my second mortgage
20 payment, I got code enforcement came to my door.

21 I'm kind of like in a pickle and
22 would really like to -- what I have always wanted to
23 do is have a building. Now it is time. I would greatly
24 appreciate any help you guys can give.

1 CHAIRMAN THOMAS: All right. What do you say?

2 I'll start with you, Commissioner
3 Peterson. Do you have any questions of Lisa?

4 COMMISSIONER PETERSON: I think I read you have
5 two employees. You and another one?

6 MS. LISA HOLLAND: Right now.

7 COMMISSIONER PETERSON: The only thing will be
8 parking. Just you two and people dropping their dogs
9 off. They don't hang around.

10 MS. LISA HOLLAND: No, not at all.

11 COMMISSIONER PETERSON: They drop off their dog.

12 MS. LISA HOLLAND: Now we would have an actual
13 office area to intercept the dog and bring them back.
14 They would only be there a couple minutes. We have
15 specified drop-off times and pickup times. So it is
16 not an all-day affair. Our hours you see, we have
17 drop-off times from 6:30 to 9 in the morning, then at
18 noontime, and then from 4 to 7.

19 So -- because we were kind of getting
20 pulled away from being with the dogs as well when we
21 were constantly having people come and go. We have set
22 times.

23 So we wouldn't be interfering with
24 the HVAC people all the time. I'm not sure what their

1 hours are, but we kind of open early and stay light.

2 COMMISSIONER PETERSON: Okay. How many dogs
3 would you have at a time? Or would you be able to?

4 MS. LISA HOLLAND: I would like to increase my
5 day care to about 20 dogs. Right now I have an average
6 of 10. I have to tell people -- turn people away right
7 now for day care because it is obviously in my house.
8 A small house. About 20 dogs for day care.

9 And usually about five to eight dogs
10 for boarding, but boarding varies more than day care.
11 You get certain people every day of the week. That
12 kind of thing.

13 COMMISSIONER PETERSON: There would be parking
14 on the street over there also on that cul-de-sac?

15 MS. LISA HOLLAND: Right. We have -- I only had
16 one time where I had multiple people at the same time
17 in my driveway, trying to get into my driveway to pick
18 up dogs. It seems to be pretty varied when they come
19 pick them up. And they are quick. It is just kind of
20 come and go. And that's how we handle that.

21 COMMISSIONER PETERSON: In your eyes, parking
22 should be okay with what you have?

23 MS. LISA HOLLAND: Right. I thought I heard 40
24 or 50 spaces or something, but it was four to five.

1 Is that what you said?

2 MS. RIGONI: Based on the interpretation of the
3 code, on that side of the building would require 40 to
4 50. And that's if it was built to code, which it was
5 not, in terms of what it is.

6 So based on the parking that is
7 provided, about 20 parking spaces, and based on the
8 needs of the other units, and indicating what the
9 applicant said.

10 MS. LISA HOLLAND: Right. I would only need --
11 currently only need two. I would like to hire one or
12 two more part-time people because I do it 24/7. Like I
13 like to have a break once in a while.

14 But I am even -- it would be most --
15 the most would be four spaces where maybe we use one
16 or two for drop off and two for employees. I probably
17 won't have four employees there at the same time.

18 COMMISSIONER PETERSON: Okay. Good. Thanks.

19 CHAIRMAN THOMAS: All right.

20 MS. LISA HOLLAND: Thank you.

21 COMMISSIONER CARROLL: You said you will be
22 boarding dogs. You will have dogs in your facility
23 during nonbusiness hours?

24 MS. LISA HOLLAND: Right.

1 COMMISSIONER CARROLL: How will the dogs be
2 supervised?

3 MS. LISA HOLLAND: Either an employee or myself
4 will be stay on premises. That particular building has
5 an upstairs. So the boarding kind of area would be on
6 the upstairs level. As I said, we don't kennel so we
7 would have multiple dog beds plus probably like a
8 regular bed for the dogs to lay on. That's what we do
9 currently.

10 COMMISSIONER CARROLL: So some of those dogs
11 will be cared for 24/7?

12 MS. LISA HOLLAND: Exactly. Yes.

13 COMMISSIONER CARROLL: Thank you.

14 COMMISSIONER SLABOZESKI: I saw you are going to
15 put a security system on the property?

16 MS. LISA HOLLAND: Yes, of course. I have
17 security currently. My house I have two cameras. My
18 prior house I had four because it was a three-level
19 house. So right now I have for the front and for the
20 back.

21 Here I would probably have four
22 cameras, front, back, upstairs, downstairs. Maybe two
23 on the first floor just to have an eye -- even if
24 someone is in the office, they can have an eye on

1 what's going on. Definitely security is needed,
2 especially if we're going to be there overnight with
3 the dogs. I don't know that area that well, so I like
4 to be safe. And the dogs.

5 COMMISSIONER SLABOZESKI: Okay.

6 COMMISSIONER DeSERIO: You are going to have
7 designated walking times. Right? And -- I saw in your
8 e-mail that you have designated walking times.

9 You are going to have a designated
10 walking area for the dog relief?

11 MS. LISA HOLLAND: No. I mean they are allowed
12 to go out as needed. We can specify more of a morning
13 time and noon time and afternoon time if that's
14 required.

15 Like right now, we have the door
16 open. My heating bill is a little higher than it
17 needs to be. They are able to go in and out as they
18 please.

19 But the walking times are more for
20 the lunchtime hour where one of us actually goes and
21 walks dogs at other people's houses.

22 COMMISSIONER DeSERIO: Okay.

23 MS. LISA HOLLAND: We have that. That's why I
24 might need a couple extra people just to be able to

1 cover that. But we're trying to get -- kind of get
2 away from the drop-ins and walks just because we're
3 trying to build our -- our revenue streams are mainly
4 the boarding and day care. Especially the day care
5 after COVID it just boomed because everybody got their
6 dogs during COVID. It is a lot of dogs out there.

7 COMMISSIONER DeSERIO: Thank you.

8 CHAIRMAN THOMAS: So the spot A in that
9 building, you are renting that? Or buying that?
10 Leasing it?

11 MS. LISA HOLLAND: Um-hum.

12 CHAIRMAN THOMAS: Owner of the whole thing has
13 no problem with having dogs?

14 MS. LISA HOLLAND: He has called me. He seems to
15 be excited about it, so which makes me even more
16 excited, so sounds like he's on board.

17 CHAIRMAN THOMAS: When I look at the building, a
18 couple questions. First of all, there is a huge garage
19 door. Are there any plans to ever open that garage
20 door?

21 MS. LISA HOLLAND: I would have to check that
22 out. Because I know there is ways that you can sort of
23 have it open and ventilated where they have those -- I
24 haven't worked with such a large garage door like that

1 before.

2 CHAIRMAN THOMAS: I think we would prefer that
3 it wasn't open.

4 MS. LISA HOLLAND: Well if that's it, we would
5 not. I can't remember if it has two big garage doors
6 or one.

7 AUDIENCE MEMBER: It has one garage door.

8 CHAIRMAN THOMAS: One big one. Probably be good
9 to move your equipment in and out. Other than that.

10 MS. LISA HOLLAND: Right. Use the regular door
11 door.

12 CHAIRMAN THOMAS: Again, as you look at the
13 building, to the right of A there is two windows. Is
14 one of those windows on the second floor in building
15 A?

16 AUDIENCE MEMBER: No. It is not. It is in unit
17 B. That's --

18 CHAIRMAN THOMAS: Both on unit B?

19 AUDIENCE MEMBER: Where the HVAC unit is at.

20 CHAIRMAN THOMAS: I wondered about that. Those
21 were the only two windows in the entire thing.

22 MS. LISA HOLLAND: Yeah, yeah.

23 CHAIRMAN THOMAS: Okay. The big concern when
24 somebody says they are going to put a dog kennel in my

1 neighborhood is all that noise. Oh, my goodness. So
2 what do you think about -- I mean, if you are living
3 right now with the dogs, what do you think about the
4 noise?

5 MS. LISA HOLLAND: No. We -- we have a few
6 talkative dogs. We like to call them talkative. We
7 have ways to humanely keep them quieter, such as we
8 have cans of air which, you know, you blow air with
9 your computer or whatever. Some don't prefer that so
10 they stop barking that way. We have water bottles.
11 Some dogs don't like water. Some love it. You do it
12 and they are like, yeah, bring it on. So but then we
13 also have vibration collars. No shock. It is just
14 vibration. That seems to work really well. Even it has
15 a beeping sound. Sometimes just the beep keeps them,
16 you know, I'm going to be quiet now.

17 Those would be the individual type
18 dog silencers kind of thing.

19 Then I have been looking into
20 acoustic panels. There are acoustic panels or hanging
21 baffles that are supposed to really quiet the noise in
22 an industrial-type area like that.

23 I would have to price how much that
24 is. But you can hang them on the walls or up from the

1 ceiling. You can get the octagon-type acoustic things
2 that you put several of them together on the sharing
3 wall so then the noise bounces off of that.

4 That's what I'm most concerned about.
5 I tried to get in contact with the HVAC people just to
6 kind of introduce myself and kind of have a
7 conversation with them. I was unable to get a hold of
8 them.

9 But I would do whatever is necessary
10 to keep that quiet in there. It is a bigger place with
11 twice as many dogs as I have now in my 1,000 square
12 foot house. So it would be more distributed sound. I
13 think it would catch the sound pretty good if I had
14 the wall panels or things on the wall to help with
15 that.

16 CHAIRMAN THOMAS: Okay. I think we covered most
17 of --

18 COMMISSIONER CARROLL: No problems with
19 ventilation or temperature control?

20 MS. LISA HOLLAND: No. I guess it is heating and
21 air. I don't know if the people next door can fix that
22 if there is a problem. But -- I'm willing to make
23 deals.

24 I guess it is temperature controlled.

1 You obviously keep it comfortable.

2 COMMISSIONER CARROLL: More concerned with
3 ventilation, because if you don't have a good
4 ventilation that place will start smelling like a
5 barn.

6 MS. LISA HOLLAND: Right. Right. We can
7 definitely get some -- we have like air purifiers. We
8 can get fans. Whatever we need to get -- if there is a
9 ventilation-type issue, get things really moving
10 around.

11 COMMISSIONER CARROLL: Thank you.

12 CHAIRMAN THOMAS: There was something in the --
13 and I think you may have clarified it. It talked about
14 certain times. I think it was around the lunchtime.
15 The way it read that, you wanted to take the dogs for
16 a walk. But it is not these dogs.

17 MS. LISA HOLLAND: Not these dogs.

18 CHAIRMAN THOMAS: Okay. We were going to say
19 that neighborhood would not be conducive to walking
20 the dog.

21 MS. LISA HOLLAND: Right. Right. Go get
22 doughnuts or something. We have drop-ins that we have.
23 We have a couple committed people in Crest Hill
24 that -- their dogs don't do well with other dogs so

1 they prefer us to go drop-in and walk them around.

2 COMMISSIONER CARROLL: You walk these dogs if
3 they are at their location rather than at your
4 location.

5 MS. LISA HOLLAND: Right. See, they are able to
6 go out in the backyard right now and just play as hard
7 as they want. Usually they are tired the rest of the
8 day so they are just pooped out on the couches and
9 things like that.

10 CHAIRMAN THOMAS: Early?

11 MS. LISA HOLLAND: Early, yeah. We hope early.
12 And then we snuggle with them. Very
13 loving and hands on with the dogs.

14 COMMISSIONER CARROLL: Okay. You would go to
15 someone's house and walk the dog.

16 MS. LISA HOLLAND: Right. But we're kind of
17 trying to get away from that just to concentrate on
18 our -- because we only have -- we have a handful. Like
19 one percent of the whole revenue.

20 COMMISSIONER CARROLL: That can be pretty
21 involved I know.

22 MS. LISA HOLLAND: Yeah. But some of them are
23 close by. So right off Gaylord. That would be great.
24 The other ones I would have to convince to come more

1 to day care or figure something out.

2 COMMISSIONER CARROLL: Thank you.

3 CHAIRMAN THOMAS: Any of the people that came
4 with you want to say anything?

5 Raise your hand if you really like it
6 and you want it there.

7 CHAIRMAN THOMAS: We did receive two e-mails
8 from people that could not say enough about Cozy-Pawz.
9 I won't read them but I will tell you one was from
10 Alex Smith. We will put them into the record. The
11 other one was from Jenny M-A-N-A-S-H-I-R-O-V. That's
12 pretty impressive.

13 MS. LISA HOLLAND: Thank you. Thank you.

14 You guys are free to look at our
15 website. We have plenty of reviews there. We have a
16 5-star review on Google. We have plenty of reels and
17 photos to show you how we are with the dogs. We just
18 love them to death. I used to be an accountant for 25
19 years. It is a lot different than doing accounting,
20 but I'm much happier. And it just is my passion. I
21 really, really love it.

22 CHAIRMAN THOMAS: Well, I am sorry, again, that
23 we're not able to make the official recommendation
24 tonight, but if we're done with all the testimony, you

1 can go sit down.

2 MS. LISA HOLLAND: Thank you for your time.

3 CHAIRMAN THOMAS: I guess I would like to get a
4 motion to recess the public hearing until March 14th
5 at which time we will have had a chance to notify
6 everybody that we believe needs to be notified. Then
7 we will get together again and make our
8 recommendations.

9 Can I have --

10 AUDIENCE MEMBER: May I say one thing?

11 CHAIRMAN THOMAS: Yes. You want to come to the
12 podium?

13 AUDIENCE MEMBER: No. Should I?

14 CHAIRMAN THOMAS: Yeah, come to the podium. We
15 won't bite.

16 The hardest thing you have to do is
17 raise your right hand and swear to tell the truth,
18 whole truth, and nothing but the truth so help you
19 God.

20 AUDIENCE MEMBER: Yes, sir.

21 (Whereupon, witness sworn.)

22 CHAIRMAN THOMAS: State your name, please.

23 AUDIENCE MEMBER: Sue Vorderer.

24 We have been going to Lisa for a

1 couple years. I am speaking on everyone's behalf. Lisa
2 just does an amazing job, and her crew. We have had
3 three dogs through the years since we first were
4 married back in 2001. With the different people who
5 have watched our three different rescues through the
6 years, Lisa treats literally our dogs like family like
7 we do at home, and that -- she is the only one I have
8 ever found that treats our dog in such a -- and
9 everyone's dog -- in such a loving, caring, wonderful
10 environment.

11 Bailey our recent rescue was probably
12 abused. She's a little hesitant around others. Not
13 Lisa. And not when we drop Bailey off which is huge
14 accolades.

15 So I just wanted to not leave tonight
16 without saying how appreciative we are. She is a true
17 gem for what we look for when we travel and when we go
18 to different family events and we can't bring a dog.
19 It means so much for all of us to have -- it is a home
20 away from home. So it just means the world because we
21 love our dogs like our family. We know Lisa loves them
22 just like her own.

23 That's what I have.

24 CHAIRMAN THOMAS: Thank you for saying that.

1 MS. SUE VORDERER: Sure.

2 CHAIRMAN THOMAS: Making me want to go get a
3 dog!

4 MS. SUE VORDERER: Highly recommend. If you do,
5 use Lisa.

6 CHAIRMAN THOMAS: Okay.

7 Yes. Please.

8 AUDIENCE MEMBER: I have more of a concern. I
9 totally love what you do -- I live in the
10 neighborhood.

11 CHAIRMAN THOMAS: Would you please come to the
12 podium here?

13 THE CLERK: Sign in as well, too, please.

14 CHAIRMAN THOMAS: Raise your right hand.

15 (Whereupon, witness sworn.)

16 CHAIRMAN THOMAS: What is your name?

17 AUDIENCE MEMBER: Dave Lear, L-E-A-R.

18 I live in Hunters Crossing --
19 Reflection Heights homeowners, which is the property
20 against this --

21 CHAIRMAN THOMAS: The townhome multifamily right
22 behind there?

23 MR. DAVE LEAR: Correct. I have concern with
24 noise. We have a chop shop looking thing on this side.

1 I'm afraid the dogs barking all night on the other
2 side. I have dogs. I'm a dog lover. I just don't want
3 my dogs to bark at their dogs all night long. That's
4 probably my biggest concern.

5 Fencing it. Fixing it up. I'm cool
6 with all that. I know you can't guarantee a dog not
7 barking, but it is a concern a lot of us do have that
8 butts right up to that property. It is literally just
9 a couple hundred feet away.

10 CHAIRMAN THOMAS: Okay. Thank you.

11 If you notice, that was the one
12 concern we raised that we had also.

13 MR. DAVE LEAR: It is tight right there.

14 CHAIRMAN THOMAS: I was pretty impressed with
15 all the options she has to eliminate the noise.

16 MR. DAVE LEAR: Sure. Down the road, I would be
17 more like -- I don't have a problem with what they are
18 doing. I like to work on some, improving stuff in the
19 beginning off the bat if anything.

20 MS. LISA HOLLAND: If we could have found this
21 place before it had all their walls up already, we
22 would have got some acoustic type stuff within the
23 walls.

24 MR. DAVE LEAR: I get it. But literally you are

1 just a few feet away from my back window where I'm
2 sleeping.

3 MS. LISA HOLLAND: Reflections Drive. Did you
4 get the certified letter? Which one 2500?

5 MR. DAVE LEAR: 2504.

6 MS. LISA HOLLAND: 2504. Great. We try to make
7 it as quiet as possible.

8 MR. DAVE LEAR: We're going to roll the dice
9 though.

10 MS. LISA HOLLAND: Yeah.

11 MR. DAVE LEAR: And that's why --

12 MS. LISA HOLLAND: You are welcome to come and
13 join.

14 MR. DAVE LEAR: I got enough going on.

15 COMMISSIONER PETERSON: I have a question.

16 Do any of your neighbors approach you
17 now about any kind of barking dogs? Where you are at
18 now?

19 MS. LISA HOLLAND: No. A woman across the street
20 I think was the one that -- that called code
21 enforcement, but I think she has a speed dial to code
22 enforcement because she also -- I went and I actually
23 approached all my neighbors and talked to them about
24 it to see how they are feeling about it. And she was

1 the only neighbor that said she had called code
2 enforcement continually on the people that used to
3 live in the house I was in. And it was for domestic
4 violence. She made it sound like I was doing something
5 wrong like a meth lab or something. But she -- I don't
6 think she hears the dogs, but her and her husband
7 would sit out in the front and count the dogs going in
8 and out.

9 So it was more of a black and
10 white -- it is not zoned for dogs, that many dogs
11 coming in and out, and that's why she called code
12 enforcement. It wasn't for barking.

13 COMMISSIONER PETERSON: Wasn't a nuisance call.

14 MS. LISA HOLLAND: Right. Right. I put an \$8,000
15 fence in my yard thinking I was going to be all okay
16 and everything. Then this happened to me again. So
17 this is the second time I had to go through code
18 enforcement. That's why I need to get a building,
19 yeah.

20 200 feet doesn't seem that far, but
21 we're on the opposite end of the building. We are
22 proposing to put all the sound stuff in there. We have
23 discussed with certain dog owners about their dogs so
24 they know that I would be using these things on their

1 dogs. If it got too bad, those dogs wouldn't be able
2 to come. Unfortunately.

3 COMMISSIONER PETERSON: Okay.

4 MS. LISA HOLLAND: I'm not here to make enemies.
5 I really -- I would love all the Reflection Drive
6 owners, if they have dogs, they are more than welcome
7 to do a meet and greet. We do meet and greets to make
8 sure their dogs have the right temperament and that
9 we're a good fit for them.

10 COMMISSIONER PETERSON: Okay. You are good.
11 Thank you.

12 MS. LISA HOLLAND: Anything else?

13 CHAIRMAN THOMAS: Last call. Anybody else want
14 to make a comment?

15 AUDIENCE MEMBER: I will.

16 CHAIRMAN THOMAS: Please come to the podium.
17 Sign in. Sign your name on the corner. Raise your
18 right hand.

19 (Whereupon, witness sworn.)

20 CHAIRMAN THOMAS: What's your name?

21 AUDIENCE MEMBER: Debra Brisolara,
22 B-R-I-S-O-L-A-R-A.

23 I am -- Lisa is my client of 20
24 years. I'm a realtor. I have to attest that she's a

1 good person. She is great with the dogs.

2 The other day we were talking on the
3 phone. 20, 25 minutes. And I said, well, where are the
4 dogs at? She goes, right here. I didn't hear a single
5 peep out of any of them. So that was the conversation
6 about this actually. But she knows how to control the
7 dogs. So the sound -- and actually, I don't think I
8 have ever had the dogs barking when we were
9 chitchatting and what not. She knows how to control
10 them. I just want to throw that out there.

11 CHAIRMAN THOMAS: Appreciate it. Thank you.

12 Please come up to the podium. Sign
13 the piece of paper. Raise your right hand.

14 (Whereupon, witness sworn.)

15 MS. SUE STULAS: I'm just going to kind of
16 piggyback off them. I was not -- I always wanted a
17 dog as a kid. Never was allowed to have one. Then I
18 didn't get my kids a dog until they are grown. I mean,
19 in the house but grown. And we got a rescue. She is
20 afraid of everybody and everything. The amazing
21 thing -- so we were going to go on a trip and I'm
22 like, oh, gosh, what do we do because we were going --
23 it was to Florida. We could have driven but I only had
24 so much time off work. We by fluke found Lisa. I

1 believe it was on Facebook. And we did a meet and
2 greet. She is like, oh, yeah, we'll take her. I'm
3 like, yeah, but I don't know if she's going to go.

4 She is the only person that Lisa -- I
5 mean that -- Shutter is the dog -- that Shutter has
6 ever taken to like she does. If I say, we're going to
7 Cozy-Pawz, she is jumping around the house. She's
8 like a little kid. I'm a school teacher and I equate
9 them equally because she is just like one of my
10 students when I say we are going to recess. She is so
11 excited. She jumps in the car.

12 She sees Lisa -- normally she is
13 always by me. If I start to leave, she is whimpering.
14 She sees Lisa, and I'm nothing. She's like, I'm gone.
15 That tells me -- I mean, I'm even including my mom and
16 dad. She will -- we go to the house but she is still
17 always nervous. And this is the only place that I can
18 honestly say she's like in her comfort zone outside of
19 the house.

20 So I feel like she's got some kind of
21 magic, because I don't know where else I would take
22 her to have that. So she really does have a knack.

23 As far as the noise issue, you know,
24 I don't live nearby. I'm just saying. I can jump on

1 that train with the realtor. But she really does a
2 great job with the dogs. So I just wanted to throw
3 that in.

4 CHAIRMAN THOMAS: Thank you.

5 MS. LISA HOLLAND: Can I say one more thing?

6 CHAIRMAN THOMAS: Yes.

7 MS. LISA HOLLAND: So, when the dogs first
8 initially get together, it is kind of like a party for
9 them. So when you have a party, you have people who
10 are introducing each other and they are talkative and
11 how are you doing, whatever. The dogs do that at first
12 when they see each other. They get a little excited
13 and they might bark. It is not an incessant barking
14 all throughout the day. Once they get that initial,
15 oh, here is Shutter or Norton or whoever, they calm
16 down, go outside and play.

17 Then if we have to get the water
18 bottle out, we do. But other than that, the dogs are
19 really -- we try to get good dogs so that we don't
20 have to worry about that.

21 But just like people have hellos and
22 all that, that's what the dogs do. And once that
23 initial "hi" there, it is quieter. I just don't want
24 Reflection Drive people to think that it is going to

1 be like barking from 6:30 in the morning until 7 at
2 night, because we couldn't handle that either.

3 So I just -- there was something else
4 I wanted to say but now I can't remember.

5 I really appreciate all of you
6 listening to my story and everything. I hope some of
7 you are dog lovers and kind of push us over the edge.
8 So thank you so much.

9 CHAIRMAN THOMAS: You are welcome.

10 All right. This is the third last
11 chance.

12 All right. Can I have a motion to
13 recess the public hearing until the March 14th
14 meeting?

15 COMMISSIONER PETERSON: I'll make that.

16 CHAIRMAN THOMAS: Motion by Commissioner
17 Peterson. And second by Commissioner Carroll.

18 Roll call.

19 THE CLERK: Jeff Peterson.

20 COMMISSIONER PETERSON: Yes.

21 THE CLERK: Bill Thomas.

22 CHAIRMAN THOMAS: Yes.

23 THE CLERK: Cheryl Slabozeski.

24 COMMISSIONER SLABOZESKI: Yes.

1 THE CLERK: Angelo DeSerio.

2 COMMISSIONER DeSERIO: Yes.

3 THE CLERK: Ken Carroll.

4 COMMISSIONER CARROLL: Yes.

5 THE CLERK: Motion passes.

6 CHAIRMAN THOMAS: Done at 7:38.

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IN TESTIMONY WHEREOF, I have
hereunto set my signature this 8th day of March, 2024.

LeAnn M. Hibler, CSR, RMR

MINUTES OF THE
CREST HILL PLAN COMMISSION

The March 14, 2024 Plan Commission meeting was called to order by Chairman Bill Thomas, at 7:00 p.m. in the Council Chambers of the City Center, 20600 City Center Boulevard, Crest Hill, Will County, Illinois.

The Pledge of Allegiance was recited in unison.

Roll call indicated the following present: Chairman Bill Thomas, Commissioner Ken Carroll, Commissioner Angelo Deserio, Commissioner Cheryl Slabozeski, Commissioner John Stanton, Commissioner Jeff Peterson, Commissioner Jan Plettau.

Also present were: Interim Community Development Director Ron Mentzer, City Attorney Alex Boyd, Administrative Clerk Samantha Tilley, Administrative Clerk Zoe Gates.

Absent were: Interim Planner Maura Rigoni, City Attorney Mike Stiff.

Chairman Thomas asked for the new people sitting at the dais to introduce themselves.

City Attorney Alex Boyd introduced himself and stated that he works with the law firm Spesia & Taylor and is here on behalf of the city attorney.

Interim Community and Economic Director Ron Mentzer introduced himself. He commented that his Great Uncle was Don Randich, and his other Uncle owns Sontag Speed Supply and he worked there on and off when he was growing up. He stated he is familiar with the area and the City of Crest Hill has a place in his heart. He has been doing this line of work for thirty-five years, where he retired from the Community Development Director position for Warrenville, Illinois. He stated that he is happy to be here and can answer any questions anyone might have.

APPROVAL OF MINUTES: Chairman Bill Thomas presented the minutes from the regular meeting held on February 8, 2024 for Commission approval.

(#1) Motion by Commissioner Deserio seconded by Commissioner Carroll, to approve the minutes from the regular meeting held on February 8, 2024, as presented.

On roll call, the vote was:

AYES: Commissioner Deserio, Carroll, Slabozeski, Peterson, Chairman Thomas.

NAYES: None.

ABSTAIN: Commissioner Stanton, Plettau.

ABSENT: None.

There being five (5) affirmative votes, the MOTION CARRIED.

PUBLIC HEARING: Chairman Bill Thomas presented case number SU-24-1-2-1, which was recessed at the last Plan Commission meeting on February 8, 2024. This request is from Lisa Holland, owner of Cozy-Pawz Accommodations, LLC seeking approval of a B3- Special Use for

animal shelter/kennel and a variance for parking on property located at 2551 Theodore Street, Crest Hill, Illinois. The necessary paperwork was in order.

Chairman Thomas asked for a motion to re-open the public hearing on case number SU-24-1-2-1.

(#2) Motion by Commissioner Peterson seconded by Commissioner Slabozeski, to open a public hearing on case number SU-24-1-2-1.

On roll call, the vote was:

AYES: Commissioner Peterson, Slabozeski, Deserio, Plettau, Stanton, Carroll, Chairman Thomas.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

The public hearing was opened at 7:04 p.m.

Chairman Thomas commented that this is a Special Use request and a parking variance request for the property at 2551 Theodore Street. The applicant is Lisa Holland from Cozy-Pawz Accommodations, LLC is requesting special use for a daycare and boarding business for dogs at this location which is in the B3 zoning district. He commented that the reason we had to recess the meeting last month and re-open it tonight is because we had realized that we had not properly sent out the notifications to all the residents and they now have been properly notified.

Chairman Thomas asked if anyone in the audience would like to make a comment regarding Cozy-Pawz.

Kathleen Roth approached the podium and was sworn in. She commented that she has been a customer of Cozy-Pawz for a year and a half and she is a teacher in Chicago who travels far for work and lives in Plainfield. She stated that she can do her job easier knowing her dog is well taken care of by Lisa Holland. She also stated that wherever Lisa goes she will follow, and she hopes that her new location will be in Crest Hill.

Chairman Thomas asked Lisa Holland to approach the podium for further questions and to be sworn in. Lisa approached the podium and was sworn in. Chairman Thomas asked her if she had any questions or comments, and she did not. He then asked if any of the Commissioners had any questions at this time.

Commissioner Stanton asked if anyone would be sleeping overnight with the animals. Lisa commented that for the safety of the animals there would be night staff at the location with the animals during the non-business hours in case something happens. Commissioner Stanton commented that the reason he is mentioning this is because he wanted to make sure the dogs go out quickly in case of fire. Lisa commented that she would think the customers would want someone there with the animals to shuffle them out in case of an emergency instead of fending for themselves until someone can get there.

Commissioner Slabozeski asked what the cleaning protocol would be. Lisa commented that the feces are cleaned up twice a day, which is usually around 10:00 a.m. when all the animals have

arrived and then again between 2:00 and 4:00 p.m. after lunch and before dinner. If they had more dogs, they would implement more cleaning times. She commented that they double bag the feces and whenever the garbage pick-up would be is when it would be discarded. She also stated that she would get a dumpster if needed. Lisa then commented that they have all the cleaning supplies and disinfectants for the inside and the floors.

Chairman Thomas asked where the large feces container would be stored. Lisa commented that she believes it would be on the side closest to where the gate would open, which is the farthest away from the building.

Chairman Thomas asked how far out towards Theodore would a fence be placed. Lisa commented that there is a retention pond there and would be six to eight feet from the building.

Chairman Thomas commented that he noticed the fence is going to be a six-foot shadowbox design and recommended that it be composite instead of cedar and when composite is used, they will use steel instead of wood which will rot overtime.

Chairman Thomas asked for a motion to close the public hearing.

(#3) Motion by Commissioner Carroll seconded by Commissioner Peterson, to close the public hearing on case number SU-24-1-2-1.

On roll call, the vote was:

AYES: Commissioner Carroll, Peterson, Plettau, Stanton, Slabozeski, Deserio, Chairman Thomas.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

The Public Hearing was closed at 7:17 p.m.

Chairman Thomas commented that if this is approved there would be eight (8) conditions of the Special Use, which are:

- No dog walking is allowed from the subject property/facility. All dog walking services provided by the business would be provided off-site at the customer's location.
- Dogs are allowed to be in the outdoor fenced area during the hours of operation of the business, which are as follows:
 - Monday through Friday 6:30 a.m. – 7:00 p.m.
 - Saturday 8:00 a.m. – 4:00 p.m.
 - Sunday 9:00 a.m. – 3:00 p.m.
- Employees may remain on the property outside of normal business hours only during the instances where dogs are on the property for overnight boarding. The facility shall not provide overnight accommodation that represents sleeping or living quarters.
- Dogs being boarded overnight may utilize the outdoor fence area within the hours prescribed in the noise ordinance.

For your reference, the hours of the noise ordinance are as follows:

- Sunday 8:00 a.m. to 10:00 p.m.
- Monday, Tuesday, Wednesday, and Thursday 6:30 a.m. to 10:00 p.m.
- Friday 6:30 a.m. to 11:00 p.m.
- Saturday 8:00 a.m. to 11:00 p.m.

Lisa Holland commented that she would hope that if the dog needs to go out during non-hours, how would that work. Chairman Thomas commented that the big issue is the noise and the intent on this was that the noise was not late at night, but he understands that we can put a clause in here regarding an emergency.

- The outdoor area must be secured by fencing on all sides. At such time, should the fencing on the adjacent property to the east be removed, the business owner must install fencing along the east property line immediately.

Lisa commented that she was putting a fence up anyways to make sure that it is fenced all the way around and not worry if the fence that is there now ends up getting taken down.

- The Plan Commission is encouraged to discuss the removal and location of waste on the property. Below is an example of a condition the Commission may consider:
 - The business owner shall clean/remove feces from the outdoor dog area (insert frequency) times a day. All containers utilized for feces waste are to be located (insert location) and removed from the site (insert frequency).
- All overhead garage doors must be closed when not actively being used to move products or dogs in and out of the Cozy Pawz space.
- There will be seven parking spaces allocated for Cozy-Pawz Accommodation, LLC.

Chairman Thomas asked for a motion to recommend approval of the request for case number SU-24-1-2-1, for a request from Lisa Holland owner of Cozy-Pawz Accommodations, LLC seeking approval of a B3- Special Use for animal shelter/kennel and a variance for parking on property located at 2551 Theodore Street, Crest Hill, Illinois contingent on the above eight (8) conditions previously mentioned.

(#4) Motion by Commissioner Peterson seconded by Commissioner Slabozeski, to recommend approval of the request for case number SU-24-1-2-1, for a request from Lisa Holland owner of Cozy-Pawz Accommodations, LLC seeking approval of a B3- Special Use for animal shelter/kennel and a variance for parking on property located at 2551 Theodore Street, Crest Hill, Illinois contingent on the above eight (8) conditions previously mentioned.

On roll call, the vote was:

AYES: Commissioner Peterson, Slabozeski, Deserio, Plettau, Stanton, Carroll, Chairman Thomas.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

Chairman Thomas informed the petitioner that the Plan Commission is a recommendation body only. The City Council will hear the case at a future meeting.

Chairman Thomas presented case number V-24-1-2-1, a request of Dainius Kasperavicius seeking approval of three variances to permit an accessory structure on the property located at 2001 Noonan Street, Crest Hill, Illinois.

Chairman Thomas asked for a motion to re-open the public hearing on case number V-24-1-2-1.

(#5) Motion by Commissioner Deserio seconded by Commissioner Plettau, to re-open a public hearing on case number V-24-1-2-1.

On roll call, the vote was:

AYES: Commissioner Deserio, Plettau, Peterson, Stanton, Carroll, Slabozeski, Chairman Thomas.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

The public hearing was opened at 7:26 p.m.

Chairman Thomas commented that this is a variance request for the property at 2001 Noonan Street. The applicant is Dainius Kasperavicius seeking approval of three variances to permit an accessory structure on the property. He commented that the reason we had to recess the meeting last month and re-open it tonight is because we had realized that we had not properly sent out the notifications to all the residents and they now have been properly notified.

Chairman Thomas asked if anyone in the audience would like to approach the podium and make a comment. There were no comments.

Chairman Thomas asked the applicant to approach the podium and be sworn in. He then asked the applicant, Dainius Kasperavicius, if he wanted to make any additional comments regarding his case. He did not have any additional comments.

Chairman Thomas asked if any Commissioners had any questions.

Commissioner Plettau commented that he noticed the shed is sitting on an easement and noticed it does not have a concrete foundation. Chairman Thomas commented that that is correct and gave a quick summary of this case. He stated that when the shed was placed there was no permit, and this was made known to the City of Crest Hill by a resident. Our Building Department then went out and inspected this shed and noted that it was violating the south and west easements and was sitting on a storm drain easement. Chairman Thomas also mentioned that while the inspector was there, they also found several building code violations which has been discussed with the applicant. Commissioner Plettau asked if the applicant is willing to move the shed and if they needed to get in there and it would be at the cost to the applicant. Dainius Kasperavicius commented that he understood that and agreed to it.

Commissioner Stanton commented that if the city needs to go in there to fix the drainage and the applicant puts down this foundation and now the shed is compromised or demolished who is going to pay for this. Chairman Thomas commented that the applicant who is the property owner will be paying for this. Commissioner Stanton commented that this would be a huge expense.

Chairman Thomas asked the applicant to share what his plans are for this shed. Dainius commented that since the last time they had meant he had contacted a concrete company to place the foundation. He also commented that the shed has been sitting there over two years already and it is very tight and secure. He also commented that he can move it or do whatever needs to be done to make it legal.

Chairman Thomas commented that they met with the City Engineer and the Building Department to see what could be done to minimize and fix this situation. He also commented that he was told that the applicant agreed to raise the shed and place a cement foundation under the shed. Dainius commented that he is okay with that if this is what needs to be done.

Chairman Thomas commented that he received a memo from the engineer stating that:

“The location of the existing shed currently is not impeding existing drainage. Stormwater is still getting to the property to the south by flowing around or underneath the shed/garage. If in the future, drainage was needed to be installed to correct a drainage issue at the south end of the subdivision then connecting to the existing storm sewer located in the right of way of Gaylord will require the removal of the existing shed at that time. Currently the city is not aware of any issues with drainage in this area which would require any future drainage installation.”

Commissioner Stanton commented that when the foundation is placed it will block the flow of the water.

Commissioner Peterson asked Dainius if he ever has had water in his backyard, and he stated he has not. Commissioner Peterson then commented that the engineer's statement states if it ever were to happen it would go around or under the shed, but he has never had any drainage water coming from the north to the south in six years.

Commissioner Stanton commented that you can discuss it all you want but it is compromised by the object and will be impounded with the foundation.

Commissioner Deserio commented that the engineer is recommending it be placed on a concrete slab/solid base. Commissioner Plettau commented that he agreed with Commissioner Stanton to where if you are placing a foundation why not just move the shed off the easement. Commissioner Deserio commented that based on the property limits he cannot move it based on the zoning ordinances with the space of structure on the property lines. He also stated that where it is now, it meets the requirements of the property lines. Administrative Clerk Zoe Gates commented that it does not meet the zoning requirements because it is too close to the property line. Chairman

Thomas commented that they are willing to let that go if he meets the conditions, and the City Engineer feels strongly that the storm sewer issue is not going to happen.

Commissioner Deserio commented that the best thing to direct flow of water is stone and if a concrete slab is placed it will divert and pool the water, and stone would allow it to flow and give to the easement. He also commented that the shed has been there two years and is solid and the city engineer is stating it will not cause any impact, therefore he feels this is a dead issue.

Chairman Thomas commented that to allow the shed to remain in its current position would be conditioned upon the following:

- The applicant acknowledges this accessory structure is located in a stormwater and public utility easement and that the installation of the accessory structure at this location is at their own risk.
- If the City or another authorized utility company needs to access, maintain, install, or repair any utilities within the area, it is understood the accessory structure may be impacted. The restoration is the responsibility of the property owner, not the city or the utility company.

Chairman Thomas explained to the applicant if we move forward with this, and you agree to the conditions there would be a document to sign stating you agree and understand that the applicant is responsible for any damage occurring to the shed from the city having to fix something in that easement.

Chairman Thomas also explained to the applicant that that document he would sign if he agreed would be attached to his property and if he were to sell the property the new owner would inherit that document.

Commissioner Carroll commented that he wants to make sure the applicant is aware that this could be very expensive.

Commissioner Stanton asked if the city comes in to move the shed and destroys the foundation is the owner committed to pay for the damages. Chairman Thomas commented that if he signs the document he is agreeing to except the damages and the cost. Commissioner Stanton asked the applicant if he realized how much this would cost.

Chairman Thomas explained to the Commissioners that this case is really about the three variances and not the code violations, and that they have nothing to do with the code violations. He also commented that their job is to approve the variances or not approve the variances.

Commissioner Carroll asked if the document would have language stating the applicant must fix the code violations. Interim Director Mentzer commented that the city planner recommends the commission to consider adding two conditions to the approval of the variance, if approved. He then stated this would then be attached to the recommendation with conditions and be attached to the ordinance.

Dainius commented that he likes Crest Hill, his children were born here, and he plans to live here for their future.

Chairman Thomas asked for a motion to close the public hearing on case number V-24-1-2-1.

(#6) Motion by Commissioner Plettau seconded by Commissioner Carroll, to close the public hearing on case number V-24-1-2-1.

On roll call, the vote was:

AYES: Commissioner Plettau, Carroll, Peterson, Stanton, Slabozeski, Deserio, Chairman Thomas.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

The public hearing was closed at 7:51 p.m.

Chairman Thomas asked for a motion to recommend approval of the request for case number V-24-1-2-1, a request of Dainius Kasperavicius seeking approval of three variances to permit an accessory structure on the property located at 2001 Noonan Street, Crest Hill, Illinois with two (2) conditions previously mentioned.

(#7) Motion by Commissioner Peterson and seconded by Commissioner Deserio, to recommend approval of the request for case number V-24-1-2-1, a request of Dainius Kasperavicius seeking approval of three variances to permit an accessory structure on the property located at 2001 Noonan Street, Crest Hill, Illinois with two (2) conditions previously mentioned.

On roll call, the vote was:

AYES: Commissioner Peterson, Deserio, Plettau, Carroll, Slabozeski, Chairman Thomas.

NAYES: Commissioner Stanton.

ABSENT: None.

There being (6) affirmative votes, the MOTION CARRIED.

Chairman Thomas commented that this approval of the three requested variances in no way affects the facts that there are still building code violations that need to be corrected, which are:

- Permits need to be acquired for both the shed and the paver bricks at the entrance.
- The shed needs to be supported on a hard surface.
- The shed needs to be attached to a hard surface.
- The shed needs to have hurricane ties on the trusses.

Chairman Thomas informed the petitioner that the Plan Commission is a recommendation body only. The City Council will hear the case at a future meeting.

PUBLIC COMMENTS: There were no public comments.

There being no further business before the Commission a motion for adjournment was in order.

(#8) Motion by Commissioner Peterson, seconded by Commissioner Slabozeski, to adjourn the March 14, 2024 Plan Commission meeting.

On roll call, the vote was:

AYES: Commissioner Peterson, Slabozeski, Deserio, Plettau, Stanton, Carroll, Chairman Thomas.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

The meeting was adjourned at 7:54p.m.

As approved this _____ day of _____, 2024

As presented _____

As amended _____

BILL THOMAS, COMMISSION CHAIRMAN

CITY OF CREST HILL PLAN COMMISSION

PUBLIC HEARING AND CONSIDERATION OF)
SU-24-1-2-1 REQUEST OF LISA HOLLAND,)
OWNER OF COZY-PAWZ ACCOMMODATIONS, LLC))
SEEKING APPROVAL OF B3 SPECIAL USE FOR)
ANIMAL SHELTER/KENNEL AND A VARIANCE)
FOR PARKING ON THE PROPERTY LOCATED)
AT 2551 THEODORE STREET,)
CREST HILL, ILLINOIS (Cont'd from 2-8-24)

Report of proceedings had in the
above-entitled matter commencing at 7:00 p.m. on the
14th day of March, 2024, in the City Council Chambers
of the City of Crest Hill, 20690 City Center Blvd.,
Crest Hill, Illinois.

COMMISSIONERS PRESENT:

MR. BILL THOMAS - CHAIRMAN

MR. KEN CARROLL

MR. JEFF PETERSON

MR. ANGELO DeSERIO

MS. CHERYL SLABOZESKI

MR. JOHN STANTON

MR. JAN PLETTAU

Present: MR. ALEX BOYD

Spesia & Taylor

Joliet, IL

Appeared on behalf of the City;

Also Present: Ms. Samantha Tilley - Commission Clerk

Mr. Ron Mentzer - Interim Economic

Development Director

1 CHAIRMAN THOMAS: Okay, I would like to call the
2 March 14th Planning Commission meeting to order.

3 If you are able, please rise for the
4 Pledge of Allegiance.

5 (Whereupon, Pledge of
6 Allegiance was recited.)

7 CHAIRMAN THOMAS: Samantha, roll call, please?

8 THE CLERK: Bill Thomas.

9 CHAIRMAN THOMAS: Here.

10 THE CLERK: Ken Carroll.

11 COMMISSIONER CARROLL: Here.

12 THE CLERK: Angelo DeSerio.

13 COMMISSIONER DeSERIO: Here.

14 THE CLERK: Jan Plettau.

15 COMMISSIONER PLETTAU: Here.

16 THE CLERK: John Stanton.

17 COMMISSIONER STANTON: Here.

18 THE CLERK: Cheryl Slabozeski.

19 COMMISSIONER SLABOZESKI: Here.

20 THE CLERK: Jeff Peterson.

21 COMMISSIONER PETERSON: Here.

22 CHAIRMAN THOMAS: We have a few new people up
23 here I want to have introduce themselves.

24 Alex, we will start with you.

1 MR. BOYD: Good evening. My name is Alex Boyd.
2 I am part of the group that's the city attorney with
3 Mike Stiff over at Spesia and Taylor.

4 CHAIRMAN THOMAS: Thank you.

5 MR. MENTZER: My name is Ron Mentzer. I am the
6 interim community economic development director for
7 the city of Crest Hill. I have been with the city
8 since last September. I think the thought was I would
9 help bridge to the next full-time person that's going
10 to fill that position. Just taking a little longer to
11 find that person, so I have been hanging around a
12 little longer than anticipated.

13 But I do come to the city of Crest
14 Hill with some family history here. My great uncle was
15 Don Randich. My first uncle owns Sontag Speed Supply
16 over on Donmaur, so I worked there as I was growing
17 up. Definitely familiar with the area. A place in my
18 heart for Crest Hill.

19 Been doing this for 35 years. I
20 retired from the community development director
21 position in Warrenville last May after 30 years.

22 So happy to be able to help out and
23 getting familiar with your zoning ordinance, so if you
24 have a question, I will do my best to try to answer

1 them.

2 CHAIRMAN THOMAS: Okay. Thank you.

3 So the Plan Commission reports to the
4 economic development director, so Ron is our boss. So
5 we have to really be good.

6 Okay. Next order of business is I
7 need a motion to approve the minutes.

8 (Whereupon, court reporter
9 went off the record.)

10 CHAIRMAN THOMAS: Our first order of business
11 tonight is to reopen the public hearing for case
12 number SU-24-1-2-1.

13 I need a motion to reopen the public
14 hearing.

15 COMMISSIONER PETERSON: I'll make that motion.

16 COMMISSIONER SLABOZESKI: Second.

17 CHAIRMAN THOMAS: Motion by Commissioner
18 Peterson. Second by Commissioner Slabozeski.

19 Roll call.

20 THE CLERK: Jeff Peterson.

21 COMMISSIONER PETERSON: Yes.

22 THE CLERK: Cheryl Slabozeski.

23 COMMISSIONER SLABOZESKI: Yes.

24 THE CLERK: Angelo DeSerio.

1 COMMISSIONER DeSERIO: Yes.

2 THE CLERK: Jan Plettau.

3 COMMISSIONER PLETTAU: Yes.

4 THE CLERK: John Stanton.

5 COMMISSIONER STANTON: Yes.

6 THE CLERK: Ken Carroll.

7 COMMISSIONER CARROLL: Yes.

8 THE CLERK: Bill Thomas.

9 CHAIRMAN THOMAS: Yes.

10 THE CLERK: Motion carried.

11 CHAIRMAN THOMAS: So I told a few people I spent
12 three days putting together all of the notes on how to
13 run this particular meeting tonight, and I hope they
14 enjoy being on my desk while I'm here doing this. So
15 if it seems a little confusing, it is me. I'm going to
16 try to remember as much as I can.

17 But this first case, SU-24-1-2-1 is a
18 request of Lisa Holland, owner of Cozy-Pawz
19 Accommodations, LLC, who is seeking approval of a B3
20 special use for an animal kennel and a variance for
21 parking on the property located at 2551 Theodore
22 Street, Crest Hill, Illinois.

23 The reason that this meeting had been
24 recessed and we had to reopen it is because last month

1 we realized that we had not properly sent out all the
2 notices to the residents of a public hearing last
3 month, and so they have now been sent out.

4 I think it makes sense to begin
5 hearing any comments or questions from the residents.
6 If you would like to come to the podium and make a
7 comment about Cozy-Pawz, and then, Lisa, I will have
8 you come back up if they are done.

9 I don't know. Is anybody new want to
10 come up there and make a comment?

11 All right, please come up to the
12 podium. Sign your name on the sheet and then state
13 your name.

14 AUDIENCE MEMBER: My name is Kathleen Roth.
15 R-O-T-H.

16 CHAIRMAN THOMAS: All right. Would you please
17 raise your right hand when you are done signing in?

18 (Whereupon, witness sworn.)

19 MS. KATHLEEN ROTH: I have been -- my family has
20 been a client, customer with Lisa for the last year
21 and a half. I am a teacher in the city of Chicago. I
22 travel far. I live in Plainfield. I can do my job
23 well, easier, because I know that my dog is being
24 taken care of. We sought out other locations until we

1 decided that Cozy-Pawz was the place for us.

2 In that year and a half, Lisa started
3 out in -- sorry. Lakewood? Lakeview? Right next to
4 where I live. Then she moved to her new location, and
5 now she is looking for another location.

6 In all instances, she has done
7 whatever was asked of her, whatever hoops she needed
8 to jump through to try to get her business to be
9 successful and to do the right thing that she was
10 being asked to do by her local municipalities, she has
11 done that.

12 So wherever she goes, we are going to
13 go with her. I hope that her new location is Crest
14 Hill.

15 CHAIRMAN THOMAS: Thank you.

16 Anybody else want to come up and make
17 a comment?

18 Okay. Lisa, do you want to come back
19 up to the podium?

20 MS. LISA HOLLAND: If you would like me to,
21 sure.

22 CHAIRMAN THOMAS: Yes, please. I think we have
23 some questions for you.

24 Let me swear you in once you are done

1 signing in there.

2 (Whereupon, witness sworn.)

3 CHAIRMAN THOMAS: All right. Thank you.

4 Did you have any other comments you
5 wanted to make before we --

6 MS. LISA HOLLAND: No. I'm good.

7 CHAIRMAN THOMAS: You did a great job last time.

8 All right. How about the
9 Commissioners? Jan, do you have any questions?

10 COMMISSIONER PLETTAU: Not yet.

11 CHAIRMAN THOMAS: Commissioner Peterson?

12 COMMISSIONER PETERSON: I'm good.

13 CHAIRMAN THOMAS: Do you have any questions?

14 COMMISSIONER STANTON: I am sorry I wasn't here
15 last month. I went through the minutes and it is
16 pretty clear. There is no one will be sleeping
17 overnight except for the animals or the dogs sleeping.

18 MS. LISA HOLLAND: It is a safety issue that the
19 clients and parents like to have someone there to be
20 able to watch the dogs. Cameras are all fine and good
21 but living 15 minutes away if something goes down, it
22 is hard to get -- if the dogs are having a problem.

23 There will be night staff at the
24 building.

1 COMMISSIONER STANTON: Yeah. The reason why I'm
2 bringing that up if there is any emergency system with
3 the dogs to get out during in case of a fire. You know
4 how fire is to the humans. But will the dogs get out
5 quick enough when there is an event of a fire if that
6 makes any sense.

7 MS. LISA HOLLAND: Right. I mean I think the
8 parents and the clients would rather have someone
9 there to be able to shuffle dogs out in an issue like
10 that, rather than fending for themselves until someone
11 can get there.

12 COMMISSIONER STANTON: If you have these --

13 COMMISSIONER CARROLL: I have no questions.

14 COMMISSIONER STANTON: -- being a devil's
15 advocate, you don't want any harm to anybody. And the
16 dogs.

17 MS. LISA HOLLAND: Right. Right.

18 CHAIRMAN THOMAS: Commissioner Slabozeski, any
19 questions?

20 COMMISSIONER SLABOZESKI: What is your cleaning
21 protocol on a daily, monthly, weekly basis?

22 MS. LISA HOLLAND: Indoors? Outdoors?

23 COMMISSIONER SLABOZESKI: All.

24 MS. LISA HOLLAND: I will start with poop.

1 Everybody loves poop. Everybody poops. We clean poop
2 twice a day. Right now we have a smaller crowd.
3 Usually we clean it at 10 o'clock in the morning once
4 everyone has come for day care and then again between
5 2 and 4 after lunch and before dinner, that kind of
6 thing.

7 Since we're planning on having more
8 dogs, we would implement more times to clean. We bag
9 it and then we would bag it -- put it in another 55
10 gallon plastic garbage can or whatever, and either --
11 I don't know that they have a garbage time or anything
12 like that, but I might have to get a dumpster or
13 something like that to be able to throw it out.

14 If there is a weekly time, we have
15 that right now, and it doesn't cause any problems for
16 any of the neighbors or -- you can't smell anything.
17 We're really good at cleaning up poop.

18 So and then indoors, we have all the
19 cleaning supplies for the floors, for disinfectant.
20 Rescue is a good one that the veterinarians use to
21 take care of all the different kennel cough and that
22 kind of thing that dogs can bring. We clean all the
23 surfaces daily. We clean the -- multiple times
24 depending what happens. There is dogs that do have

1 accidents, so we clean that and disinfect that.

2 I mean, we clean a lot. What
3 specifically would you want to know?

4 COMMISSIONER SLABOZESKI: I was specifically
5 concerned about the poop.

6 MS. LISA HOLLAND: Oh, good. Poop.

7 COMMISSIONER SLABOZESKI: Because it will smell
8 over time. Especially with heat, it is going to
9 intensify that poop and give off the ammonia smell.

10 MS. LISA HOLLAND: Oh, me know poop. We know
11 poop. Believe me, we know poop, and we don't like it
12 any more than anybody else does and we pick it up. We
13 do a good job.

14 Bella who works for me in the back
15 here -- she can raise her hand -- she is such a help.
16 Has always been there to really -- she works really
17 hard. She is the poop picker-upper. And she does a
18 great job. And if we have more people, we will get
19 more times to clean it up.

20 The heavy duty garbage can with the
21 heavy lid really works well. It has a lined thing
22 inside as well. We take everything out. Like my
23 garbage day is once a week and it doesn't smell.
24 Obviously you throw it into the thing, you know it

1 smells, but you are getting rid of it. We haven't had
2 any issues with poop smells, that kind of thing.

3 COMMISSIONER SLABOZESKI: Okay. Thank you.

4 CHAIRMAN THOMAS: Commissioner DeSerio, any
5 questions?

6 COMMISSIONER DeSERIO: No. Everything we
7 discussed last month and so far everything we brought
8 up and read, I'm good.

9 CHAIRMAN THOMAS: Okay. I have just a couple
10 follow-ups, Lisa.

11 On the subject of poop, where will
12 the large container be stored?

13 MS. LISA HOLLAND: I'm figuring that it would
14 be -- if you are looking at the property and you have
15 the fence that goes around the side, that the poop
16 container would be on the side closest to where the
17 gate would be open. The fence would open. So it is the
18 furthest away from any person --

19 CHAIRMAN THOMAS: Around the back?

20 MS. LISA HOLLAND: Around the side. Once the
21 fence is up, it would be facing Theodore. There is
22 nobody there, so that should be good to keep the whifs
23 away from anybody that's working next to me.

24 CHAIRMAN THOMAS: Okay. The one thing we didn't

1 spend any time on that I could recall other than
2 mentioning it was about the fence.

3 I didn't see anywhere in the
4 documentation how much area is that fence going to be
5 on the north and west side? How far out towards
6 Theodore is it going to go?

7 MS. LISA HOLLAND: It is only going to go -- it
8 is like -- there is a retention pond right there so it
9 is not going to go into that retention pond. It is
10 probably, I don't know. I'm not that good with that.
11 Probably six to eight feet from the building or
12 whatever. It is not going to be that whole green
13 pasture area.

14 CHAIRMAN THOMAS: I knew that. I thought maybe
15 it would be 10 or 20 feet. It is going to be less than
16 10 probably?

17 MS. LISA HOLLAND: Yeah. It dips pretty good. I
18 would be concerned for the safety of the dogs running.
19 They might, you know, stumble. I don't know. I'm a
20 worrywart with the dogs.

21 CHAIRMAN THOMAS: I noticed it was going to be a
22 six-foot shadow box design which I'm pretty familiar
23 with. I don't know who you are going to have do it,
24 but you might want to look into having it be a

1 composite rather than cedar. When they do composites,
2 they use aluminum posts instead of wood.

3 In our development where we have the
4 biggest problem is the cedar posts rotting out below
5 the ground versus the new aluminum posts have a
6 lifetime warranty against rotting. Obviously. The
7 composite cedar fences don't change color like the
8 cedar do. They are not much more, if any, expensive.

9 I would just make that suggestion.

10 MS. LISA HOLLAND: I was going to get several
11 quotes for that. This is my third fence in three
12 years. I am like a fence connoisseur now.

13 CHAIRMAN THOMAS: Okay. Any more questions?

14 Then I would like to have a motion to
15 close the public hearing.

16 COMMISSIONER CARROLL: So moved.

17 COMMISSIONER PETERSON: Jeff Peterson second.

18 CHAIRMAN THOMAS: Roll call please.

19 THE CLERK: Ken Carroll.

20 COMMISSIONER CARROLL: Yes.

21 THE CLERK: Jeff Peterson.

22 COMMISSIONER PETERSON: Yes.

23 THE CLERK: Jan Plettau.

24 COMMISSIONER PLETTAU: Yes.

1 THE CLERK: John Stanton.

2 COMMISSIONER STANTON: Yes.

3 THE CLERK: Cheryl Slabozeski.

4 COMMISSIONER SLABOZESKI: Yes.

5 THE CLERK: Commissioner DeSerio.

6 COMMISSIONER DeSERIO: Yes.

7 THE CLERK: Bill Thomas.

8 CHAIRMAN THOMAS: Yes.

9 THE CLERK: Motion carried.

10 CHAIRMAN THOMAS: The public hearing closed at
11 7:17.

12 Stay right there because I will ask
13 you some more stuff in a second.

14 What would I do if I had my minutes
15 here?

16 I think we pretty much answered all
17 the questions that we need to.

18 That being the case, I would like to
19 go over the eight conditions that were put together
20 after all of the documentation. That if acceptable, we
21 would proceed for a motion to approve it.

22 Let me read these conditions, and if
23 you disagree with anything, now is the time to raise
24 your hand.

1 Some of these are pretty obvious. We
2 talked a lot about them.

3 No dog walking is allowed from the
4 subject property facility. All dog walking services
5 provided by the business would be provided offsite at
6 the customer's location only.

7 MS. LISA HOLLAND: Correct.

8 CHAIRMAN THOMAS: Dogs are allowed to be in the
9 outdoor fenced area during the hours of operation of
10 the business which are Monday through Friday,
11 6:30 a.m. to 7 p.m.; Saturday, 8 a.m. to 4 p.m.; and
12 Sunday, 9 a.m. to 3 p.m.

13 Employees must remain on property
14 outside of normal business hours during instances
15 where dogs are on the property for overnight boarding.
16 I think we talked about that.

17 The facility shall not provide
18 overnight accommodations that represent sleeping or
19 living quarters for anyone else.

20 Dogs being boarded overnight may
21 utilize the outdoor fence area within the hours
22 described in the noise ordinance which are Sunday,
23 8 a.m. to 10 p.m.; Monday through Thursday, 6:30 a.m.
24 to 10 p.m.; Friday, 6:30 a.m. to 11 p.m.; and

1 Saturday, 8 a.m. to 11 p.m.

2 MS. LISA HOLLAND: There is other -- I don't
3 know. Other residences, I would assume that if their
4 dogs had to go out in the middle of the night because
5 they got to go, that they would still be allowed to go
6 to the bathroom. We're not talking anybody is going to
7 be barking, just going, so that they don't go inside.

8 How does that work?

9 CHAIRMAN THOMAS: You are absolutely right. The
10 intent of this was -- obviously, we haven't talked
11 about it. We talked a little bit about it last month.
12 And probably the biggest concern is noise. Barking dog
13 noise.

14 I think the intent on this was to
15 make sure that the noise wasn't late into the night.
16 But I can see that we could put an asterisk here that
17 says, unless there is an emergency situation.

18 MS. LISA HOLLAND: Right. You got to go, you got
19 to go.

20 CHAIRMAN THOMAS: I think we can do that. You
21 are absolutely right.

22 The outdoor area must be secured by
23 fencing on all sides.

24 At such time should the fencing on

1 the adjacent property to the east be removed, the
2 business owner must install fencing along that east
3 property line to replace it immediately.

4 MS. LISA HOLLAND: I was going to put a fence
5 part back there already to begin with.

6 CHAIRMAN THOMAS: So you are going to kind of
7 put it in front of where their fence is?

8 MS. LISA HOLLAND: Yeah. They have a chain link
9 fence. To keep, you know, things looking nice and -- I
10 mean, I don't know how much they can see. It is kind
11 of like an auto something or other. It is probably
12 better just to have the fence all the way around so
13 they can just see enough but not too much.

14 CHAIRMAN THOMAS: Okay. That's a great solution.

15 MS. LISA HOLLAND: I was planning on doing that
16 already, so that's okay. Then we don't have to worry
17 if they are going to take their fence down.

18 CHAIRMAN THOMAS: The business owner shall clean
19 and remove feces from the outdoor dog area both
20 midmorning and midafternoon. We killed that to death.

21 Feces shall be placed in a plastic
22 bag then heavy plastic container lined with a bag.

23 Waste container shall -- will be
24 located on the backside area. And emptied on a regular

1 garbage pickup day.

2 So, does anybody live in a residence
3 on that -- is the garbage pickup Monday or Tuesday?
4 No?

5 We'll find out. I think it is earlier
6 in the week. As you go north in the village it gets to
7 be later.

8 MS. LISA HOLLAND: Okay. That would be good for
9 the weekend.

10 CHAIRMAN THOMAS: That's going to be acceptable.
11 Go out to the curb on regular garbage day.

12 MS. LISA HOLLAND: Yes.

13 CHAIRMAN THOMAS: All overhead garage doors --
14 there is one big one -- must be closed while not
15 actively being used to move products or dogs in and
16 out of the Cozy-Pawz space.

17 MS. LISA HOLLAND: Right. There won't be any
18 dogs going through there anyway. But when we move in,
19 we'll probably use that to move our furniture or
20 whatever in. But we would just keep that closed pretty
21 much all the time unless we didn't have dogs and
22 needed it open for some reason.

23 CHAIRMAN THOMAS: Okay. The number eight, that's
24 one of the questions you had asked for was we would

1 allow up to seven parking spaces allocated for
2 Cozy-Pawz.

3 MS. LISA HOLLAND: Seven is good.

4 CHAIRMAN THOMAS: With your expansion, do you
5 think you are looking at some day -- is that going to
6 be enough?

7 MS. LISA HOLLAND: I think that would be plenty.
8 I'm only thinking of like four or five right now.
9 Maybe. That's even better.

10 CHAIRMAN THOMAS: Okay. So I would like to ask
11 for a motion to approve the request from Cozy-Pawz
12 Accommodations, LLC, for approval of a B3 special use
13 for animal kennel and variance for the parking on
14 property located at 2551 Theodore Street, Crest Hill,
15 Illinois, contingent on the above eight conditions
16 that we just discussed.

17 Can I have a motion, please?

18 COMMISSIONER PETERSON: I'll make that motion.

19 COMMISSIONER SLABOZESKI: Second.

20 CHAIRMAN THOMAS: Roll call please.

21 THE CLERK: Jeff Peterson.

22 COMMISSIONER PETERSON: Yes.

23 THE CLERK: Cheryl Slabozeski.

24 COMMISSIONER SLABOZESKI: Yes.

1 THE CLERK: Angelo DeSerio.

2 COMMISSIONER DeSERIO: Yes.

3 THE CLERK: Jan Plettau.

4 COMMISSIONER PLETTAU: Yes.

5 THE CLERK: John Stanton.

6 COMMISSIONER STANTON: Yes.

7 THE CLERK: Ken Carroll.

8 COMMISSIONER CARROLL: Yes.

9 THE CLERK: Bill Thomas.

10 CHAIRMAN THOMAS: Yes.

11 THE CLERK: Motion carries.

12 CHAIRMAN THOMAS: So keep in mind, the Plan
13 Commission is a recommending body only, and we will
14 forward this recommendation to the city of Crest Hill
15 City Council, and they will hear your case. I don't
16 think --

17 Do we know when the next council
18 meeting is when they would have this case on the
19 docket?

20 We will notify you. I know you will
21 be -- we suggest strongly you be there or send a
22 representative in case they have a question about
23 poop. Thank you so much.

24 MS. LISA HOLLAND: Thank you so much.

IN TESTIMONY WHEREOF, I have
hereunto set my signature this 21th day of March,
2024.

LeAnn M. Hibler, CSR, RMR