



West: I Limited Industrial District – developed as a landscape contractor’s office/yard, known as Matthies Landscape Inc.

## **ANALYSIS**

### **SUBMITTALS**

This report is based on the following documents filed with the Department of Community Development on March 24, 2009:

1. Public Hearing Application.
2. Use Narrative, prepared by the petitioner, dated March 24, 2009.
3. Response to Standards for Conditional Uses.
4. Plat of Survey, submitted by the petitioner.
5. Site Plan, submitted by the petitioner.

### **DESCRIPTION**

The Bellyrub Klub is currently utilizing a 2,100 square foot tenant space in a commercial/industrial strip center on Hill Avenue in Lombard. Until last year, the Animal Day Care use was not listed as a permitted or conditional use in the I – Limited Industrial District. However, the Bellyrub Klub filed for (and received) text amendment approval (PC 08-33) to allow the aforementioned use to be listed as a conditional use in the I – Limited Industrial District. Subsequently, the petitioner also received conditional use approval (PC 08-34) to conduct business at their current location.

As their business continues to grow, the Bellyrub Klub is seeking amiable means to accommodate their business. As such, they are petitioning for conditional use approval to inhabit a larger tenant space on the subject property and continue use of their canine training business. Once used as an automobile service/detailing facility, the subject tenant space is 8,512 square feet of warehouse space. From an operational standpoint, the current location does not have an outdoor area for the animals, whereas, the new tenant space has an area on the eastern portion of the building that would be fenced-in to allow the animals to have outside exposure.

### **INTER-DEPARTMENTAL REVIEW COMMENTS**

#### **PUBLIC WORKS**

Public Works Engineering has reviewed the petition and has no comments.

#### **PRIVATE ENGINEERING SERVICES**

The PES Division of Community Development has no comments on the above petition.

#### **BUILDING & FIRE**

Upon review of the above referenced request for conditional use to allow for an “Animal Day Care Facility”, the Fire Department/Bureau of Inspectional Services has the following comments:

- 1) The maximum occupant load of the facility shall be no greater than 50 occupants at any given time.
- 2) Any new remodeling construction shall be per the 2000 International Building Codes and Village of Lombard code amendments and ordinances.

## PLANNING

The Bellyrub Klub is currently operating in a 2,100 square foot facility on Hill Avenue in Lombard. The principal function of the subject business is the daytime training and supervision of canines. The typical operation involves customers dropping off dogs in the morning and picking them up in the evening. In addition, they do offer joint classes in the evening with the canine and respective owner.

As previously mentioned, the subject 8,512 square foot tenant space was once used as an automobile service facility and presently vacant warehouse space. The principal building located on the subject property is divided into three different tenant spaces: 606, 600 and 612 Western Avenue. The subject tenant space is 612 Western Ave and is situated in the southeast portion of the building. The petitioner is proposing to designate part of the outdoor area, adjacent to the tenant space, as an outdoor area for the canines. Staff recommends that a 2,100 square foot cap be placed on the proposed outside canine area. 2,100 square feet would be just under 25% of the floor area of the subject tenant space and would therefore classify the outdoor area as an ancillary function of the business. Also, placing a cap on the size of the outdoor component would limit the number of canines that would be outside at any given time and thus reduce any excessive noise disturbances.



(Tenant space (green) & Proposed outdoor canine area (red))

The principal function of the subject business is the daytime training and supervision of canines. The typical operation involves customers dropping off dogs in the morning and picking them up in the evening. In addition, they do offer joint classes in the evening with the canine and respective owner. Similar to the current business model, the Bellyrub Klub will include an open area (indoor) for the training and daycare of the animals, a staging area for the animals where they are placed before they enter the training area, a “timeout” area where the animals are placed when experiencing behavioral problems and an ancillary retail sales area. The addition of the outdoor area will limit the impact that the canines will have on the adjacent properties. At the current location, the canines need to be walked outside of the business to manage their waste. As the canines outside exposure will be limited to the designated area, the waste can be more easily managed. The Bellyrub Klub currently has three employees – one full-time (petitioner) and two part-time employees. The petitioner has indicated that because of the increased space, the business will be able to add two or three more jobs.

### **Compatibility with the Comprehensive Plan**

The Comprehensive Plan calls for this area to be developed with light industrial land uses. As there will be waste removal and noise disturbances associated with the presence of the canines, the proposed use could be considered light industrial by nature.

### **Compatibility with the Surrounding Land Uses**

The subject property abuts the Union Pacific Railroad and is also surrounded by light industrial uses on the other three sides. There are single family residences located directly north of the Union Pacific Railroad; however, those residences are not only screened by the railroad itself, but also an eight (8) foot solid wood fence located on the northern portion of the subject property. As such, staff finds the proposed use to be compatible with the surrounding land uses.

### **Compatibility with the Zoning Ordinance**

With the exception of the rear yard, all setbacks pertaining to the subject building conform to the requirements of the underlying zoning district. The rear yard of the subject building is located directly on the rear property; however, as the subject property coincides with a railroad right-of-way, the rear yard requirement is only one (1) foot. The petitioner is not proposing any building expansions at this time. As such, all setbacks are either considered to be conforming or legal non-conforming with respect to the underlying zoning district requirements.

### *Parking*

The subject business is located within an office/warehouse building. The general parking requirement for industrial/warehouse uses is one (1) space per 1,000 square feet of gross floor area. As the subject tenant space is 8,500 square feet, the business would be required to provide 9 parking spaces. The submitted plan indicates that fourteen (14) parking spaces are provided exclusively for the subject tenant space. Upon a visit to the site, staff found that the spaces are provided; however the striping has faded. Also, there are no handicap accessible parking spaces provided for the subject tenant space. As such, a condition of approval will require the parking spaces to be restriped and one handicap accessible space shall be created from the existing parking stock. One parking space may be lost from the creation of the handicap accessible space, which would provide for a total of thirteen (13) parking spaces provided to the business. As only nine (9) spaces are required,

the subject business would have a surplus of four (4) parking spaces. Staff would also like to note that the creation of the outdoor canine area does not conflict with any required parking areas.

## **FINDINGS AND RECOMMENDATIONS**

Based on the above findings, the Inter-Departmental Review Committee recommends that the petition as presented does meet the standards set forth in the Zoning Ordinance and recommends that Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the requested conditional use **comply** with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 09-09; subject to the following conditions:

1. That the petitioner shall satisfactorily address the comments included within the IDRC report.
2. The site shall be developed in accordance with Exhibit A, which precludes that the outdoor canine area shall not exceed 25% of the total floor area of the indoor tenant space.
3. The petitioner shall apply for and receive a Certificate of Occupancy/Zoning Certificate for the proposed use.
4. All dumpsters located on the subject property shall be screened pursuant to Section 155.710 of the Zoning Ordinance.
5. All parking spaces associated with the subject business shall be properly restriped to provide a total of thirteen (13) parking spaces and one (1) handicap accessible space.
6. Caging or boarding of animals shall not be allowed in the outdoor area. The outdoor area shall be reserved as an area where canines can roam freely.
7. The north property line shall be maintained with an eight (8) foot solid fence. The fence shall be maintained in good state of repair at all times.

Inter-Departmental Review Group Report Approved By:

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William Heniff, AICP  
Director of Community Development

**EXHIBIT A – SITE PLAN**

