

To: Sycamore Plan Commission

From: Brian Gregory, City Manager

Date: November 6, 2014

Re: November 10, 2014 Plan Commission Meeting

The Plan Commission has two action items.

I. Action Items

A. Consideration of a Request from Jenny Kingren, owner of Huckleberry's Pet Parlor, for a Special Use Permit to operate a Kennel (Indoor) at the property located at 423 North Main Street, #2 in the City of Sycamore, Illinois (PIN number 0632226013).

In August, Jenny Kingren, owner of Huckleberry's Pet Parlor approached the City with a request to expand the services her business provides to include overnight pet accommodations. At that time the Unified Development Ordinance only allowed businesses such as Huckleberry's to offer pet grooming, pet wash, doggie daycare and dog training. Based on the restrictions outlined in the UDO staff denied her request.

Following these discussions, staff reviewed surrounding communities in an effort to gauge where kennels are typically zoned, if allowed. Several of the communities reviewed distinguish between indoor and outdoor kennels, with indoor kennels typically permitted in light manufacturing zones.

In October, the UDO was modified to allow indoor kennels as a special use within M-1, Light Manufacturing zoned districts. However, it was noted that there will be limited locations appropriate for indoor kennels. The special use criteria needs to be applied in order to determine if the property at 423 North Main Street is an appropriate fit.

Section 4.3.3 Special Uses: Standards of the City's Unified Development Ordinance outlines that a Special Use Permit shall be granted only if evidence is present to establish that:

- A. The proposed structure of use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public and will contribute to the general welfare of the neighborhood or community;

B. The proposed structure or use will not have a substantial adverse effect upon the adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare; and

C. The proposed structure or use will be designed, arranged and operated so as to permit the development and use of the neighboring property in accordance with applicable district regulations.

D. Such other standards and criteria as are established by the ordinance for a particular Special Use as set forth in Section 4.3.4 and as applied to Planned Developments as set forth in Article 4.4.

When applying the special use criteria staff found minimal concerns as the business is presently operating in a similar fashion to what is being proposed. The only concern noted was the time frame that animals would be taken out for walks during night hours.

Therefore, staff is recommending that the following conditions be placed on the special use:

- No animals will be outside unless on a leash and supervised by a staff member.
- No animals will be outside between the hours of 10:00PM and 6:00AM.

With these conditions staff supports a special use permit for Huckleberry's Pet Parlor to operate an indoor kennel at 423 N. Main Street.

Notice of a Public Hearing for this item has been posted on the property, letters were sent to neighbors within 500 feet and it was published in the local newspaper on October 25th.

A favorable recommendation to the City Council is requested.

B. Consideration of a Request from Curtis and Karen Lang for a change of zoning of the property located at 525 Brickville Road (PIN number 06-29-300-015) from the current zoning of M-2, Heavy Manufacturing District to M-1, Light Manufacturing District, and a special use for operation of an Arts and Recreation Center (Indoor) in Unit 1.

Curt and Karen Lang recently purchased a building along Brickville Road and met with City staff to discuss permitted uses. The Lang's discussed the possibility of a multi-use instructional building that included sports, arts and possibly other disciplines.

Rather than loosely interpreting the use, staff researched other communities to determine if similar multi-disciplinary uses are carved out and if so attempt to establish the appropriate zoning. Based on information collected an Arts and Recreation Center Use (Indoor) was created as a permitted use in C-3 zoning and as a special use in M-1 zoning.

There are two requests being made for this property. The Lang's are requesting that the property located at 525 Brickville Road be re-zoned from M-2 heavy manufacturing to M-1 light manufacturing and that a special use permit be granted for Unit 1 of the building.

Request for Zoning Change

In sequential order, the first step would be to assess the request for a change of zoning. The property is currently zoned as M-2, Heavy Manufacturing. The property sits between the Sycamore Industrial Park which is zoned for heavy manufacturing and residential properties across Brickville Road that front North Avenue and Parker Street. Conventional zoning calls for a buffer between zoning transitions, although that does not always prove practical. For example, a typical zoning may include heavy industrial uses, bordered by light industry, followed by commercial, then multi-family residential and single family residential.

Staff has reviewed the requests and finds that:

- Rezoning the property helps buffer the residential properties immediately to the east.
- Most of the permitted uses in heavy manufacturing are allowed in light manufacturing districts with a few exceptions. Examples of the exceptions include the manufacturing of metal products, perfumes and cosmetics and textile mills. These are examples of uses that might involve noise or smell spillover into the adjacent neighborhood.
- All but one of the properties along the west side of Brickville Road is zoned M-1, Light Manufacturing.

As a result of the review, staff feels that the request to rezone the property is consistent with accepted zoning practices and is a better fit to abut residential uses.

Special Use Request

The building in question is roughly 20,000 square feet and the Lang's intend to utilize three units:

Unit 1

This unit is approximately 1,600 square feet and runs the span of the front of the building. *The special use request applies to this unit only.* The space would primarily be utilized as an arts studio operated by local artist Chelsea McGhee. In addition to utilizing the space to create her own work, the space will be used to encourage and nurture creativity in the community.

The studio would offer classes to children in groups no larger than 10. Birthday party groups of 10-15 would be offered where the kids can celebrate while painting a project. Hours of classes and parties would vary between 3:30-7pm.

For adults, plans include social painting parties where the studio would provide the paint, easels, aprons & instructions. Groups, couples or individuals can come and follow step-by-step instructions to create their own painting to take home. Bridal Showers, Ladies Night and Company Team Building are all different events that are planned. In these classes the maximum number of artists in the class will be 20. Hours of these events would be in the evening, for two hours with additional daytime hours during the weekend.

All classes and parties will require pre-registration. The classes will be listed on the website, with the times and the fees. The studio will not be open for walk-ins, as the participants that come to paint will need to register before arrival.

Future plans include creative space, as a gallery, or studio space for other artists and musicians as the business develops.

Unit 2

This unit is approximately 12,000 square feet located in the center of the facility and will likely be utilized as warehouse space. *No special use is being requested for this unit.*

Unit 3

This unit is approximately 6,600 square feet toward the rear of the facility and will likely be leased as warehouse space. Initial plans included the possibility of a sports instruction center, however after assessing parking needs, the Lang's have decided to move in another direction. *No special use is being requested for this unit.*

Section 4.3.3 Special Uses: Standards of the City's Unified Development Ordinance outlines that a Special Use Permit shall be granted only if evidence is present to establish that:

- A. The proposed structure of use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public and will contribute to the general welfare of the neighborhood or community;
- B. The proposed structure or use will not have a substantial adverse effect upon the adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare; and
- C. The proposed structure or use will be designed, arranged and operated so as to permit the development and use of the neighboring property in accordance with applicable district regulations.
- D. Such other standards and criteria as are established by the ordinance for a particular Special Use as set forth in Section 4.3.4 and as applied to Planned Developments as set forth in Article 4.4.

Staff reviewed the special use request and criteria and determined the following:

- As noted above the traditional zoning would allow for a buffering of uses.
- The special use requested appears to be a better fit with adjacent properties across Brickville Road than other uses permitted in M-1 districts (i.e. a recycling center).
- A parking plan was required to indicate where patrons of not only Unit 1 would park, but how parking needs of the remainder of the building would be served.

Parking

Typically, when new uses are proposed for existing buildings, parking becomes a concern. The Lang's have prepared a parking plan that indicates the property can accommodate more than 20 parking spaces. Table E of Article 6.7 of the UDO addresses parking requirements and the number of required spots.

Based on the proposed uses, the number of parking spaces required would be as follows:

Unit 1 (1,600 sq. ft.): 8 spaces. Recreation related uses require 1 space per 200 square feet of net floor area.

Unit 2 (12,000 sq. ft.): 3 spaces. Warehouse uses require 1 space per 5,000 square feet net floor area.

Unit 3 (6,600 sq. ft.): 2 spaces. Warehouse uses require 1 space per 5,000 square feet net floor area.

Given the City's table of parking requirements and the proposed uses, this building more than satisfies the minimum parking requirements as approximately 18 spots are currently available and paved. As is the case with any property, staff encourages that the maximum number of parking spaces be created.

Notice of a Public Hearing for this item has been posted on the property, letters were sent to neighbors within 500 feet and it was published in the local newspaper on October 25th.

A favorable recommendation to the City Council is requested.