

**AGENDA
CITY OF ST. CHARLES
PLAN COMMISSION
CHAIRMAN TODD WALLACE**

**TUESDAY, MARCH 4, 2014 - 7:00 P.M.
COUNCIL CHAMBERS
2 E. MAIN ST., ST. CHARLES, IL 60174**

1. Call to order.

2. Roll Call -

Chairman Todd Wallace	Brian Doyle	James Holderfield
Vice Chairman Tim Kessler	Steve Gaugel	Tom Pretz
Sue Amatangelo	Curt Henningson	Tom Schuetz

Auditory Members - Holly Cabel, St. Charles Park District
- Donald Schломann, School District #303

3. Presentation of minutes of the February 18, 2014 meeting.

PUBLIC HEARING

4. General Amendment (Robin Massey)

Chapter 17.14 “Business and Mixed Use Districts”, Chapter 17.16 “Office/Research, Manufacturing, and Public Land Districts”, Chapter 17.20 “Use Standards”, Chapter 17.24 “Off-Street Parking, Loading & Access”, and Chapter 17.30 “Definitions” pertaining to requirements for the regulation of Pet Care Facilities and Kennels.

5. Fydoland, 1317 E. Main St. (Robin Massey)

Application for a Special Use for a Pet Care Facility

6. General Amendment (City of St. Charles)

Requirements for the regulation of Medical Cannabis Cultivation Centers and Medical Cannabis Dispensing Organizations

MEETING

7. General Amendment (Robin Massey)

Chapter 17.14 “Business and Mixed Use Districts”, Chapter 17.16 “Office/Research, Manufacturing, and Public Land Districts”, Chapter 17.20 “Use Standards”, Chapter 17.24 “Off-Street Parking, Loading & Access”, and Chapter 17.30 “Definitions” pertaining to requirements for the regulation of Pet Care Facilities and Kennels.

- 8. Fydoland, 1317 E. Main St. (Robin Massey)**
Application for a Special Use for a Pet Care Facility
- 9. General Amendment (City of St. Charles)**
Requirements for the regulation of Medical Cannabis Cultivation Centers and Medical Cannabis Dispensing Organizations
- 10. Meeting Announcements**
Tuesday, March 18, 2014 at 7:00pm Council Chambers
Tuesday, March 8, 2014 at 7:00pm Council Chambers
Tuesday, April 22, 2014 at 7:00pm Council Chambers
- 11. Additional Business from Plan Commission Members, Staff, or Citizens.**
- 12. Adjournment**

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, FEBRUARY 18, 2014**

Members Present: Todd Wallace, Chairman
 Tim Kessler, Vice Chairman
 Brian Doyle
 Tom Pretz
 Curt Henningson
 Sue Amatangelo
 Steve Gaugel
 James Holderfield

Members Absent: Tom Schuetz

Also Present: Matthew O'Rourke, Planner

 Court Reporter

1. Call to order

The meeting was called to order at 7:01 p.m. by Chairman Wallace.

2. Roll Call

Vice Chair Kessler called the roll. A quorum was present.

3. Presentation of minutes of the February 4, 2014 meeting.

A motion was made by Ms. Amatangelo, seconded by Mr. Kessler and unanimously passed by voice vote to accept the minutes of the February 4, 2014 meeting. Mr. Pretz abstained.

4. The Learning Experience- Pine Ridge Park PUD Lots 8 & 9 (Inland Midwest Dev. Corp.)

Application for PUD Preliminary Plan

Application for Final Plat of Subdivision

Supporting Documents:

-PUD Preliminary Plans dated 1/29/14

-Final Plat of Subdivision received 1/29/14

The attached transcript prepared by Chicago Area Real Time Court Reporting is by reference hereby made a part of these minutes.

Mr. Kessler made a motion to recommend approval of the Learning Experience, Pine Ridge Park PUD Lots 8 and 9, Inland Midwest Development Corporation, Application for the PUD Preliminary Plan and Final Plat of Subdivision, subject to any staff comments or suggestions. Motion seconded by Ms. Amatangelo.

Roll Call Vote:

Ayes: Henningson, Doyle, Wallace, Kessler, Amatangelo, Gaugel, Holderfield, Pretz

Nays:

Absent: Schuetz

Minutes – St. Charles Plan Commission

Tuesday, February 18, 2014

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Motion carried: 8-0

5. Meeting Announcements

Tuesday, March 4, 2014 at 7:00pm Council Chambers

Tuesday, March 18, 2014 at 7:00pm Council Chambers

Tuesday, April 8, 2014 at 7:00pm Council Chambers

6. Additional Business from Plan Commission Members, Staff, or Citizens.

7. Adjournment at 7:26PM

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S63481

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

In Re the Matter of:)
)
The Learning)
Experience, Pine)
Ridge Park PUD Lots)
8 and 9.)

REPORT OF PROCEEDINGS
Century Station Training Room
112 North Riverside Avenue
St. Charles, Illinois 60174
February 18, 2014
7:01 p.m.

Reported by: Joanne E. Ely,
CSR, RPR
Notary Public, Kane County, Illinois

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PRESENT:

- MR. TODD WALLACE, Chairman;
- MR. TIM KESSLER, Vice Chairman;
- MS. SUE AMATANGELO, Member;
- MR. BRIAN DOYLE, Member;
- MR. STEVE GAUGEL, Member;
- MR. CURT HENNINGSON, Member;
- MR. JAMES HOLDERFIELD, Member; and
- MR. THOMAS PRETZ, Member.

ALSO PRESENT:

- MR. MATTHEW O'ROURKE, Planner.

REPORT OF PROCEEDINGS -- 02/18/2014

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1 CHAIRMAN WALLACE: This meeting of the
2 St. Charles Plan Commission will come to order.
3 Tim, roll call.
4 VICE CHAIRMAN KESSLER: Amatangelo.
5 MEMBER AMATANGELO: Here.
6 VICE CHAIRMAN KESSLER: Doyle.
7 MEMBER DOYLE: Here.
8 VICE CHAIRMAN KESSLER: Pretz.
9 MEMBER PRETZ: Here.
10 VICE CHAIRMAN KESSLER: Holderfield.
11 MEMBER HOLDERFIELD: Here.
12 VICE CHAIRMAN KESSLER: Gaugel.
13 MEMBER GAUGEL: Here.
14 VICE CHAIRMAN KESSLER: Henningson.
15 MEMBER HENNINGSON: Here.
16 VICE CHAIRMAN KESSLER: Wallace.
17 CHAIRMAN WALLACE: Here.
18 VICE CHAIRMAN KESSLER: Kessler is here.
19 CHAIRMAN WALLACE: All right. Item 3 on
20 the agenda is presentation of minutes of the
21 February 4th, 2014, meeting.
22 Is there a motion?
23 MEMBER AMATANGELO: So moved.
24 VICE CHAIRMAN KESSLER: Second.

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1 CHAIRMAN WALLACE: All in favor.

2 (Ayes heard.)

3 CHAIRMAN WALLACE: Opposed.

4 MEMBER PRETZ: I'm going to abstain.

5 CHAIRMAN WALLACE: Okay. So we have
6 seven ayes, zero nays, one abstention.

7 All right. Item 4 on the agenda is the
8 Learning Experience, Pine Ridge Park PUD Lots 8 and 9,
9 Inland Midwest Development Corporation, Application for
10 PUD Preliminary Plan, Application for Final Plat of
11 Subdivision, with supporting PUD Preliminary Plans
12 dated 1/29/14 and Final Plat of Subdivision received
13 1/29/14.

14 Okay. Matt is here.

15 Matt, we're just starting on Item 4.

16 MR. O'ROURKE: Okay.

17 CHAIRMAN WALLACE: Besides the
18 supporting documents that are named in the minutes, was
19 there anything else?

20 MR. O'ROURKE: No. Just the ones shown
21 on the agenda.

22 CHAIRMAN WALLACE: Okay.

23 MR. O'ROURKE: Those are all the
24 supporting documents, and then the attachments to the

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1 staff report.

2 CHAIRMAN WALLACE: Okay.

3 MR. O'ROURKE: There's a couple listed
4 there, but this isn't a public hearing so there's no
5 like formal exhibits, attachments.

6 CHAIRMAN WALLACE: Okay. Do you have
7 anything for us?

8 MR. O'ROURKE: Yes. Just as a preface
9 to the discussion this evening, what's being --
10 basically, what was submitted is a preliminary PUD plan
11 and final plat of subdivision for the proposed project
12 that you see in front of you.

13 When the Pine Ridge and Regency Estates PUD
14 was approved, essentially, it approved this concept
15 plan that shows the general layout of the roads, lots,
16 retention facilities, all those sorts of things; but it
17 had a provision in it that basically said every lot as
18 it gets developed should come through for its own
19 individual PUD preliminary plan. So that's basically
20 what we're looking at tonight.

21 All the development standards and bulk
22 requirements were essentially incorporated into the PUD
23 that sort of is the law of the land for this whole
24 development, but essentially, it still had to have the

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1 PUD review. It was very specific that it come in front
2 of the Plan Commission and then get reviewed by the
3 City Council before final engineering plans would get
4 approved by staff and so on.

5 So, essentially, they're here tonight looking
6 for that PUD preliminary review and any comments and/or
7 recommendations from the Plan Commission.

8 With that I would turn it over to the
9 applicant.

10 CHAIRMAN WALLACE: Okay.

11 MR. SORCE: Thank you.

12 CHAIRMAN WALLACE: If you would just
13 start off by stating your name for the record.

14 MR. SORCE: Yes. Certainly. My name is
15 Ron Sorce. I'm with Sorce Architects. We are the
16 architects for this particular project hired by Inland.

17 A little bit about the Learning Experience --
18 some might call it a day-care center, but they like to
19 refer to themselves as a child-development center.

20 They have a capacity in this particular
21 building of about 180, you know, children ranging
22 anywhere from six months to five years. They also have
23 an after-school program which takes place a little bit
24 later in the evening and a lot of activities. So it's

1 really a developmental center for children.

2 It's a high-security building in that
3 there's -- you can see the fenced-in playground area of
4 about 5,000 square feet. All the classrooms -- there's
5 about 9 to 10 classrooms on the interior. They all
6 have separate exits. So it's a really nice facility
7 for children that you can feel secure with.

8 As I said, the building is about
9 10,000 square feet, and the average center -- according
10 to the statistics, they have about 40 children
11 diapered, 38 children potty trained, and 105 children
12 non-diapered.

13 They have about -- as far as the employment,
14 about 24 people at any given time. Some are part-time,
15 and some are full-time.

16 But to get to the building -- first, I'd like
17 to, you know, go through the site plan with you, if you
18 will. This is the landscape plan.

19 MR. O'ROURKE: You just scroll up to it.

20 MR. SORCE: There we go.

21 This parcel was originally divided into two
22 as it is now, but the areas have changed. The
23 original Parcel A was 52,800 square feet, and that's
24 the -- divided by -- this particular property line on

1 the west moved over, so we had more in this parcel than
2 we had in that parcel. This parcel here, Parcel B, has
3 been modified. It's a little bit over an acre. This
4 parcel now, Parcel A, is 52,872 square feet. Parcel B
5 is 43,574 square feet. So we relocated the property
6 line.

7 There is a common access to Parcel A and to
8 Parcel B, and you can see how that works over here. So
9 that's for future development in this area.

10 The parking dedicated to the learning center
11 is -- we have about 41 cars. They typically drop the
12 children off, escort them into the facility for
13 security reasons, and then move on and exit out
14 this way.

15 So it's a complete accessible site all the
16 way around. It's easily accessible for, you know,
17 first responders and so forth. So it's kind of a nice
18 development in this area.

19 This area here is about 5,000 square feet of
20 fenced-in playground, and this is the building that's
21 about 10,000 square feet.

22 The site is fully landscaped, and I'll show
23 you that in a moment.

24 Is it the other way?

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1 MR. O'ROURKE: No. It's one down after
2 the elevations.

3 MR. SORCE: Okay. Forgive me with this.

4 We have quite a few trees around the area
5 that -- we meet the PUD ordinance with the amount of
6 trees and shrubbery around the building.

7 These are all Maple trees in this area which
8 is on the street front, and then we have some Cypress
9 trees and Honey Locusts, plus a lot of ground cover in
10 addition to the Junipers around the sign, and some
11 other Sumacs in this particular area. So I think we've
12 covered the area sufficiently with the landscaping.

13 The building -- this is a single-story
14 building, masonry and siding. The siding is a beige
15 HardiePlank that you can see here, and, of course, the,
16 I don't know, reddish brick, asphalt shingle roof in a
17 Biscayne blue.

18 The building has a residential appeal to it,
19 which I think is nice for this particular area; and you
20 can see we have duplicated as much as possible -- what
21 happens on the front, we duplicated that on the rear.
22 The same thing you can see on the east elevation and
23 then, of course, the west elevation.

24 So this gives you an idea -- this is the rear

1 of the building here. This gives you an idea of what
2 the building looks like.

3 These are the emergency exit doors. They're
4 again for every classroom on the interior, and I don't
5 have that plan with us. That's for future.

6 This is the -- it's a vinyl fence. This is
7 around the playground area, and the fence also secures
8 the back of the building going up to about this point.
9 So those entrances are secured so the children, if they
10 have to leave in an emergency situation, they're not
11 running right out on the street.

12 Essentially, that concludes -- if you have
13 any questions, I'd certainly be glad to answer them
14 for you.

15 VICE CHAIRMAN KESSLER: Yeah. I have a
16 question.

17 MR. SORCE: Certainly.

18 VICE CHAIRMAN KESSLER: Biscayne blue?

19 MR. SORCE: Biscayne blue.

20 VICE CHAIRMAN KESSLER: That's a bright
21 blue, isn't it?

22 MR. SORCE: It's a relatively -- it's
23 milder than it sounds.

24 VICE CHAIRMAN KESSLER: I think the

1 Biscayne Bay is pretty blue.

2 MR. SORCE: Yeah.

3 VICE CHAIRMAN KESSLER: Just a couple of
4 questions.

5 MR. SORCE: This is pretty close to it,
6 if you will.

7 VICE CHAIRMAN KESSLER: Oh, it is.

8 At any rate, I don't know if this question
9 will be for you or the people from the organization,
10 but is this a day-care center, or is it a preschool?
11 Is it a child development, or is it --

12 MR. SORCE: It is a day care, but they
13 have a lot of activities.

14 MR. DeANGELIS: It's a combination, you
15 know, truly. They have an extensive proprietary
16 curriculum that they use with various ages, and it's
17 actually from six weeks old up until basically
18 kindergarten.

19 VICE CHAIRMAN KESSLER: So you have to
20 have somebody directly qualified on staff all the time
21 the kids are there?

22 MR. DeANGELIS: Yes, exactly.

23 VICE CHAIRMAN KESSLER: Okay. So you
24 are a pre-school. You're licensed as a pre-school.

1 MR. DeANGELIS: Yeah.

2 VICE CHAIRMAN KESSLER: Okay. All
3 right.

4 MR. DeANGELIS: Yeah. They pride
5 themselves on that. That's what differentiates them
6 from your typical day-care type center. They have
7 developed these curriculums, and they're using them.
8 They have over -- they have approximately 200 centers
9 now nationally, and they're growing. They're probably
10 the most -- the fastest growing type of facility like
11 this in the country right now in terms of expansion.

12 VICE CHAIRMAN KESSLER: You gave the
13 population and, you know, diapered and potty trained,
14 et cetera.

15 But what are the hours? What are the hours
16 that this will be operated?

17 MR. DeANGELIS: 6:30 to 6:30.

18 MR. SORCE: 6:30 to 6:30.

19 VICE CHAIRMAN KESSLER: Seven days a
20 week?

21 MR. DeANGELIS: Well, no, during Monday
22 through Friday. They do some stuff on weekends, but
23 that's more like open houses and special type of --

24 VICE CHAIRMAN KESSLER: Okay. Nothing

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1 scheduled. I mean it's not --

2 MR. DeANGELIS: No. It's not designed
3 to be open.

4 VICE CHAIRMAN KESSLER: Not on a set
5 schedule.

6 MR. DeANGELIS: Right.

7 VICE CHAIRMAN KESSLER: Okay. So it's
8 Monday to Friday, 6:30 --

9 MR. DeANGELIS: 6:30 to 6:30 basically.

10 VICE CHAIRMAN KESSLER: Thank you.

11 CHAIRMAN WALLACE: Matt, in the staff
12 report, I'm correct in thinking that there are not any
13 proposed bulk or setback standards, signage variations?

14 MR. O'ROURKE: No. Staff did a pretty
15 thorough review and encapsulated that in the staff
16 materials.

17 CHAIRMAN WALLACE: Yes.

18 MR. O'ROURKE: All of that was reviewed
19 as part of that. They're not asking for any additional
20 variances or deviations on top of what was already --
21 excuse me -- what was already granted through the PUD
22 when it was approved originally.

23 CHAIRMAN WALLACE: And you don't see any
24 issue with the way the lot is being subdivided that

1 would affect the development of the adjoining lots?

2 MR. O'ROURKE: No. The code requires,
3 and this is the underlying district, requires a 1-acre
4 lot, which is where they're at.

5 CHAIRMAN WALLACE: But the way it's
6 being cut, you don't have an issue with that?

7 MR. O'ROURKE: No. It does make a
8 skinnier, rectilinear lot, which I think the ultimate
9 user for that lot, you know, might limit it, but I
10 don't think it will create any problem. There's a
11 right user for that. It's an acre lot. It's a lot
12 more flexible than it probably looks on -- when you see
13 it in real life than it does on the plans.

14 CHAIRMAN WALLACE: As far as being able
15 to get in and out of the site, you think the traffic
16 flow and the right in, outs from Route 64 are
17 sufficient?

18 MR. O'ROURKE: Yeah. Because they
19 also have that right-in, right-out, but there is also
20 access to the light at Oak Street now.

21 CHAIRMAN WALLACE: Okay.

22 MR. O'ROURKE: So I think ingress and
23 egress from this whole development has been approved a
24 lot by that particular traffic signal, and, yeah, as a

1 frequent visitor to a day-care center, I would really
2 have loved to see the one way set up like this --

3 CHAIRMAN WALLACE: Oh, yeah.

4 MR. O'ROURKE: -- that directs parents
5 one way in and out. It would make my life a lot easier
6 every morning.

7 CHAIRMAN WALLACE: Yeah. I think it's a
8 great plan. I don't really have any other -- any
9 issues with it.

10 MEMBER PRETZ: My question is in
11 reference to the design of the building as well as the
12 colors, is that a typical center design? If there's
13 200 centers, is this kind of off the shelf and just a
14 little customizing to meet the requirements here?

15 MR. SORCE: Yes. There is some
16 customizing to this particular building. Yeah. The
17 colors are all pretty similar, and there's a common
18 thread. You can identify the buildings if you go from
19 one to the next, but they all vary a little bit.

20 MR. O'ROURKE: If you want to scroll
21 back to the elevation.

22 Staff has been working with the applicant.
23 The elevations you see are a revision from the original
24 ones submitted, in particular the dormer elements and

1 some of the other articulation put on the rear facade,
2 which in this case is the north at the bottom.

3 Those were not there, but those are there
4 specifically by, you know, request and requirements
5 made by staff that said we need more articulation to
6 meet the code. So that's something I don't know if
7 you'd see on their typical store.

8 MEMBER PRETZ: Okay.

9 MR. DeANGELIS: I'll just show you this
10 one that made the cover of their developer brochure for
11 Learning Experience. It's the one we built -- we built
12 one in Schaumburg on Higgins Road, the same. This was
13 basically the one they use to showcase, and it's very
14 similar as you can kind of see.

15 In fact, there is even more with the
16 additional dormers and stuff we've added. We've even
17 dressed up the one here more than the one we did up in
18 Schaumburg, but this is pretty typical of what it would
19 look like.

20 MR. O'ROURKE: You should let their city
21 administrator --

22 MR. DeANGELIS: Oh, that's right. I
23 think he came to St. Charles, didn't he? I forgot
24 about that.

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1 MEMBER GAUGEL: Matt, in the
2 comprehensive plan, I remember we discussed this
3 intersection at length.

4 MR. O'ROURKE: Yes.

5 MEMBER GAUGEL: In here the
6 recommendation of the comprehensive plan was to redo
7 this intersection of Campton and 64. We had Campton
8 Hills coming out to 64, I believe, to the west from
9 where it currently is at, and we had it connecting
10 through to, is it, on Woodlawn Drive and the street
11 behind it there?

12 MR. O'ROURKE: There were some -- yeah,
13 some connections on the comprehensive plan.

14 MEMBER GAUGEL: While I realize that's
15 only a guideline, does that limit what could
16 potentially happen, you know, with this parcel and with
17 this intersection by allowing this?

18 MR. O'ROURKE: You know, it certainly --
19 it may. You know, there's a retention pond directly
20 west of this anyway that would have been a large
21 engineering challenge to make a road to get through to
22 Woodward, so. . .

23 I think the point is more it's a policy
24 document, and that's -- those sort of things can be

1 somewhat aspirational. Here we have an approved
2 development, and a developer that's meeting that
3 development, so that's kind of the more pertinent thing
4 that staff looked at.

5 MEMBER GAUGEL: Okay. The other thing
6 to go along with that was there was always mention or
7 discussed of a traffic signal at that intersection. I
8 don't know if that's something that's going to
9 eventually come to --

10 MR. O'ROURKE: I think that was one more
11 step down because the Corporate Reserves had always
12 planned on having it. I think there was basically a
13 location of an intersection approved at the next
14 intersection down, and then the one on Oak Street kind
15 of came into play while the comprehensive plan was
16 being updated and also after Corporate Reserves.

17 A lighted intersection there could happen,
18 but that would be more under IDOT's control, in all
19 honesty, than anything we could affect by this plan.

20 MEMBER GAUGEL: All right.

21 CHAIRMAN WALLACE: Yes, Brian.

22 MEMBER DOYLE: I just have a question
23 about traffic circulation, pick up and drop off at the
24 peak hours.

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1 So on the other day-care centers in the area,
2 sometimes there are staff out at the lot to meet
3 parents curbside when they drop their children off, you
4 know, rather than the parent parking and bringing the
5 child into the facility.

6 Is that an aspect of the operations here?

7 MR. DeANGELIS: No. The reason why, you
8 see the majority of the parking is right in front
9 because, yes, parents are required to park and
10 physically bring their child in, check them in in the
11 reception area, and then as soon as they get in there,
12 then they can exit.

13 MEMBER DOYLE: So there is no -- even
14 for older kids, even for school like --

15 MR. DeANGELIS: Well, I mean, they're
16 just very serious about their security provisions. I
17 think that applies. I'm not positive as far as if
18 there's an age restriction, but considering the
19 majority of their kids are kindergarten or less, mainly
20 pre-K and under.

21 The after-school stuff, you know, where they
22 may have some kids coming in, that's only up to eight
23 years old. So still I think they may require a parent
24 to come in.

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1 MEMBER DOYLE: So then there wouldn't be
2 any queueing of vehicles --

3 MR. DeANGELIS: No.

4 MEMBER DOYLE: -- in this --

5 MR. DeANGELIS: No.

6 MEMBER DOYLE: Okay.

7 MR. DeANGELIS: Yeah. Believe me we --
8 how many iterations did we have with the TLE people
9 themselves over the site plan?

10 MR. SORCE: I ran out of fingers.

11 MR. DeANGELIS: I mean, they are very
12 serious about how this thing lays out and everything,
13 how it flows and functions for their operation. They
14 had a lot of input in how it's laid out.

15 MEMBER DOYLE: Good. Well, as I said, I
16 mean, I'm -- like Matt, I have recent experience with
17 day-care centers, and their operational procedures do
18 involve queueing on the side, a drop-off lane, and an
19 employee who is there bringing children into the
20 facility, and I didn't see -- I wasn't clear as to how
21 that would work, if that was part of the development.

22 MR. DeANGELIS: There is no drop-off --

23 MEMBER DOYLE: Okay.

24 MR. DeANGELIS: -- area or provision.

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1 CHAIRMAN WALLACE: Curt.

2 MEMBER HENNINGSON: I just have a
3 comment. I'd like to thank the applicant and the staff
4 for providing such a thorough package. It's very
5 understandable, and it looks great.

6 MR. DeANGELIS: You're welcome.

7 MR. O'ROURKE: Thank you.

8 CHAIRMAN WALLACE: All right. Is there
9 a motion?

10 VICE CHAIRMAN KESSLER: Yes. I would
11 make a motion to recommend approval of the Learning
12 Experience, Pine Ridge Park PUD Lots 8 and 9, Inland
13 Midwest Development Corporation, with the Application
14 for the PUD Preliminary Plan, the Application for Final
15 Plat of Subdivision, subject to any staff comments or
16 suggestions.

17 MEMBER AMATANGELO: Second.

18 CHAIRMAN WALLACE: All right. Any
19 further discussion on the motion?

20 (No response.)

21 CHAIRMAN WALLACE: All right. Seeing
22 none, Tim.

23 VICE CHAIRMAN KESSLER: Amatangelo.

24 MEMBER AMATANGELO: Yes.

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1 VICE CHAIRMAN KESSLER: Doyle.

2 MEMBER DOYLE: Yes.

3 VICE CHAIRMAN KESSLER: Pretz.

4 MEMBER PRETZ: Yes.

5 VICE CHAIRMAN KESSLER: Holderfield.

6 MEMBER HOLDERFIELD: Yes.

7 VICE CHAIRMAN KESSLER: Gaugel.

8 MEMBER GAUGEL: Yes.

9 VICE CHAIRMAN KESSLER: Henningson.

10 MEMBER HENNINGSON: Yes.

11 VICE CHAIRMAN KESSLER: Wallace.

12 CHAIRMAN WALLACE: Yes.

13 VICE CHAIRMAN KESSLER: Kessler, yes.

14 CHAIRMAN WALLACE: All right. That

15 motion passes unanimously, and that concludes Item 4 on

16 your agenda.

17 Item 5, meeting announcements -- we

18 definitely have the meeting on March 4th because we had

19 continued a matter from last time to that date.

20 MR. O'ROURKE: I'm anticipating a pretty

21 full agenda that evening.

22 CHAIRMAN WALLACE: On the 4th?

23 MR. O'ROURKE: We have a couple more

24 public hearings on top of the one that was continued.

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23

1 CHAIRMAN WALLACE: Oh, right. Okay.

2 MR. O'ROURKE: There's been a couple
3 advertised.

4 CHAIRMAN WALLACE: Yeah. Does anyone
5 know that they will not be there on that date? I
6 thought that somebody -- who was it?

7 MR. O'ROURKE: It might have been Tom,
8 who is not here tonight.

9 CHAIRMAN WALLACE: Right. Right. Yeah.
10 I think he is not going to be there.

11 If anyone else knows that they will not be
12 there on that date, please let staff know as soon as
13 possible so that we don't have any quorum issues.

14 And then March 18th and April 8th, and we are
15 kind of anticipating having those meetings as far as we
16 know right now?

17 MR. O'ROURKE: I would say probably one
18 of the public hearings published would possibly, very
19 probably be also at least considered on that agenda.

20 CHAIRMAN WALLACE: Okay. For action on
21 that.

22 MR. O'ROURKE: Yes. It might be one
23 that the Plan Commission chooses to think a little bit
24 about because there's some use changes and things that

REPORT OF PROCEEDINGS -- 02/18/2014

24

1 might not be an all-in-one kind of meeting.

2 CHAIRMAN WALLACE: Right. Okay.

3 MR. O'ROURKE: If nothing else.

4 CHAIRMAN WALLACE: All right. Is there
5 anything coming up for public hearing where there are
6 time issues? I know usually at this time of year, they
7 want to get that before the City Council in order to
8 break ground.

9 MR. O'ROURKE: Yeah. Typically, the
10 one -- the project that I would anticipate having that
11 sort of time crunch would probably be able to make it
12 on the March 10th agenda based on the current schedule.

13 CHAIRMAN WALLACE: March 4th or March
14 18th?

15 MR. O'ROURKE: It was March 4th for this
16 and then the one -- I'm sorry.

17 CHAIRMAN WALLACE: Okay.

18 MR. O'ROURKE: I think that would work.

19 CHAIRMAN WALLACE: I'm thinking, and I
20 don't know, maybe, Plan Commission, you can help me
21 with this, but I know we have kind of gone back and
22 forth in the past about putting things on for action
23 even if there is a possibility we may not take action
24 on that particular night.

REPORT OF PROCEEDINGS -- 02/18/2014

25

1 MR. O'ROURKE: Sure.

2 CHAIRMAN WALLACE: And I'm thinking if
3 there are -- if there is anything where we expect that
4 it may -- if it's a public hearing where time may be an
5 issue, even if we think that it may be continued to the
6 next meeting, we might want to put it on that agenda
7 for action that night --

8 MR. O'ROURKE: Sure.

9 CHAIRMAN WALLACE: -- if things change
10 and we have to take action on it that night, and then
11 the worst that can happen is we'll have to continue it
12 and not take action until the next meeting.

13 VICE CHAIRMAN KESSLER: That's exactly
14 what I would do because we can't take -- if you can't
15 change -- take action when you really want to, then
16 just put it on there. We can always not.

17 CHAIRMAN WALLACE: Yeah. I would say --

18 MR. O'ROURKE: I have no issue with
19 that.

20 CHAIRMAN WALLACE: Pass it by Rita, and
21 if she has any issues, have her give me a call, but I
22 would say any public hearings that we have, especially
23 at this time of year --

24 MR. O'ROURKE: Yeah.

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26

1 CHAIRMAN WALLACE: -- Let's put them
2 also on the agenda for action that night.

3 MR. O'ROURKE: That's fine. Staff would
4 have -- in this case probably would have ended up doing
5 that anyway.

6 CHAIRMAN WALLACE: Okay.

7 MR. O'ROURKE: Just based on the nature
8 of the proposal, it may need some extra time.

9 VICE CHAIRMAN KESSLER: But we've had a
10 number of occasions where we haven't been able to take
11 action when we could have or should have.

12 MR. O'ROURKE: Because there weren't the
13 findings of fact provided by staff.

14 VICE CHAIRMAN KESSLER: Right.

15 CHAIRMAN WALLACE: Just so you know, if
16 it's not on the agenda for action, we can't take
17 action; and, you know, that's -- we'd rather have it on
18 there and, you know, have to bump it, than not be able
19 to do what we need to do.

20 MR. O'ROURKE: The only caveat I'd throw
21 out to that is if there is some proposal that staff
22 specifically needs feedback on, like a general
23 amendment or something.

24 CHAIRMAN WALLACE: Sure.

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1 MR. O'ROURKE: We may not feel
2 comfortable doing it all the time.

3 CHAIRMAN WALLACE: Yeah.

4 MR. O'ROURKE: I mean, we'll have to use
5 some professional judgment on that.

6 CHAIRMAN WALLACE: Yeah. Yeah.

7 MR. O'ROURKE: It might not be every
8 time.

9 CHAIRMAN WALLACE: Yeah. What did you
10 say?

11 VICE CHAIRMAN KESSLER: Nothing.

12 CHAIRMAN WALLACE: Really?

13 Okay. Anyway, any additional business from
14 Plan Commission members?

15 (No response.)

16 CHAIRMAN WALLACE: Staff.

17 MR. O'ROURKE: Restaurant week is next
18 week. Everybody go out. You should have gotten your
19 cards, your postcards in the mail.

20 CHAIRMAN WALLACE: What is it?

21 MR. O'ROURKE: Restaurant week. There's
22 34 restaurants in town, if you bring your card -- you
23 can print it off the web site or even show it to them
24 on your Smart Phone. 34 participating, you get 25

REPORT OF PROCEEDINGS -- 02/18/2014

28

1 percent off your bill with a minimum purchase of \$20,
2 alcohol and gratuity not included.

3 CHAIRMAN WALLACE: All right. Cool.

4 VICE CHAIRMAN KESSLER: I make a
5 motion --

6 CHAIRMAN WALLACE: Is there any
7 additional business from citizen? All right.

8 VICE CHAIRMAN KESSLER: I'll make a
9 motion to adjourn.

10 MEMBER DOYLE: Second.

11 CHAIRMAN WALLACE: Moved and seconded.
12 All in favor.

13 (Ayes heard.)

14 CHAIRMAN WALLACE: Opposed.

15 (No response.)

16 CHAIRMAN WALLACE: The St. Charles Plan
17 Commission is adjourned at 7:26 p.m.

18 PROCEEDINGS CONCLUDED AT 7:26 P.M.

19


20

21

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	PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Project Title/ Address:	General Amendment to Zoning Ordinance (Pet Care Facilities and Kennels)		
	City Staff:	Matthew O'Rourke Planner		
Please check appropriate box (x)				
	PUBLIC HEARING 3/4/14	X	MEETING 3/4/14	X
APPLICATIONS UNDER CONSIDERATION:				
Concept Plan				
ATTACHMENTS AND SUPPORTING DOCUMENTS				
Staff Report		Application & Attachments		
EXECUTIVE SUMMARY:				
<p>Background Robin Massey, the applicant and owner of Fydoland, has submitted an application for a General Amendment to the Zoning Ordinance to permit Pet Care Facilities in the BL- Local Business District. The applicant has also submitted a Special Use Application for the property located at 1317 E. Main Street to permit a Pet Care Facility if this General Amendment is approved.</p> <p>Staff has worked with the applicant to determine how this proposed business fits into the current standards of Title 17 (Zoning Ordinance). Based on this review, staff determined that due to the overnight stays, this type of business is defined as a Kennel.</p> <p>Proposal Staff has determined that Fydoland represents a business model that is different from commercial kennels (offering other services in addition overnight boarding). Staff, in conjunction with the applicant, is proposing to accommodate the applicant's proposal by creating a new use category that more accurately reflects the proposed business. The details of the proposed amendments are as follows:</p> <ul style="list-style-type: none"> • Establish a new use category for Pet Care Facilities. <ul style="list-style-type: none"> ○ This new use category is proposed as a special use in the BL, BC, and BR Zoning Districts. ○ Create use/location standards specific to this use. • Create parking standards for the proposed use. 				
RECOMMENDATION / SUGGESTED ACTION (briefly explain):				
Conduct the public hearing and close if all the testimony has been taken.				
Staff has placed this item on the meeting portion of the agenda for a recommendation, should the Plan Commission feel they have adequate information to recommend on the item tonight.				
Staff recommends approval of the General Amendment Application and has provided the attached draft Findings of Fact to support that recommendation.				

Community & Economic Development

Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



ST. CHARLES
SINCE 1834

STAFF REPORT

TO: Chairman Todd Wallace
And Members of the Plan Commission

FROM: Matthew O'Rourke, AICP, Planner

RE: General Amendments to Title 17 (Zoning Ordinance) Requirements for Pet Care Facilities and Kennels.

DATE: February 28, 2014

I. GENERAL INFORMATION

Project Name: General Amendments to Title 17 (Zoning Ordinance) - Requirements for Pet Care Facilities and Kennels

Applicant: Robyn Massy and Dalores Morrison

Purpose: Create regulations for a new use category "Pet Care Facilities" and to remove Kennels from the business Zoning Districts as a Special Use.

II. BACKGROUND

Robin Massey, the applicant and owner of Fydoland, has submitted an application for a General Amendment to the Zoning Ordinance to permit Pet Care Facilities in the BL- Local Business District. The applicant has also submitted a Special Use Application for the property located at 1317 E. Main Street to permit a Pet Care Facility if this General Amendment is approved. Fydoland is a business that offers the following services:

- Sale of pet products
- Pet grooming
- Pet birthday parties
- Pet daycare
- Overnight boarding

A. STAFF COMMENTS

Staff has worked with the applicant to determine how this proposed business fits into the current standards of Title 17 (Zoning Ordinance). Based on this review, staff determined that due to the overnight stays, this type of business is defined as a Kennel.

Kennels are defined in **Section 17.030.020** of the Zoning Ordinance as follows:

“Any lot or premises, or portion thereof, where more than four (4) dogs, cats and other household domestic animals, over four (4) months of age, are kept, or where more than two (2) such animals are boarded for compensation. This use includes animal day care establishments, but does not include the retail sale of household domestic animals unless animals are kept or exercised out of doors.”

Kennels are currently listed as special uses in the BC, BR, and M-2 Zoning Districts.

B. PROPOSAL

Based on the above analysis, staff has determined that Fydoland represents a business model that is different from commercial kennels (offering other services in addition overnight boarding). Staff, in conjunction with the applicant, is proposing to accommodate the applicant’s proposal by creating a new use category that more accurately reflects the proposed business. The details of the proposed amendments are as follows:

- Establish a new use category for Pet Care Facilities.
 - This new use category is proposed as a special use in the BL, BC, and BR Zoning Districts.
- Create use/location standards specific to this use.
- Create parking standards for the proposed use.

III. STAFF ANALYSIS

A. USE RESEARCH

Staff examined the different aspects of the proposed business and determined it represents a different type of business than a traditional kennel. Staff inquired to the American Planning Association (APA) Planners Advisory Service (PAS) to determine if other communities also consider this type of business different from a “kennel” operation. The PAS staff responded and confirmed that other communities are creating standards for these types of facilities. They supplied staff with information regarding how other Illinois communities regulate businesses similar to Fydoland. The following table summarized this information:

Comparable Communities Pet Care Requirements	
City	Requirements
Forest Park	<ul style="list-style-type: none"> • Animal boarding, daycare, and grooming, when associated with a related retail use are a conditional (Special) use in the Downtown Business District. • Definitions: <ul style="list-style-type: none"> ○ ANIMAL BOARDING: A nonresidential facility offering care for four (4) or more domestic pet animals for more than twelve (12) hours per day. ○ ANIMAL DAYCARE: A nonresidential facility offering care for four (4) or more domestic pet animals for up to fourteen (14) hours per day between the hours of six thirty o'clock (6:30) A.M. and eight thirty o'clock (8:30) P.M. ○ ANIMAL GROOMING: Services provided to domestic pet animals including, but not limited to, clipping, bathing and related services, and excluding veterinary services.

<p>Mundelein</p>	<ul style="list-style-type: none"> • Pet day care service is permitted in mixed use districts and C-1 through C-4 districts; is a special use in downtown districts (versus "kennel", which is permitted in C-3 and is a special use in in C-2, and is not permitted in downtown districts). Both are permitted in O-R and M-MU districts. • Definitions: <ul style="list-style-type: none"> ○ KENNEL means an establishment where pet animals owned by another person are temporarily boarded overnight for a fee. "Kennel" shall not apply to animal hospitals operated by veterinarians duly licensed under the law where the boarding of animals is accessory to medical treatment. ○ PET DAY CARE SERVICE means an establishment where domestic animals owned by another person are temporarily boarded for pay or remuneration of any sort. "Pet "day care" service" is distinguished from a "kennel" as pets are typically boarded for the day, though overnight boarding may be available, and the establishment may offer accessory services, such as retail sales of pet care supplies, and services such as dog-walking and animal grooming.
<p>Naperville</p>	<ul style="list-style-type: none"> • In the B2 district, pet care establishments accessory to a principal use are permitted by right if they do not exceed 25% of the gross floor area and are conditional uses if they do exceed 25%. All activity must be indoors. • In the B3 district, both accessory and principal use pet care establishments are permitted by right; all activity must be indoors. With outdoor areas, requires a conditional use permit. • In the industrial district, principal use pet care establishments with indoor activity only are permitted by right. With outdoor areas, requires a conditional use permit. • No new pet care facilities are allowed in the office district. • Definition: <ul style="list-style-type: none"> ○ PET CARE ESTABLISHMENT: A building, structure or portion thereof designed or used for the boarding, training, daycare or kenneling of dogs, cats or other household domestic animals. Pet care establishments as an accessory use shall be defined as any pet care establishment which is subordinate and incidental to the principal permitted use of the building, structure or premises.
<p>Wilmette</p>	<ul style="list-style-type: none"> • Domestic pet service (daytime animal boarding, grooming, and training (not including overnight boarding) is considered a personal service establishment. • Overnight boarding kennels allowed as a special use in Village Center district according to standards (must be licensed by the state, and be 1,320' from another such use, and not exceed 12 animals boarded overnight).

Based on this information, staff confirmed that Illinois communities have created standards for uses similar to Fydoland in their commercial and downtown districts. These communities typically create additional standards to address potential impacts of the use. These standards vary from not locating any pet facilities with a certain distance to residential properties to how many animals can be boarded overnight.

Based on this review of other community’s regulations, and the details of the Fydoland business, staff is proposing the following amendments to the Zoning Ordinance:

B. AMENDMENTS TO TABLE 17.14-2 BUSINESS AND MIXED USE PERMITTED AND SPECIAL USES

Staff is proposing to amend **Table 17.14-2 Business and Mixed Use Permitted and Special Uses** to add the a new Pet Care Facility use as a special use in the BL-Local Business, BC-Community Business, and BR- Regional Business Zoning Districts. The new use category fits within the framework of the City’s business districts since Pet Care Facility will only permit overnight boarding in conjunction with other services such as retail sale of products.

Staff is also proposing that Kennels be removed as a Special Use in the BC and BR Zoning Districts where they are currently listed. Kennel uses will be only listed as Special Uses in the M-2 Limited Manufacturing district, as they are not as consistent with the commercial character of the City’s business districts.

C. AMENDMENTS TO CHAPTER 17.20 USE STANDARDS

Staff is proposing to amend section **17.20.030 Standards for Specific Uses** of the Zoning Ordinance. Staff is proposing the following use standards based on the review of the Fydoland proposal, existing standards for Kennels, and research of other community’s regulations.

Pet Care Facilities:

Pet Care Facilities shall comply with the following:

1. Outdoor exercise areas shall not be located on a property that abuts a residentially zoned property.
2. All animals shall be kept either within completely enclosed structures or under direct control of the kennel operator or staff at all times, and shall be indoors between the hours of 7:00 PM and 7:00 AM.
3. The operation of the daycare and/or overnight boarding of the Pet Care Facility shall not allow the creation of noise by any animal or animals under its care which can be heard by any person at or beyond the property line of the lot on which the kennel is located, which occurs a) repeatedly over at least a seven-minute period of time at an average of at least twelve animal noises per minute, or b) repeatedly over at lease a fifteen minute period of time, with one minute or less lapse of time between each animal noise during the fifteen-minute period.

D. AMENDMENTS TO CHAPTER 17.24 OFF-STREET PARKING, LOADING & ACCESS

Staff is proposing to amend **Table 17.24-3 Required Off-Street Parking** to create new parking categories for Pet Care Facilities. Staff is proposing that Pet Care Facilities have the same parking requirement as Personal Service uses. Personal Service currently permits dog grooming and other similar uses for pets that do not involve daycare or overnight boarding of animals.

TABLE 17.24-3 REQUIRED OFF-STREET PARKING	
USE	PARKING REQUIREMENT
RETAIL AND SERVICE USES	
Pet Care Facilities	3 per 1,000 of GFA

E. AMENDMENTS TO CHAPTER 17.30 “DEFINITIONS”

Staff is proposing to amend Section 17.30.020 “Use Definitions” to create the following new use definition for Pet Care Facilities:

Pet Care Facilities – A building, structure or portion thereof designed or used for the retail sale of pet products and food, grooming, boarding, training, daycare or overnight boarding of dogs, cats or other household domestic animals. The overnight boarding area of the establishment shall not exceed 50% of the total Gross Floor Area of the business. Establishments that only provide daycare and overnight boarding services, or establishments where these services exceed 50% of the Gross Floor Area, shall be considered a Kennel, not a Pet Care Facility.

VIII. RECOMMENDATION

Conduct the public hearing and close if all the testimony has been taken.

Staff has provided a recommendation for approval with Findings of Fact based on the information available prior to the public hearing.

Staff has placed this item on the meeting portion of the agenda for a recommendation, should the Plan Commission feel they have adequate information to recommend on the item tonight.

VII. ATTACHMENTS

1. Application for General Amendment

FINDINGS OF FACT
GENERAL AMENDMENT

(Amendments to Requirements for Pet Care Facilities and Kennels)

1. The consistency of the proposed amendment with the City’s Comprehensive Plan.

This use is not directly addressed in the Comprehensive Plan. The proposed amendment is consistent with the following Commercial Area Policy stated on page 48 of the Comprehensive Plan.

“Promote a mix of attractive commercial uses along the Main Street Corridor that provide a range of goods and services to the St. Charles community.”

The proposed use category creates opportunities for a new business model to occupy vacant buildings in the BL-Local Business, BC- Community Business, and BR- Regional Business Zoning Districts. The majority of the properties zoned BL, BC, and BR are located along the main street corridor and this amendment will provide an avenue to bring a new kind of service business to this corridor.

2. The consistency of the proposed amendment with the intent and general regulations of this Title.

The proposed amendments fit within the structure of the Zoning Ordinance and do not change the intent of the existing ordinance requirements. The changes to **Table 17.14-1 Business and Mixed Use Permitted and Special Uses, Section 17.20.030 Specific Use Standards, Table 17.24-3 Required Off-Street Parking, and 17.30.020 “Use Definitions”** create regulations for the new Special Use Category Pet Care Facility. These amendments are consistent with the framework created in Title 17(the Zoning Ordinance) for all Special Uses and the use standards are similar to the existing standards for Kennels.

3. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, is more workable than the existing text, or reflects a change in policy.

The proposed amendments will establish a new Special Use category Pet Care Facility. The proposed amendments reflect a change in policy to adapt to a new business model that incorporates the sale of pet related services and products, with overnight boarding as a portion of the business.

4. The extent to which the proposed amendment would be in the public interest and would not serve solely the interest of the applicant.

This amendment is not solely in the interest of the applicant. The proposed amendments will impact all properties in the BL, BC, and BR Zoning Districts. Any pet care or pet service businesses will be able to apply for a Special Use on any eligible property and will be subject to all the standards of the proposed amendments.

5. The extent to which the proposed amendment creates nonconformities.

The proposed amendments will not create any new nonconformities. The proposed Special Use category of Pet Care Facility does not currently exist in the City of St. Charles. Therefore, any new Pet Care Facilities will have to meet the standards proposed in these amendments.

There are currently no Special Uses established for a Kennel in the BC or BR Districts; therefore, the proposed amendments to remove Kennel as a Special Use from the City's business districts will not create any nonconformities.

6. The implications of the proposed amendment on all similarly zoned property in the City.

These amendments will apply to any proposed Pet Care Facility on any property in the BL- Local Business, BC – Community Business, and BR – Regional Business Zoning Districts, subject to the proposed use standards.

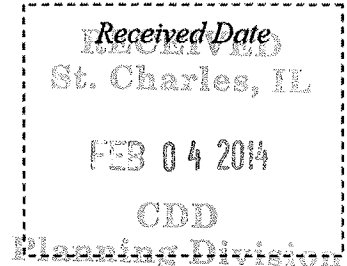
CITY OF ST. CHARLES
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY DEVELOPMENT/PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

GENERAL AMENDMENT APPLICATION



CITYVIEW	
Project Name:	1317 E. Main St. Morrison - Property
Project Number:	2014 -PR-005
Application Number:	2014 -AP-008

Instructions:

To request an amendment to the text of the St. Charles Zoning Ordinance, complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a meeting or public hearing date for an application.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

1. Applicant:	Name	Robin Massey	Phone	847-669-9300
	Address	1999 Larkin Ave. Elgin, IL 60123	Fax	
			Email	robinmassey@att.net
2. Billing: <i>Who is responsible for paying application fees and reimbursements?</i>	Name	Robin Massey	Phone	847-669-9300
	Address	1999 Larkin Ave. Elgin, IL 60123	Fax	
			Email	robinmassey@att.net

Attachment Checklist

- APPLICATION:** Completed application form
- APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance.
- REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- WORDING OF THE REQUESTED TEXT AMENDMENT**
One (1) copy of Proposed Amendment (Letter Sized) and one (1) Electronic Microsoft Word version on CD-ROM

Requested Text Amendment

To amend Section(s) (See Attached) of the St. Charles Zoning Ordinance. The wording of the proposed amendment is: (attach sheets if necessary)

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

R. Massee
Applicant

1-29-14
Date

Chapter 17.14 “Business and Mixed Use Districts”

Chapter 17.16 “Office/Research, Manufacturing, and Public Land Districts”

Chapter 17.20 “Use Standards”

Chapter 17.24 “Off-Street Parking, Loading & Access”

Chapter 17.30 “Definitions”

Pertaining to requirements for Pet Care Facilities and Kennels.

FINDINGS OF FACT SHEET – GENERAL AMENDMENT

The St. Charles Zoning Ordinance requires the Plan Commission to consider factors listed below in making a recommendation to the City Council.



As an applicant, the "burden of proof" is on you to show why the proposed amendment is appropriate. Therefore, you need to "make your case" by explaining how the following factors support your proposal. If a factor does not apply to the amendment in question, indicate "not applicable" and explain why it does not apply.

See Attachment

Amendment Description/Ordinance Section Number

2/4/14

Date

From the Charles Zoning Ordinance, Section 17.04.320.C:

In making its recommendation to grant or deny an application for a Zoning Text Amendment, the Plan Commission shall consider:

1. The consistency of the proposed amendment with the City's Comprehensive Plan.

The proposed amendment will facilitate implementation of the City's Comprehensive Plan for East Main Street, allow opportunities for use of this vacant building and property, and provide for economic development.

2. The consistency of the proposed amendment with the intent and general regulations of this Title.

The proposed amendment clarifies and provides for additional specific uses that are consistent with similar permitted uses in the BL district.

3. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, is more workable than the existing text, or reflects a change in policy.

The proposed amendment clarifies existing requirements, it expands existing text by specifying other similar permitted uses, and reflects a policy of expanding economic development opportunities for underutilized properties on East Main Street.

4. The extent to which the proposed amendment would be in the public interest and would not serve solely the interest of the applicant.

The amendment, as proposed, will provide for expanded job opportunities, increased sales tax, and more potential business traffic and exposure for other commercial land uses on East Main Street, in addition to this specific business plan for FYDOLAND.

5. The extent to which the proposed amendment creates nonconformities.

None

6. The implications of the proposed amendment on all similarly zoned property in the City.

Provides expanded opportunities for other properties in St. Charles.

Chapter 17.14 “Business and Mixed Use Districts”

Chapter 17.16 “Office/Research, Manufacturing, and Public Land Districts”

Chapter 17.20 “Use Standards”

Chapter 17.24 “Off-Street Parking, Loading & Access”

Chapter 17.30 “Definitions”

Pertaining to requirements for Pet Care Facilities and Kennels.

	PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Project Title/ Address:	Special Use for 1317 E. Main Street (Fydoland - Pet Care Facility)		
	City Staff:	Matthew O'Rourke Planner		
Please check appropriate box (x)				
	PUBLIC HEARING 3/4/14	X	MEETING 3/4/14	X
APPLICATIONS UNDER CONSIDERATION:				
Concept Plan				
ATTACHMENTS AND SUPPORTING DOCUMENTS				
Staff Report		Application for Special Use		
Fydoand Business Plan; dated 1/26/2014		Letter of Support; Anderson Animal Shelter; dated 1/28/2014		
Letter of Support; Buffy Cramer-Hammann, Psy.D.; dated 1/27/2014		Letter of Support; Mike and Suzette Zell; dated 1/28/2014		
Letter of Support; Kim Ashbaugh		Letter of Support; Nick Janson - Village of Huntley; dated 1/23/20174		
Pictures of Existing Fydoland Facilities in Huntley and Elgin		Letter from the property owner of 1307 E. Main Street - Mary Ann Krempel; dated 2/25/2014		
Proposed Floor Plan for 1317 E. Main Street		Letter of Support; Laurl A. Vietzen; dated 1/27/2014		
EXECUTIVE SUMMARY:				
<p>Background Robin Massey, the applicant and owner of Fydoland, and the property owner Dalores Morrison, have submitted an application for a Special Use for a Pet Care Facility at 1317 E. Main Street pending approval of a General Amendment to the Zoning Ordinance to create the Special Use category and use standards for Pet Care Facilities.</p> <p>Proposal The details of the Special Use are as follows:</p> <ul style="list-style-type: none"> • Establish a Fydoland Pet Care Facility at 1317 E. Main Street which includes: <ul style="list-style-type: none"> ○ Pet grooming areas. ○ Indoor exercise rooms. ○ Two outdoor exercise areas to the east and west of the existing building. ○ Pet daycare services. ○ Overnight boarding. ○ Retail sales of pet care products. • The applicant is not proposing any exterior changes to the building or property other than cosmetic changes and fences for the outdoor exercise areas. 				
RECOMMENDATION / SUGGESTED ACTION (briefly explain):				
Conduct the public hearing and close if all the testimony has been taken.				
Staff has provided a recommendation for approval with Findings of Fact based on the information available prior to the public hearing.				
Staff has placed this item on the meeting portion of the agenda for a recommendation, should the Plan Commission feel they have adequate information to recommend on the item tonight.				

Community & Economic Development

Planning Division

Phone: (630) 377-4443

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ST. CHARLES
SINCE 1834

Staff Report

TO: Chairman Todd Wallace
And Members of the Plan Commission

FROM: Matthew O'Rourke, AICP
Planner

RE: Proposed Special Use for a Pet Care Facility at 1317 E. Main Street (Fydoland)

DATE: February 28, 2014

I. APPLICATION INFORMATION:

Project Name: 1317 E. Main Street (Fydoland)

Applicant: Robin Massey and Dalores Morrison.

Purpose: Permit a Special Use for a Pet Care Facility at 1317 E. Main Street (Conditioned upon approval of a General Amendment for Pet Care Facilities)

General Information:		
Site Information		
Location	1317 E. Main Street	
Acres	0.77	
Applications	1) Special Use for a Pet Care Facility	
Applicable Ordinances and Zoning Code Sections	17.04 "Administration" 17.14 "Business and Mixed Use Districts" 17.20 "Use Standards" 17.30 "Definitions"	
Existing Conditions		
Land Use	Vacant Building (Former Rex's Cork and Fork)	
Zoning	BL - Local Business	
Zoning Summary		
North	BL - Local Business	Commercial Buildings
East	BC - Community Business	McGrath Honda
South	M-1 - Special Manufacturing District	Existing Business
West	BL - Local Business	White Stag Restaurant
Comprehensive Plan Designation		
Neighborhood Commercial		

II. BACKGROUND

Robin Massey, the applicant and owner of Fydoland, and the property owner Dalores Morrison, have submitted an application for a Special Use for a Pet Care Facility at 1317 E. Main Street pending approval of a General Amendment to the Zoning Ordinance to create the Special Use category and use standards for Pet Care Facilities.

III. PROPOSAL

The details of the Special Use are as follows:

- Establish a Fydoland Pet Care Facility at 1317 E. Main Street which includes:
 - Pet grooming areas.
 - Indoor exercise rooms.
 - Two outdoor exercise areas to the east and west of the existing building.
 - Pet daycare services.
 - Overnight boarding.
 - Retail sales of pet care products.
- The applicant is not proposing any exterior changes to the building or property other than cosmetic changes and fences for the outdoor exercise areas.

IV. STAFF ANALYSIS

A. PROPOSED USES

The site is zoned BL- Local Business. Based on the propose General Amendment to the Zoning Ordinance, if approved, Pet Care Facilities will be a Special Use in the BL District.

B. PET CARE FACILITIES

1. Use Standards for Pet Care Facilities

If the proposed General Amendment is approved, all Pet Care Facilities will need to comply with the following standards established in **17.20.030 Standards for Specific Uses** of the Zoning Ordinance.

- Outdoor exercise areas shall not be located on a property that abuts a residentially zoned property.
- All animals shall be kept either within completely enclosed structures or under direct control of the kennel operator or staff at all times, and shall be indoors between the hours of 7:00 PM and 7:00 AM.
- The operation of the daycare and/or overnight boarding of the Pet Care Facility shall not allow the creation of noise by any animal or animals under its care which can be heard by any person at or beyond the property line of the lot on which the kennel is located, which occurs a) repeatedly over at least a seven-minute period of time at an average of at least twelve animal noises per minute, or b) repeatedly over at least a fifteen minute period of time, with one minute or less lapse of time between each animal noise during the fifteen-minute period.

2. Definition for Pet Care Facility

The following definition is proposed for Pet Care Facilities.

Pet Care Facilities – A building, structure or portion thereof designed or used for the retail sale of pet products and food, grooming, boarding, training, daycare or overnight boarding of dogs, cats or other household domestic animals. The overnight boarding area of the establishment shall not exceed 50% of the total Gross Floor Area of the business. Establishments that only provide daycare and overnight boarding services, or establishments where these services exceed 50% of the Gross Floor Area, shall be considered a Kennel, not a Pet Care Facility.

Based on the submitted floor plan and business information provided by the applicant Fydoland meets the proposed definition and proposed use standard for **Pet Care Facilities**.

V. RECOMMENDATION

Conduct the public hearing and close if all the testimony has been taken.

Staff has provided a recommendation for approval with Findings of Fact based on the information available prior to the public hearing.

Staff has placed this item on the meeting portion of the agenda for a recommendation, should the Plan Commission feel they have adequate information to recommend on the item tonight.

VI. ATTACHMENTS

- Application for Special Use; received 2/3/2014
- Fydoand Business Plan; dated 1/26/2014
- Letter of Support; Anderson Animal Shelter; dated 1/28/2014
- Letter of Support; Buffy Cramer-Hammann, Psy.D.; dated 1/27/2014
- Letter of Support; Kim Ashbaugh
- Letter of Support; Nick Janson - Village of Huntley; dated 1/23/20174
- Letter of Support; Mike and Suzette Zell; dated 1/28/2014
- Letter of Support; Laurl A. Vietzen; dated 1/27/2014
- Pictures of Existing Fydoland Facilities in Huntley and Elgin
- Letter from the Property Owner of 1307 E. Main Street - Mary Ann Krempel; dated 2/25/2014
- Proposed Floor Plan for 1317 E. Main Street

SPECIAL USE FOR PET CARE FACILITY AT 1317 E. MAIN STREET
(FYDOLAND)

- a. Public Convenience: The Special Use will serve the public convenience at the proposed location.**

1317 E. Main Street is conveniently located on a busy arterial roadway that serves many commercial properties. The property is located within close proximity to other commercial properties and downtown St. Charles. This property is in a commercial district and can be easily accessed by patrons that will utilize this business's pet care related services.

- b. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.**

The building is already constructed. The utilities and infrastructure already exist on and around the site and will not be altered by these modifications.

- c. Effect on Nearby Property: 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 or impair property values within the neighborhood.**

The proposed special use will permit a new business to occupy a vacant building and will enhance the commercial viability and vitality of the surrounding properties. The business will comply with the use standards to minimize any impact of the proposed Pet Care Facility.

- d. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

This Special Use for a Pet Care Facility will permit a business to occupy an existing building and will not impact the development of the surrounding properties since the surrounding properties are already developed. There are no physical changes to the property except for the new outdoor exercise areas.

- e. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

The proposed Special Use will meet the use standards established for Pet Care Facilities. Therefore the establishment of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare of the surrounding area.

- f. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.**

The amendment will conform to all applicable regulations of the underlying BL –Local Business District and the specific use standards established for Pet Care Facilities.

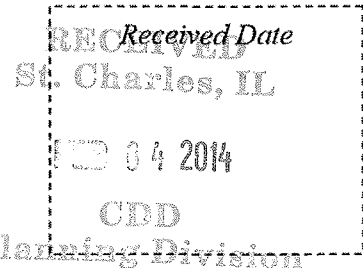
CITY OF ST. CHARLES
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY DEVELOPMENT/PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

SPECIAL USE APPLICATION



CITYVIEW	
Project Name:	1317 E. Main St. - Morrison property
Project Number:	2014 -PR- 005
Application Number:	2014 -AP- 007

To request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property, complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a public hearing date for an application.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

1. Property Information:	Parcel Number (s): 09-26-302-002	
	Street Address (or common location if no address is assigned): 1317 E. Main St. St. Charles, IL 60174	
2. Applicant Information:	Name Robin Massey	Phone 847-669-9300
	Address 1999 Larkin Ave. Elgin, IL 60123	Fax
		Email robinmassey@att.net
3. Record Owner Information:	Name Dolores Morrison, Trustee	Phone 630-258-7999
	Address 1317 E. Main St. St. Charles, IL 60174	Fax
		Email karen@thecomstocks.com
4. Billing: <i>To whom should costs for this application be billed?</i>	Name Robin Massey	Phone 847-669-9300
	Address 1999 Larkin Ave. Elgin, IL 60123	Fax
		Email robinmassey@att.net

Information Regarding Proposed Special Use:

Comprehensive Plan designation of the property: business/commercial

Is the property a designated Landmark or in a Historic District? No

What is the property's current zoning? BL

What is the property currently used for? vacant restaurant/commercial

What Special Use(s) are you applying for? Please select from the list of Special Uses in the Zoning Ordinance for the appropriate zoning district.

kennel

If the proposed Special Use is approved, what improvements or construction are planned?

Interior remodeling, outdoor screened runs, sign, beautification

For Special Use Amendments only:

What Special Use ordinance do you want to amend? Ordinance No. 17.04.330

Why is the proposed change necessary?

Utilize existing BL zoning and structure for a dog care center including a kennel

What are the proposed amendments? (Attach proposed language if necessary)

Special use request for a kennel accompanying a text amendment to allow dog care centers in the BL district.

Note for existing buildings:

If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

Attachment Checklist

- APPLICATION:** Completed application form signed by the applicant
- APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance.
- REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- PROOF OF OWNERSHIP and DISCLOSURE:**
 - a) A current title policy report; or
 - b) A deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

LEGAL DESCRIPTION: For entire subject property, on 8 1/2 x 11 inch paper

PLAT OF SURVEY:

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

SOIL AND WATER CONSERVATION DISTRICT APPLICATION:

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

ENDANGERED SPECIES REPORT:

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnrecocat.state.il.us/ecopublic/>

TRAFFIC STUDY: If requested by the Director of Community Development.

PLANS:

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

Copies of Plans:

Initial Submittal - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.

Revision Submittal for Plan Commission - Twenty-Two (22) full size copies, Three (3) 11" by 17" and a PDF electronic file on a CD-ROM.

SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)

A plan or plans showing the following information:

1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance

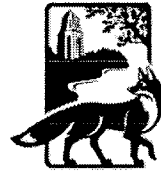
17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line
21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
 - a. Location, height, intensity and fixture type of all proposed exterior lighting
 - b. Photometric information pertaining to locations of proposed lighting fixtures

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Record Owner	Date
<i>R. Massey</i>	<i>1-29-14</i>
Applicant or Authorized Agent	Date

FINDINGS OF FACT SHEET – SPECIAL USE

The St. Charles Zoning Ordinance requires the Plan Commission to consider the factors listed below in making a recommendation to the City Council.



ST. CHARLES
SINCE 1854

As the applicant, the “burden of proof” is on you to show how your proposed Special Use will comply with each of the applicable standards. Therefore, you need to “make your case” by explaining specifically how your project meets each of the following standards.

FYDOLAND/1317 E. Main St.
Project Name or Address

02-04-14
Date

From the Charles Zoning Ordinance, Section 17.04.430.C.2:

No Special Use or amendment to Special Use shall be recommended by the Plan Commission unless it finds that the proposed Special Use or amendment to Special Use will conform with each of these standards. The Plan Commission shall submit its written findings together with its recommendations to the City Council after the conclusion of the Public Hearing, and also may recommend such conditions as it may deem necessary to ensure conformance with these standards.

On the basis of the evidence presented at the public hearing, the Plan Commission shall record its reasons for recommending approval or denial of the petition (findings of fact) in accordance with the following standards:

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

FYDOLAND will provide a full-service pet care facility dedicated to providing high customer satisfaction by rendering excellent service, quality pet care, premium dog food and supplies and furnishing a fun, clean, enjoyable environment for St. Charles area citizens and their dogs.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.

State Rt. 64 access, existing sewer and water, existing impervious surfaces for parking, and electric and gas are currently servicing the existing building and property.

C. Effect on Nearby Property: 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 or impair property values within the neighborhood.

The special use is consistent with adjoining properties and will not be injurious to the use or enjoyment of other properties in the area nor diminish property values. It has the potential to increase property values by making economic use of a currently vacant property.

- D. **Effect on Development of Surrounding Property:** That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed special use has the potential for increase and improve the orderly development and economical improvement of the surrounding properties.

- E. **Effect on General Welfare:** That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The special use will not be detrimental or endanger the public health, safety, comfort, or general welfare and will provide a necessary service to St. Charles area residents and provide economic development opportunities.

- F. **Conformance with Codes:** That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

As proposed, the special use will conform to all Federal, State and local legislation and regulations and meet or exceed all provisions of this title.

**OWNERSHIP DISCLOSURE FORM
LIMITED LIABILITY COMPANY (L.L.C.)**

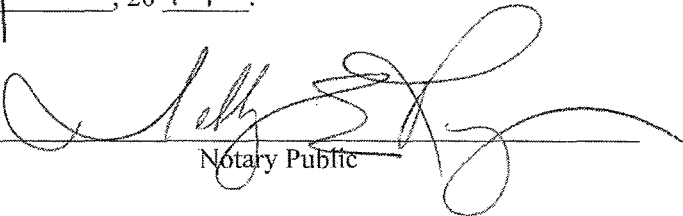
Florida
STATE OF ILLINOIS)
Lee) SS.
KANE COUNTY)

I, Debra Morrison, being first duly sworn on oath depose and say that I am
Manager of Morrison Property Group, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

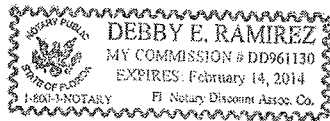
_____	_____
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_____	_____

By: Debra Morrison, Manager

Subscribed and Sworn before me this 3RD day of
February, 2014.



Notary Public



Dolores Morrison
9729 Willow Way
Estero, FL 33928
lori@thecomstocks.com

I, Dolores Morrison, as trustee/owner of 1317 East Main Street, St. Charles, IL 60174 hereby permit Robin Massey, the applicant, to act on my behalf concerning the proposed special use and text amendment proposed for 1317 East Main Street.

The beneficiaries of the trust are Karen Morrison-Comstock and Linda Morrison-Carter.


Dolores Morrison/Owner

2-1-2014
DATE



FYDOLAND

Business Plan

**Prepared by: Robin Massey
Richard Zelek**

Date: January 26, 2014

Executive Summary

1.0 Executive Summary

FYDOLAND is a full-service pet care facility dedicated to consistently providing high customer satisfaction by rendering excellent service, quality pet care, premium dog food and supplies and furnishing a fun, clean, enjoyable atmosphere at an acceptable price. We will maintain a friendly creative work environment which respects diversity, ideas, and hard work.

The timing is right for starting this new venture. Animals are playing a larger role in our lives, and working people are choosing to provide them with a good life. Loving families with active pets are in search of better lives for their pets and peace of mind for themselves. Busy animal lovers have chosen to flock to an ever-growing number of animal day care facilities across the nation. For customer convenience, in addition to day care, FYDOLAND will include overnight care, pet grooming, Self-service dog washes, pet training classes, dog specialty foods and products, low cost vaccination clinics, canine massage and special events all at one facility.

Robin Massey, owner, has worked in the pet industry for over seventeen years. She started her career in the pet industry as a pet training instructor. Robin has had a canine column in *The Huntley Patch* and is a professional Canine Specialist speaker. She is the Co-chair for the local chapter of the 2 Million Dogs Puppy Up! Cancer Walk and is the founder and co-coordinator for the Dundee Township Park District's "Dog Days of Dundee" festival, a festival celebrating the unique bond between canines and humans and also promotes responsible pet ownership.

Nine years ago, Robin started a pet training and in home pet sitting service called The Pet Squad. The Pet Squad was based in Elgin and serviced the Elgin, South Elgin, Gilberts and Dundee areas. Five years ago, Robin, along with her partner, Rich Zelek opened the first FYDOLAND in Elgin, IL. In 2010, the second FYDOLAND location was opened in Huntley, IL. With dedication, effort and offering excellent dog care services and products, FYDOLAND, Inc. has grown to have over 2000 satisfied clients. FYDOLAND has been featured in *The Daily Herald*, *The Courier News*, *The Huntley Patch*, *The Chicago Tribune*, and *McHenry County Magazine*. FYDOLAND has been recognized as one of the best in *The Daily Herald* and *The Kane County Chronicles*. Clients and colleagues alike believe that Robin has what it takes to expand her to business to include a friendly, neighborly facility that would be an asset to any community.

1.1 Mission

1. To provide excellent canine care in a pet friendly atmosphere while ensuring our customers, both pet and owner, receive excellent service in a safe, professional environment.
2. To create jobs and opportunities for Saint Charles citizens and businesses.

1.2 Objectives

1. Provide a top of the line, one stop pet care facility.
2. Educate the public on canine health and wellness.
3. Support our local community through creating jobs and organizing and participating in philanthropic events.
4. Set standards of professionalism, cleanliness, and service to which all other will strive to obtain.

1.3 Keys to Success

The keys to success in our business are:

Superior Customer Service: High-quality care and superior customer service.

Environment: provide a clean, upscale, odor free, enjoyable environment conducive to giving professional, trusting service.

Convenience: offering clients a wide range of services and products in one environment.

Location: provide an easily accessible location for customer convenience.

Reputation: credibility, integrity, and 100% dedication from 17+ years experience in the pet care industry.

Company Summary

2.0 Company Summary

FYDOLAND will provide or continue to provide high-level animal care and customer service in the following categories:

- Overnight care
- Day care
- Pet grooming
- Canine obedience classes
- All natural dog foods and supplies
- Low cost vaccination clinic
- Canine massage
- Canine education classes
- Self-service dog wash
- Special events
- Special requests
- Community Service

2.1 Company Ownership

FYDOLAND is an Illinois S Corporation, based in Kane County, privately owned by its principal operators.

2.2 Company Locations and Facilities

FYDOLAND currently has two successful locations:

1999 Larkin Avenue, Elgin, IL 60123

11221 Dundee Road, Huntley, IL 60142

This facility will be established at 1317 E. Main, Saint Charles, IL. We will service the Saint Charles, South Elgin, Geneva, Bartlett and surrounding areas.

The facility is currently zoned BL, with an amendment to the current zoning law and an approval of a special use permit, will allow day and overnight care.

2.3 Sound Proofing

We have taken into consideration that some may be concerned about barking and noise. We offer the following solutions that will keep noise to a minimum:

The building has low ceilings and insulated interior drywalls which are sound absorbing.

The interior of the building does not have windows that open to the public minimizing any exterior noise.

We will install a 6 ft chain link fence with privacy panels along the back of the property line.

There is a substantial amount of trees around the property to help absorb noise.

The building is currently higher than the buildings around it and noise rises, not falls.

Dogs will only be outside for a minimum amount of time.

There will never be more than 10 dogs outside at any one given time.

All areas where the dogs are will be supervised, trained personnel who will be working to redirect any barking dogs.

2.4 Cleanliness

Providing a clean and safe environment for our employees, guests, and fellow neighbors is of the utmost importance to us. Extensive daily and weekly cleaning responsibility lists are maintained, carried out and updated as necessary. Examples of our thorough cleaning are listed below:

Outside garbage will be contained in a covered 4 yard receptacle which will be in the back of the building.

A waste management company will pick up our waste on a weekly basis or more if necessary.

All accidents, whether indoors or outdoors, will be immediately cleaned up, bagged with biodegradable bags and disposed of properly. The affected area will immediately be cleaned with a hospital grade sanitizer or bleach to insure a clean and healthy environment.

All indoor and outdoor flooring and crates will be cleaned and disinfected on a daily basis.

All disinfectants are of a hospital grade quality and not harmful to people, pets, or the environment.

Products and Services

3.0 Products and Services

FYDOLAND wants to continue to set itself apart from other animal service facilities that may offer only one or two types of services or they are so large that the pets and owners become numbers instead of individuals. After detailed research, we realized that many people desired the services we are proposing, but were frustrated because they had to go to several different businesses or they did not feel that their pets got the adequate time and attention that they would like or that knowledgeable, professional care from their current places was lacking. The focus of FYDOLAND will be to offer day care, overnight care, pet training, dog care supplies and general dog health and wellness education. However, the services we provide will be above and beyond what our competition can offer and with a personal touch.

Our business atmosphere will be intimate, clean, friendly and upscale where customers will be comfortable leaving their pets or seeking out the best products for them. We will offer a personal touch, such as photographs, birthday cards, loyalty programs, and personalized customer service.

3.1 Product and Service Description

FYDOLAND will be considered an upscale, full-service animal care facility. We will offer a wide range of services. Services are as follows:

Day Care: Provide 5000 sq. ft. for a fun, safe atmosphere for pets to spend the day exercising and enjoying the company of other pets.

Overnight Care: Leave your pet for as long as necessary for 24 hour care and attention. We will offer 25 large suites for overnight boarding to begin with.

Pet Grooming: Provide on-site professional pet grooming services.

Self Service Dog Wash: Clients can choose to wash their own dogs in our clean, fully stocked bathing rooms.

Dog Training Courses: Provide training courses for puppy, beginning, and intermediate levels.

High End Retail Shop: Provide all natural dog foods and supplies, specialty dog-related gifts and products.

Low Cost Vaccination Clinics: Provide low cost vaccinations to the community.

Canine Massage: Provide therapeutic massages to canines in need

Canine Education Classes: Provide nutritional, behavioral, and general need information to the community
Community Support: Support our local non-profit organizations through fund-raising and supply drives.
Special Events: Coordinate pet birthday parties or any other special occasions on-site or at a location of choice.

3.2 Competitive Comparison

There is not much competition in the Saint Charles area. There is currently only one organization that offers some similar services at their location but they are a large kennel and do not offer the full scale of professional services and products that we offer. They are also not conveniently located and are located on the far west side. There is nothing in the area that is a full service, one stop convenient location for the community.

3.3 Technology

FYDOLAND will maintain the latest Windows and Internet capabilities including complete email capabilities on the Internet to work directly with clients for reservations, purchasing products online, asking questions, providing information, etc., as well as a Web page that will provide information and maximum exposure of available services and use of social media.

4.0 Market Analysis Summary

FYDOLAND will focus on middle to high income, traveling professional families with hectic schedules. We wish to help those who are trying to strike a balance between the demands of their careers, personal lives and their pets. Our most important group of customers are those who do not have as much time as they desire to invest in their pets and are willing to seek additional help regardless of costs.

Although kennels have been around for many years, dog care centers which offer multiple service with a personal touch did not exist in Kane county let alone Saint Charles. There are now several such centers that offer some services and products but nothing like FYDOLAND.

4.1 Target Market Segment Strategy

We will not be successful waiting for the customer to come to us. Instead, we must focus on the specific market segments whose needs match our offerings. Focusing on targeted segments is the key to our future.

Therefore, our focus and marketing message will be the services and levels of professionalism offered. We will develop our message, communicate it, and fulfill our commitment to excellence.

4.2 Market Needs

Our target customers are pet owners, not restricted to only one pet per household. They are working professionals that need reliable, trusting and convenient pet care available to them to keep up with the demands of their hectic schedules. There is a need for one-stop convenience.

4.2.1 Market Trends

Today's trend consists of professionals having their families later in life or deciding not to have children at all. Pet owners are increasingly treating their pets as they would their children. Pets aren't just part of the family anymore. In some cases they are the family. They are willing to invest dollars to have them cared for in an environment that would mirror their home surroundings

Another important workplace trend is working longer hours and more days. There is also the traveling professional. Professionals are looking for help to care for their pets in a loving playful daycare. There is a need to have pets cared for over long periods of time while their owners are away on business trips. The increase in land development and population has created the need to provide a daily exercise and a playful environment for resident's pets in the Chicagoland area.

There are several magazines dedicated to the care of dogs such as: *Dog Fancy*, *Bark*, and *Dog World*. Chicagoland has its own pet publication called *Tails*, which is read by over 100,000 readers!

4.2.2 Market Growth

The benefit of sharing our lives with our pets offers owners affection, companionship and security. For busy families, professionals and single pet owners, FYDOLAND offers a peace of mind knowing there are informed professional individuals in one location to help them with all their canine care needs. The nation's 43 million pet owners spent an estimated 53 billion on their pets in 2011. People spent \$19.85 billion on food, \$13.41 billion on vet care, \$11.77 billion on supplies and over-the-counter medicines, \$3.79 billion on other services

A survey sponsored by the American Animal Hospital Association found that 94% of all the respondents felt that their dog had humanlike qualities and 40% of all respondents would choose their dog over a human if they were stranded on a deserted island and could only take one companion. Animals are playing a larger role in our lives and working people are choosing to provide them with a good life.

Pet owners can be confident that their pets are in the best of hands at FYDOLAND. Pets can socialize with buddies, revel in attention from expert care givers, and enjoy organized play activities. Owners can feel confident knowing that they are getting the best information on retail health and wellness products and services.

4.3 Service Business Analysis

The animal care service industry consists of many small individual facilities. FYDOLAND's direction is to establish itself as the best full-service facility dedicated to the health, wellness and happiness of canines and to create customer convenience and peace of mind.

4.3.1 Business Participants

The animal care industry is made up of many small participants that are function-specific. These businesses offer one or two services. There are no businesses that offer full care, including day care, overnight care, training, grooming, vaccination clinics, top quality foods and supplies and education. FYDOLAND will change these trends and offer "one stop convenience" for all their dog needs.

Strategy and Implementation Summary

5.0 Strategy and Implementation Summary

Build a Relationship-Oriented Business

Build long-term relationships with clients, not just an occasional visit. Let them become dependent on FYDOLAND to help out in many situations such as day care and overnight care, nutrition, health and wellness issues. Help them understand the value of the relationship.

Focus on Target Markets

We need to focus our offerings on the busy professionals, who want to save time to enjoy convenience, multiple services, and total satisfaction of services.

Differentiate and Fulfill the Promise

We can't just market and sell service and products; we must actually deliver as well. We need to make sure we have the knowledge-intensive business and service-intensive business we claim to have.

5.1 Competitive Edge

FYDOLAND starts with a critical competitive edge: There is no competitor that can claim as many multiple services, location, and customer conveniences at one location with the history of client satisfaction and experience that we have.

5.1.1 Marketing Strategy

Our marketing strategy is a simple one: satisfied customers are our best marketing tool. When a customer leaves our business with a happy dog knowing that it has had a fulfilled day, our name and service will stand on its own

5.1.2 Pricing Strategy

FYDOLAND will be competitively priced for the market it services, competing with similar businesses in the area.

Management

6.1 Management Team

Robin Massey: Owner and Chief Executive Officer

- Founder and President of FYDOLAND, Inc., a pet care company that has grown to service over 2000 clients.
- Over 17 years of progressive experience in canine behavior, nutrition and pack management.
- Co-Chairman of the local chapter of the 2 Million Dogs Puppy Up! Cancer walk.
- Founder and co-organizer of the Dundee Township Park District "Dog Days of Dundee" festival.
- Canine columnist for the Sun City newspaper.
- Highly regarding canine specialty public speaker.

Richard Zelek: Owner and Financial Manager

- Certified Project Manger/Financial Administrator for Fortune 500 Corporation.
- Vast knowledge of financial reporting systems in various industries.



A Humane Society

1000 South La Fox St. (Rt. 31)
South Elgin, IL 60177
(847) 697-2880

Officers

Laura Lingl, President
Cindy Green, Vice President Emeritus
Laura Lingl, Vice President
Andy Hanses, Treasurer
Dr. Amy Smith, Secretary

Directors

Todd Diven
Laurel Garza
Christopher J. Graham
Jonathan Gripe
Travis Thieme
Lydia Turgeon

Honorary Board Member

Mark Muscarello, Esq.

Anderson Animal Shelter's mission is to serve as a premier private facility dedicated to the compassionate and humane treatment of homeless companion animals through direct care, education and community outreach programs.

Special Events 2014:

Motorcycle Charity Ride
Golf Outing
Jewelry Faire
Gala Dinner & Auction

www.andersonanimalshelter.org

Follow us on Facebook
Connect on LinkedIn
Join our Email News List
Conduct a Donation Drive
Refer a Friend

January 28, 2014

City of St. Charles
2 East Main Street
St. Charles, IL 60174

To Whom It May Concern:

On behalf of Anderson Animal Shelter, I am pleased to submit this letter of recommendation for FYDOLAND in their efforts to open a facility in the City of St. Charles.

Our Shelter has worked with owner, Robin Massey and various members of her team over the past several years. Their dedication to animal welfare, customer service, support of the community where they live and work, and their programs and events are exemplary.

A number of our staff, volunteers and adoptive families who have had interactions with them speak highly of Robin and their experience. We wholeheartedly believe FYDOLAND would be an excellent addition to the city's marketplace and positively benefit the residents of your community and their canine family members.

Please feel free to contact our Shelter should you need any additional information.

Regards,

Holly Alcalá
Director of Development
Anderson Animal Shelter
(847) 697-2880 x33

Buffy Cramer-Hammann, Psy.D.
Licensed Clinical Psychologist

333 N. Randall Road
Suite 11
St. Charles, IL 60174
630.464.5824

608 S. Washington Street
Suite 200
Naperville, IL 60540
630.305.3020

January 27, 2014

To Whom It May Concern:

The purpose of this letter is provide the City of St. Charles with further evidence as to the importance of the services FYDOLand hopes to bring to the city by opening a facility that will cater to the pet owners of this city.

As you may already be aware, there are numerous pets abandoned or surrendered to local animal shelter, often more than the shelters can maintain. One of the main reasons for his epidemic is a lack of training and appropriate exercise for these animals as well as education for pet owners. Pet who lack proper training and exercise regimes tend to wreak havoc on their households and possibly neighborhood. Currently, FYDOLand addresses this issue by providing the residents of Elgin and Huntley with a variety of professionally lead training classes in order to educate the pet owner on how to guide that cute puppy into a well-adjusted family pet. The current facilities also provide the family pet with a well-supervised positive outlet for excessive energy and encourages healthy socialization.

As well as serving as a preventative measure for the community at large, FYDOLand indulges the pet owners who spare no expense in the care of their pet. With the current trend in many metropolitan areas to spend significant amounts of funds on one's four-legged family members, placing a FYDOLand in St. Charles can capture that trend through the clean and convenient environment of doggy daycare as well as the peace of mind daily dog walking services. The friendly and outgoing staff of FYDOLand will have the opportunity to pamper the pet owner as well as the cherished canine family member. These same clients will likely take advantage of the boarding options during family vacations and business trips as they will feel comfortable with the professional staff and facility.

I am able to provide this recommendation for FYDOLand as members of the company, as well as its owner, Robin Massey, have cared for my pampered canines for approximately ten years through daily dog walking and in-home pet sitting. I am heavily involved in conformation, obedience and therapy work with my Bernese Mountain Dogs and hold high standards for the care of my four-legged family members. FYDOLand has been responsive to the unique needs of my household and swiftly addresses any issues I have had with the care of my pets. Personally and as a St. Charles business owner, I am comfortable supporting Robin Massey as she embarks on this seemingly natural growth and development of her company, FYDOLand.

Thank you for allowing me this opportunity to provide support for a St. Charles FYDOLand.

Sincerely,

A handwritten signature in cursive script that reads "Dr. Buffy Cramer-Hammann". The signature is fluid and includes a long, sweeping underline.

Dr. Buffy Cramer-Hammann

To Whom It May Concern:

I have known Robin Massey and her team of Pet Pals at FYDOLAND for five years now. I am not only a client; I co-chair a non-profit committee with Robin raising money for an organization called 2 Million Dogs.

As a client, FYDOLAND provides day-care services; pet sitting and walking services, food and the occasional bone for my dog Luda. Regardless of the services rendered, the peace of mind I have when leaving Luda with them makes leaving her a lot easier. I recommend FYDOLAND, with confidence, to friends and dog owners in the area looking for trustworthy day-care options for their dogs.

As a great community partner, FYDOLAND has also extended their services, for free, to some of my foster dogs allowing them to come play and interact with the team and new dogs. The behavioral knowledge Robin instills in her team, their gentle loving nature and the fun safe environment that FYDOLAND provides for all the dogs in their care has really allowed our rescue dogs to grow and become more confident. This helps us to find them good forever homes. FYDOLAND has also supported our rescue by providing food when we've been in need and by advertising our dogs that are up for adoption.

On a personal level Robin and I co-chair a committee that raises funds for an organization called 2 Million Dogs. 2 Million Dogs raises money for comparative oncology, between companion animal and human cancers with the goal of one day finding a cure for this deadly disease. Our committee was responsible for bringing this national organization and the first Illinois PuppyUp! Against Cancer Walk into the Chicago area, raising awareness of companion animal cancer and care. Robin's professionalism and commitment to the organization has helped us to grow our vendor/sponsor base and donations making our walk the top fundraising walk in 2012. We only missed last year's top rank by pennies.

I'm confident that Robin and her team will make a great addition to the St Charles and Fox River Valley area. FYDOLAND's facilities are always clean, safe and fun. The Pet Pals are knowledgeable, professional and always have the dog's best interests at heart.

Best Regards,

Kim Ashbaugh
Km_ashbaugh@yahoo.com
10417 Dawson Street
Huntley, IL 60142
847-669-2193



VILLAGE OF HUNTLEY

Exhibit E

VILLAGE PRESIDENT
Charles H. Sass

BOARD OF TRUSTEES
Ronda Goldman
Nick Hanson
Niko Kanakaris
Harry Leopold
John Pivko
JR Westberg

VILLAGE MANAGER
David J. Johnson

January 23, 2014

To Whom It May Concern,

I understand FYDOland is applying for a Special Use Permit with the City of St. Charles. I would like to take this opportunity to highly recommend FYDOland as an excellent business for the City. I personally utilize their service on a weekly basis for my dog and am extremely happy with their service. It is fortunate for the residents of the Village of Huntley and surrounding area to have such a friendly, customer service based business in town. Owner Robin Massey is extremely knowledgeable of the day to day operations of the business and has the best interest of the customers and especially the pets at heart at all times. The residents of the City of St. Charles would be very fortunate to gain FYDOland as an option for pet care.

If you would like to contact me to discuss my recommendation further, please feel free to contact me at 224-650-1264.

Thank you,

Nick Hanson
Village Trustee

Exhibit F

Mike and Suzette Zell
661 Tuscany Drive
Algonquin, IL 60102

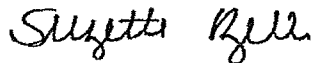
January 28, 2014

To Whom It May Concern,

My husband and I have been taking our dog to F.Y.D.O. Land in Huntley, Illinois, since F.Y.D.O. Land opened their doors in 2010. Since that time, Robin has not only renovated the facility, creating a clean and safe environment for the dogs, but also added a retail area up front, which has made it extremely convenient for us when we need to purchase any food, bones or an occasional toy!

Robin and her staff do a terrific job caring for our Boston terrier, and they are very accommodating with our schedule changes and his occasional diet requirements. We know we're leaving our little guy in excellent hands when we drop him off in the morning, and we are certain that additional communities and their families would benefit from a facility as fine as this.

Kind Regards,

A handwritten signature in cursive script that reads "Suzette Zell".

Suzette Zell

**Laurel A. Vietzen
Attorney at Law
10N560 Manchester Ln
Elgin IL 60124
847 695-6630 lvietzen@sbcglobal.net**

January 27, 2014

City of St. Charles

It is with great pleasure that I endorse the opening of a new Fydoland in St. Charles. I know that St. Charles is concerned about the quality of businesses that open under your jurisdiction and I can assure you that this is the type of business you want.

I will never forget my first meeting with Robin Massey, several years ago and right after the first Fydoland opened. I was a relatively new dog owner, having rescued a dog that was dumped beside Rt. 20 just a few months earlier. She turned me and my dog away at the door! She had and has an absolute rule that no dog could enter until she had seen its certificate of vaccination. This was quite a relief to me because my dog had contracted a very expensive case of kennel cough at another facility. Once that issue was resolved, she would not accept a reservation for my dog until he passed a personality test to ensure that he would not be aggressive with other dogs or with people. Another relief! I had been injured when I was knocked over because of a dog lunging at dog grooming facility. I later learned that Robin makes no exceptions to her policy about the number of dogs she will care for at a time. These rules are not always what the customers want, but they are what keep the quality of the facility high. I have since learned that Robin is involved in several community service efforts: a low cost vaccination clinic, helping find homes for homeless dogs, raising funds for animal health research, participating in local parades, and supporting local shelters.

Since my first meeting with Robin, I have adopted a second rescue dog, this one an adult with some health and socialization problems. Robin has been an incredible resource to me in helping get her back to health. She is now a friendly, well-behaved, healthy dog. Please feel free to contact me if you need further information.

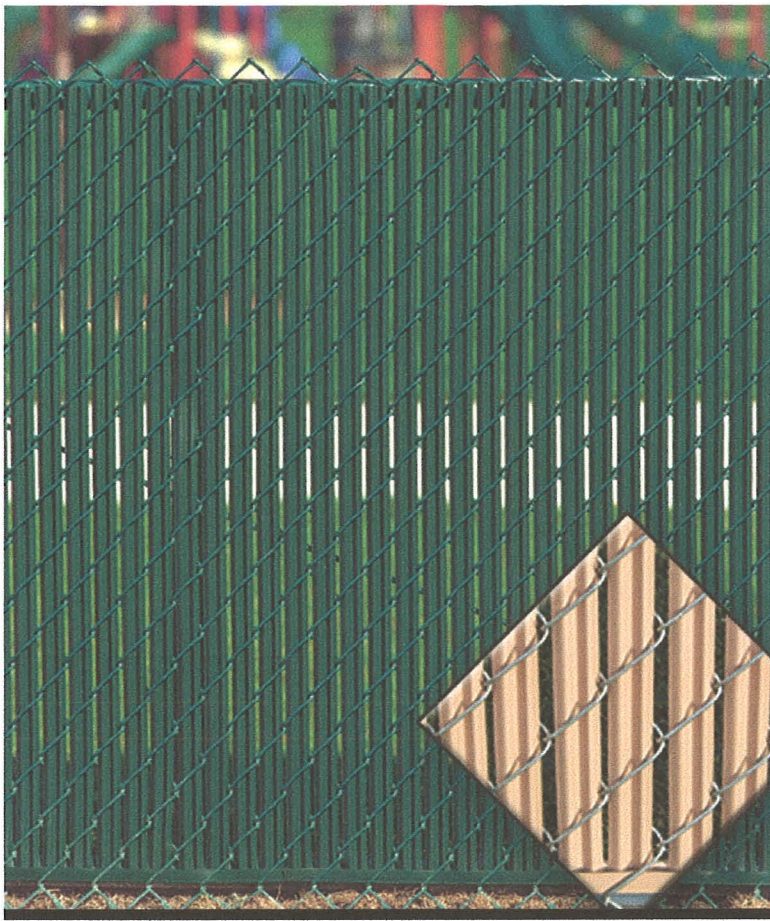
Sincerely:

Laurel A Vietzen

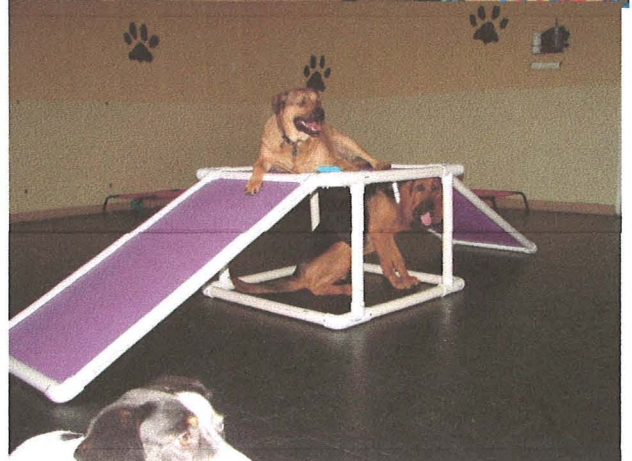
Laurel A. Vietzen
Professor Emeritus, Elgin Community College

FYDOLAND Huntley Facility





FYDOLAND Elgin Facility



Feb. 25, 2014

Matthew: It was a pleasure meeting with you yesterday to discuss the property at 1317 E. Main.

As I said, I own the property at 1307 E. Main which is a Tavern/Restaurant enterprise. While I don't object to allowing a change or variation to the 1317 property, I do have some concerns. I visited a dogland in Elgin and it was clean and nicely done. However the ~~the~~ outside area where dogs were let to exercise was extremely noisy, as would be expected when someone approaches the yard. Even though it was fenced in the dogs were aware someone was there.

The 1307 property has a parking lot adjoining the 1317 property to the west. This is a VERY active area with people walking to & from their cars & also vehicular traffic to the adjoining businesses. All this movement would certainly encourage barking. In addition to this, in nice weather (yes it WILL come) the patrons in the tavern sit outside and windows are opened. The barking can become a nuisance.

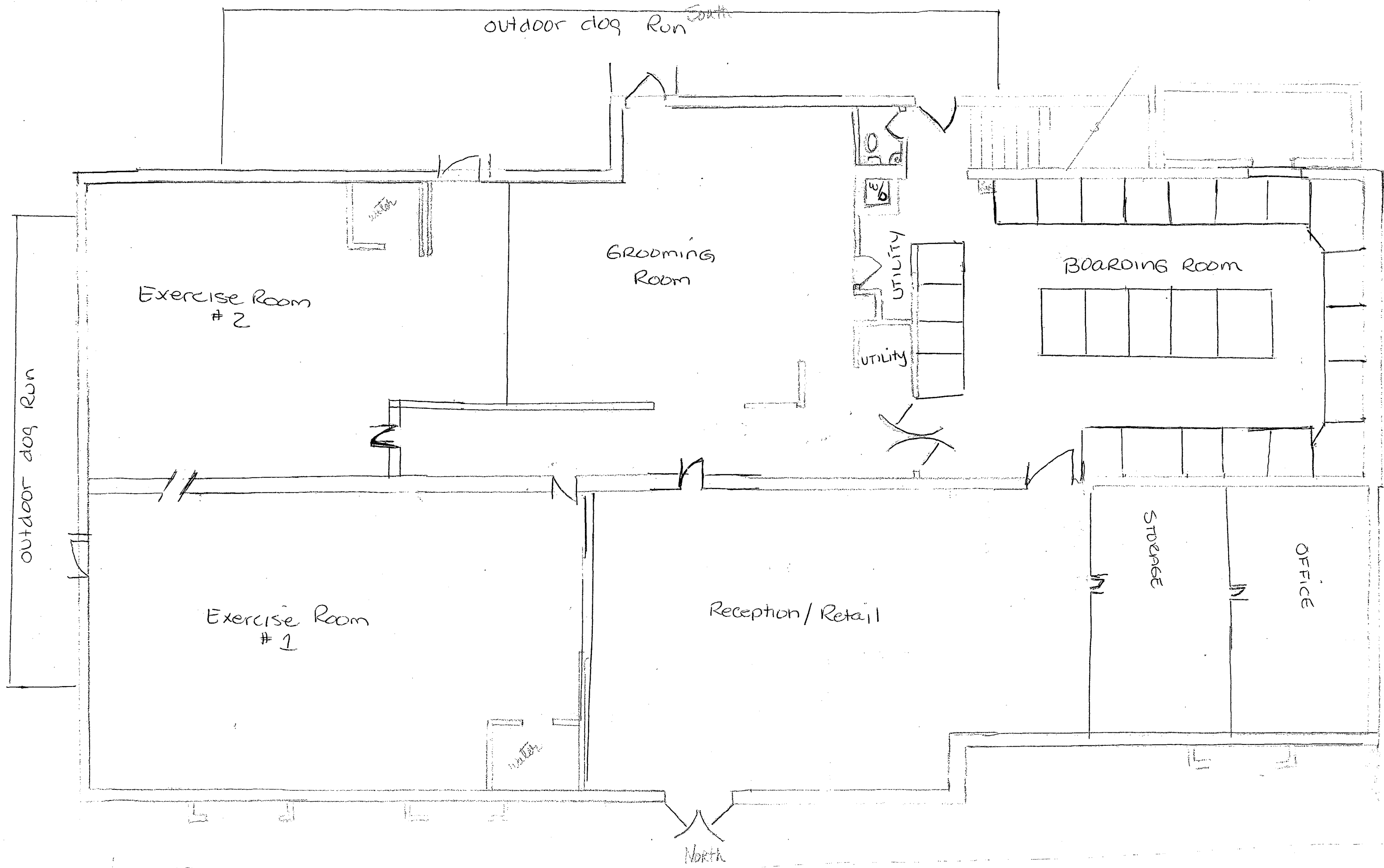
In light of this I would like to suggest:

- 1) No outside boarding of dogs to west of the property or exercising
- 2) ~~Now~~ A non see through / solid fencing application that would not allow the dogs to see the action in the parking lot next door.
- 3) No outside kennels visible from my property.
- 4) Hours of outside use of exercise area limited - meaning as an example: say 20 mins at a time - so many hrs. a day, or no outside areas used to exercise dogs after - say 7:PM

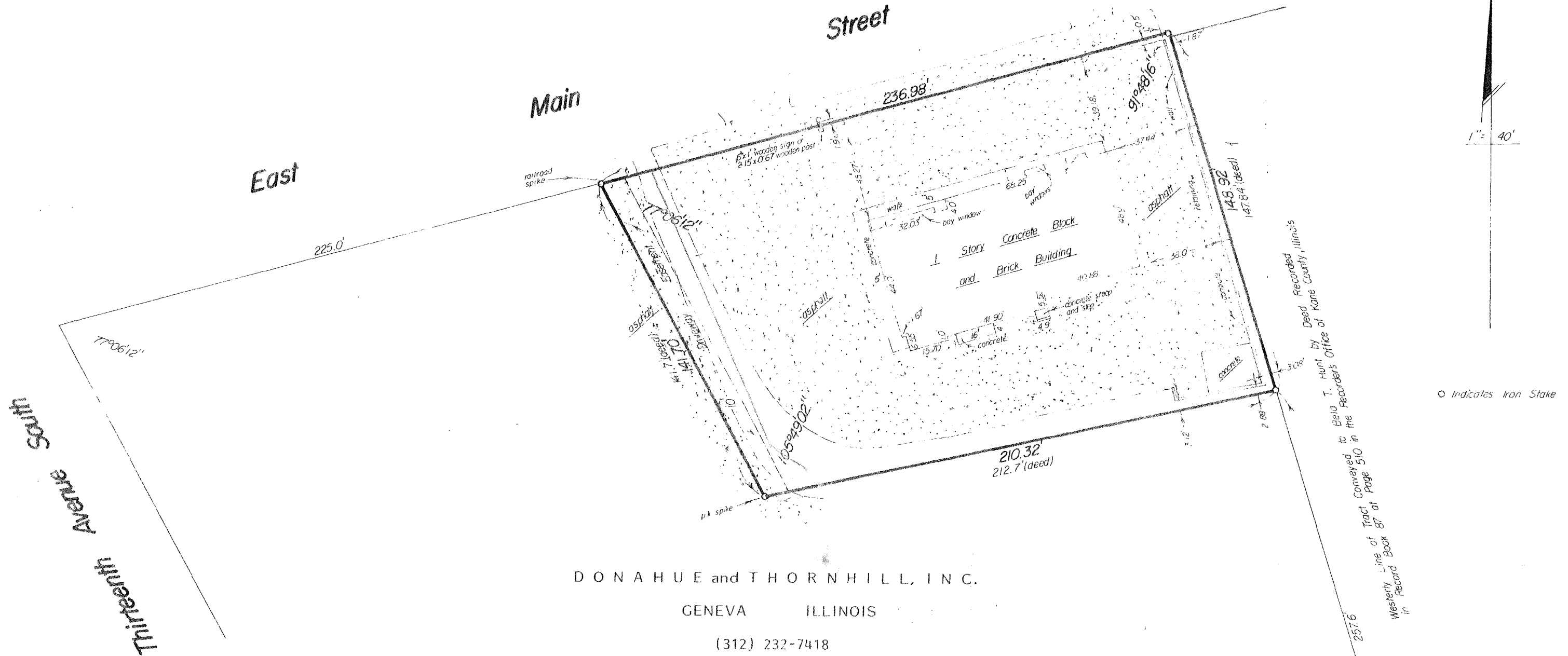
These are my concerns. I do not object to any inside use of this property for animal care.

Sincerely,

Mary Ann Krempel



Plat of Survey of
 Part of the Southwest Quarter of Section 26-40-8
 St. Charles Kane County Illinois



D O N A H U E and T H O R N H I L L, I N C.

GENEVA ILLINOIS

(312) 232-7418


State of Illinois)

County of Kane)

This is to certify that I, John A. Thornhill, Jr., an Illinois Registered Land Surveyor of Donahue and Thornhill, Inc., have surveyed and located the improvements on that part of the Southwest Quarter of Section 26, Township 40 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the southeast corner of East Main Street and Thirteenth Avenue South, being at a point that is 60.0 feet northeasterly of the northeast corner of Block 12 of Sarah E. Perkins Addition to St. Charles, Illinois (measured along the southerly line of said East Main Street); thence easterly along the southerly line of said East Main Street 225.0 feet for a point of beginning; thence southeasterly parallel with the easterly line of said Thirteenth Avenue South 141.70 feet; thence north-easterly 210.32 feet to a point on the westerly line of a tract of land conveyed to Bela T. Hunt by Deed recorded November 10, 1866 in Book 87 at Page 510 that is 257.60 feet northerly of the northerly right of way line of the Chicago and Northwestern Transportation Company (measured along said westerly line); thence northwesterly along said westerly line and said westerly line extended 148.92 feet to the southerly line of said East Main Street; thence westerly along said southerly line 236.98 feet to the point of beginning, in the City of St. Charles, Kane County, Illinois as shown by the plat hereon drawn which is a correct representation of said survey and location. All distances are given in feet and decimal parts thereof.

Dated at Geneva, Illinois, August 23, 1988

Northerly Right of Way Line of Chicago and Northwestern Transportation Company

	PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Project Title/ Address:	General Amendment to Zoning Ordinance (Medical Cannabis Cultivation Centers and Medical Cannabis Dispensing Organizations)		
	City Staff:	Matthew O'Rourke Planner		
Please check appropriate box (x)				
	PUBLIC HEARING 3/4/14	X	MEETING 3/4/14	X
APPLICATIONS UNDER CONSIDERATION:				
Concept Plan				
ATTACHMENTS AND SUPPORTING DOCUMENTS				
Staff Memo	Map 1: Properties Within 2,500 Feet Buffer Map			
Application & Attachments	Map 2: Properties Within 1,000 Feet Buffer Map			
Legal Opinion for John McGuirk; dated 1/2/2014 Legal Opinion for John McGuirk; dated 2/11/2014	Map of State of Illinois Police Districts			
EXECUTIVE SUMMARY:				
Background				
<p>In August of 2013, Governor Quinn signed into law the “Compassionate Use of Medical Cannabis Pilot Program Act” hereafter referred to as the “State Act”. The majority of the law pertains to the sales, distribution, and eligible users of medical cannabis. However there are specific provisions that relate to the location of Medical Cannabis Cultivation Centers and Medical Cannabis Dispensing Organizations.</p>				
Proposal				
<p>Staff is proposing to establish the following regulations and criteria for the location of Medical Cannabis Cultivation Centers and Medical Cannabis Dispensing Organizations:</p> <ul style="list-style-type: none"> • Establish these facilities as permitted uses in the M-2 Limited Manufacturing District. • Create location standards that replicate those established in the State Act. • Create parking standards for these uses. • Establish use definitions for these facilities that replicate those established in the State Act. 				
RECOMMENDATION / SUGGESTED ACTION <i>(briefly explain):</i>				
<p>Conduct the public hearing and close if all the testimony has been taken.</p> <p>Staff has placed this item on the meeting portion of the agenda for a recommendation, should the Plan Commission feel they have adequate information to recommend on the item tonight.</p> <p>Staff recommends approval of the General Amendment Application and has provided the attached draft Findings of Fact to support that recommendation.</p>				

Community Development

Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



ST. CHARLES
SINCE 1834

STAFF REPORT

TO: Chairman Todd Wallace
And Members of the Plan Commission

FROM: Matthew O'Rourke, AICP, Planner

RE: General Amendments to Title 17 (Zoning Ordinance) Requirements for Medical Cannabis Cultivation Centers and Medical Cannabis Dispensing Organizations.

DATE: February 28, 2014

I. GENERAL INFORMATION

Project Name: General Amendments to Title 17 (Zoning Ordinance) - Requirements for Medical Cannabis Cultivation Centers and Medical Cannabis Dispensing Organizations

Applicant: City of St. Charles, Planning Division

Purpose: Create regulations for Medical Cannabis Cultivation Centers and Medical Cannabis Dispensing Organizations in accordance with State Law "Compassionate Use of Medical Cannabis Pilot Program Act"

II. BACKGROUND

In August of 2013, Governor Quinn signed into law the "**Compassionate Use of Medical Cannabis Pilot Program Act**" hereafter referred to as the "State Act". The majority of the law pertains to the sales, distribution, and eligible users of medical cannabis. However there are specific provisions that relate to the location of Medical Cannabis Cultivation Centers and Medical Cannabis Dispensing Organizations.

A. RELEVANT PROVISIONS OF THE "COMPASSIONATE USE OF MEDICAL CANNABIS PILOT PROGRAM ACT"

The Act contains certain provisions related to the number of medical cannabis facilities in the State and location criteria regarding these facilities. The following is a list of all pertinent requirements that are related to zoning regulations:

- "A unit of local government may enact reasonable zoning ordinances or resolutions, not in conflict with this Act or with Department of Agriculture or Department of Public Health rules, regulating registered medical cannabis cultivation centers or medical cannabis dispensing organizations. No unit of local government, including a home rule unit, or school district may regulate registered medical cannabis organizations other than

as provided in this Act and may not unreasonably prohibit the cultivation, dispensing, and use of medical cannabis authorized by this Act. This Section is a denial and limitation under subsection (i) of Section 6 of Article VII of the Illinois Constitution on the concurrent exercise by home rule units of powers and functions exercised by the State.”

- The State of Illinois Department of Agriculture may not issue more than 22 cultivation center licenses. Only 1 Medical Cannabis Cultivation Center will be permitted in each State of Illinois Police District. There are 22 State Police Districts. The following location standards are established in the State Act:
 - “A registered cultivation center may not be located within 2,500 feet of the property line of a pre-existing public or private preschool or elementary or secondary school or day care center, day care home, group day care home, part day child care facility, or an area zoned for residential use.”
- The State of Illinois Department of Agriculture may not issue more than 60 Dispensing Organization Licenses. The following location standards are established in the State Act:
 - “A dispensing organization may not be located within 1,000 feet of the property line of a pre-existing public or private preschool or elementary or secondary school or day care center, day care home, group day care home, or part day child care facility. A registered dispensing organization may not be located in a house, apartment, condominium, or an area zoned for residential use.”

B. PROPOSAL

Staff is proposing to establish the following regulations and criteria for the location of Medical Cannabis Cultivation Centers and Medical Cannabis Dispensing Organizations:

- Establish these facilities as permitted uses in the M-2 Limited Manufacturing District.
- Create location standards that replicate those established in the State Act.
- Create parking standards for these uses.
- Establish use definitions for these facilities that replicate those established in the State Act.

III. **PROPOSED AMENDMENTS**

A. STAFF ANALYSIS

1. **Use Standards and Location Criteria**

Staff used the distance criteria established in the State Act for cultivation centers and dispensing organizations to generate maps illustrating which properties these uses could not be located on based on their proximity to residential zoning, daycares, schools, etc. These maps are attached to this memo as Attachments 1 and 2. There are residential areas outside of the City’s limits that are not shown on these maps. However, these properties will impact the location of any cannabis related uses.

Based on this analysis there is limited number of properties that are outside the distance requirements stated in the State Act.

- Cultivations Centers – These facilities could only be located on a small number of properties in the industrial area on the east side of town. All of these properties are zoned M-2 Limited Manufacturing.
- Dispensing Facilities – There are an increased number of eligible properties for dispensing facilities per the standards of the State Act. These properties are typically

in the commercial and manufacturing areas. However, a number of these commercial properties are located within close proximity to residentially zoned parcels. The downtown CBD-1 and CBD-2 Zoning Districts are considered residential for purposes of this amendment.

B. AMENDMENTS TO TABLE 17.16-1 OFFICE/RESEARCH, MANUFACTURING AND PUBLIC LANDS PERMITTED AND SPECIAL USES

Based on the eligible location analysis, Staff is proposing that **Table 17.16-1 Office/Research, Manufacturing and Public Lands Permitted and Special Uses** of the Zoning Ordinance be amended to permit Medical Cannabis Cultivation Centers and Medical Cannabis Dispensing Organization in the M-2 Limited Manufacturing District.

Cultivation Centers- Based on the 2,500 foot buffer map these uses can only be permitted in a small section of the M-2 Zoning District.

Dispensing Organizations- Staff is proposing that Dispensing Organizations be permitted uses only in the M-2 Zoning District. Staff is proposing that all medical cannabis related activities be situated in one district. Staff wants to ensure that these uses are located in a specific area. This will aid City staff in terms of reviewing the location of these uses, should a license be issued by the State.

C. AMENDMENTS TO CHAPTER 17.20 USE STANDARDS

Staff is proposing to amend section **17.20.030 Standards for Specific Uses** of the Zoning Ordinance. The use standards established will replicate those established in the State Act. This amendment will create the following use standard categories:

1. Medical Cannabis Cultivation Center

*Medical Cannabis Cultivation Centers are subject to the following standards:
A registered cultivation center may not be located within 2,500 feet of the property line of a pre-existing public or private preschool or elementary or secondary school or day care center, day care home, group day care home, part day child care facility, or an area zoned for residential use.*

2. Medical Cannabis Dispensing Organization

*Medical Cannabis Dispensing Organizations are subject to the following standards:
A dispensing organization may not be located within 1,000 feet of the property line of a pre-existing public or private preschool or elementary or secondary school or day care center, day care home, group day care home, or part day child care facility. A registered dispensing organization may not be located in a house, apartment, condominium, or an area zoned for residential use.*

D. AMENDMENTS TO CHAPTER 17.24 OFF-STREET PARKING, LOADING & ACCESS

Staff is proposing to amend **Table 17.24-3 Required Off-Street Parking** to create new parking categories for Medical Cannabis Cultivation Centers and Medical Cannabis Dispensing Organizations.

1. Medical Cannabis Cultivation Centers

Staff is proposing that Medical Cannabis Cultivation Center be added to the Industrial and Office Uses listed in Table 17.24-3. The proposed parking requirement is 1 space per every 1,000 Square Feet of gross floor area. This is the same parking requirement for manufacturing and warehouse uses.

TABLE 17.24-3 REQUIRED OFF-STREET PARKING	
USE	PARKING REQUIREMENT
INDUSTRIAL AND OFFICE USES	
Medical Cannabis Cultivation Centers	1 per 1,000 of GFA

2. Medical Cannabis Dispensing Organizations

Staff is proposing that Medical Cannabis Dispensing Organization be added to the Retail and Service Uses section of Table 17.24-3. The proposed parking requirement is 4 spaces per every 1,000 square feet of gross floor area. This requirement is the same for all uses classified as Retail Sales establishments.

TABLE 17.24-3 REQUIRED OFF-STREET PARKING	
USE	PARKING REQUIREMENT
RETAIL AND SERVICE USES	
Medical Cannabis Dispensing Organizations	4 per 1,000 of GFA

E. AMENDMENTS TO CHAPTER 17.30 “DEFINITIONS”

Staff is proposing to amend Section 17.30.020 “Use Definitions” to create the following new use definitions for Medical Cannabis Cultivation Centers and Medical Cannabis Dispensing Organizations:

- 1. Medical Cannabis Cultivation Center** - A facility operated by an organization or business that is registered by the State of Illinois Department of Agriculture to perform necessary activities to provide only registered medical cannabis dispensing organizations with usable medical cannabis.
- 2. Medical Cannabis Dispensing Organization** - A facility operated by an organization or business that is registered by the State of Illinois Department of Financial and Professional Regulation to acquire medical cannabis from a registered cultivation center for the purpose of dispensing cannabis, paraphernalia, or related supplies and educational materials to registered qualifying patients.

The proposed definitions are the same as listed in the State Act.

F. LEGAL OPINION

Staff has asked the City’s Legal Counsel John McGuirk, of the Law Firm of Hoscheit, McGuirk, McCracken & Cuscaden, P.C., to review these proposed amendments in conjunction with the State Act. Based on his review of the State Act, McGuirk has

determined that the proposed amendments are appropriate. A copy of McGuirk’s legal opinion is attached to this memo as Attachment 3.

VIII. PLAN COMMISSION COMMENTS – 2/4/2014 PUBLIC HEARING

The Plan Commission held a public hearing on the proposed amendments on 2/4/2014. During that hearing, the Commission commented that Dispensing Organizations should be considered in retail or office Zoning Districts since these facilities are similar to retail/office uses. The Plan Commission asked staff and legal counsel to examine the business and office Zoning Districts in town and determine if a Dispensing Organization could be located in these districts. In particular, the Commission asked staff and counsel to determine if any residential use is permitted in a Zoning District by right, would that mean a Dispensing Organization could not be located in that District.

The City’s legal counsel John McGuirk has provided a follow-up opinion (Attachment 5). McGuirk’s opinion states “the statute provides that a dispensing organization may not be located in ‘an area zoned for residential use’ (410 ILCS 130/130(d)). My interpretation of that language is that it prohibits a dispensing organization from being located in any zoning district that allows for residential use.”

The following table illustrates what potential residential uses are permitted in a designated Zoning District.

Zoning District	Residential Uses Permitted
BL- Local Business	<ul style="list-style-type: none"> • Dwelling, Upper Level • Dwelling, Single-Family
BC-Community Business	<ul style="list-style-type: none"> • Assisted Living Facility (Special Use)
BR-Regional Business	<ul style="list-style-type: none"> • No Residential Uses Permitted
CBD-1 Central Business	<ul style="list-style-type: none"> • Artist Live/Work Space • Assisted Living Facility (Special Use) • Dwelling, Upper Level • Dwelling, Multi-Family
CBD-2 Central Business	<ul style="list-style-type: none"> • Artist Live/Work Space • Assisted Living Facility • Dwelling, Upper Level • Dwelling, Auxiliary • Dwelling, Multi-Family • Dwelling, Townhouse • Dwelling, Two-Family • Dwelling, Single-Family • Group Home, Large • Group Home, Small • Independent Living Facility
OR- Office/Research	<ul style="list-style-type: none"> • Assisted Living
M-1 Special Manufacturing	<ul style="list-style-type: none"> • Artist Live/Work Space
M-2 Limited Manufacturing	<ul style="list-style-type: none"> • No Residential Uses Permitted

The two Zoning Districts that do not permit any residential uses are the BR-Regional Business District and the M-2 Limited Manufacturing District. It should also be noted that many of the properties in the BR District are also in Planned Unit Developments. In many instances these PUDs have specific use lists approved as part of the PUD. Therefore, a Dispensing Organization would have to propose to amend the PUD to permit the use in that PUD.

IX. RECOMMENDATION

Conduct the public hearing and close if all the testimony has been taken.

Staff has placed this item on the meeting portion of the agenda for a recommendation, should the Plan Commission feel they have adequate information to recommend on the item tonight.

Staff recommends approval of the General Amendment Application and has provided the attached draft Findings of Fact to support that recommendation.

VII. ATTACHMENTS

1. Map of State of Illinois Police Districts
2. Map 1: Properties Within 2,500 Feet Buffer Map
3. Map 2: Properties Within 1,000 Feet Buffer Map
4. Legal Opinion for John McGuirk; dated 1/2/2014
5. Legal Opinion for John McGuirk; dated 2/11/2014

FINDINGS OF FACT
GENERAL AMENDMENT

**(Amendments to the Requirements for Medical Cannabis Cultivation Centers and Medical Cannabis
Dispensing Organizations)**

1. The consistency of the proposed amendment with the City’s Comprehensive Plan.

Medical Cannabis Cultivation Centers and Medical Cannabis Dispensing Organizations are not directly addressed in the Comprehensive Plan. These uses are proposed in the M-2 Limited Manufacturing Zoning District, which is designated as “Industrial/Business Park” on the Future Land Use Map.

2. The consistency of the proposed amendment with the intent and general regulations of this Title.

The proposed amendments fit within the structure of the Zoning Ordinance and do not change the intent of the existing ordinance requirements. The changes to **Table 17.16-1 Office/Research, Manufacturing and Public Lands Permitted and Special Uses, Section 17.20.030 Specific Use Standards, Table 17.24-3 Required Off-Street Parking, and 17.30.020 “Use Definitions”** create regulations for the new uses of Medical Cannabis Cultivation Centers and Medical Cannabis Dispensing Organizations. These amendments are consistent with the framework created in Title 17 the Zoning Ordinance for all permitted uses.

3. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, is more workable than the existing text, or reflects a change in policy.

The proposed amendments will establish new permitted uses in relation to a change in State of Illinois policy. The proposed amendments create new permitted uses and standards for use categories that were recently created by the **Compassionate Use of Medical Cannabis Pilot Program Act**.

4. The extent to which the proposed amendment would be in the public interest and would not serve solely the interest of the applicant.

The amendment has been proposed by the City of St. Charles in response to a State law. Providing reasonable zoning regulation consistent with the law is in the public interest.

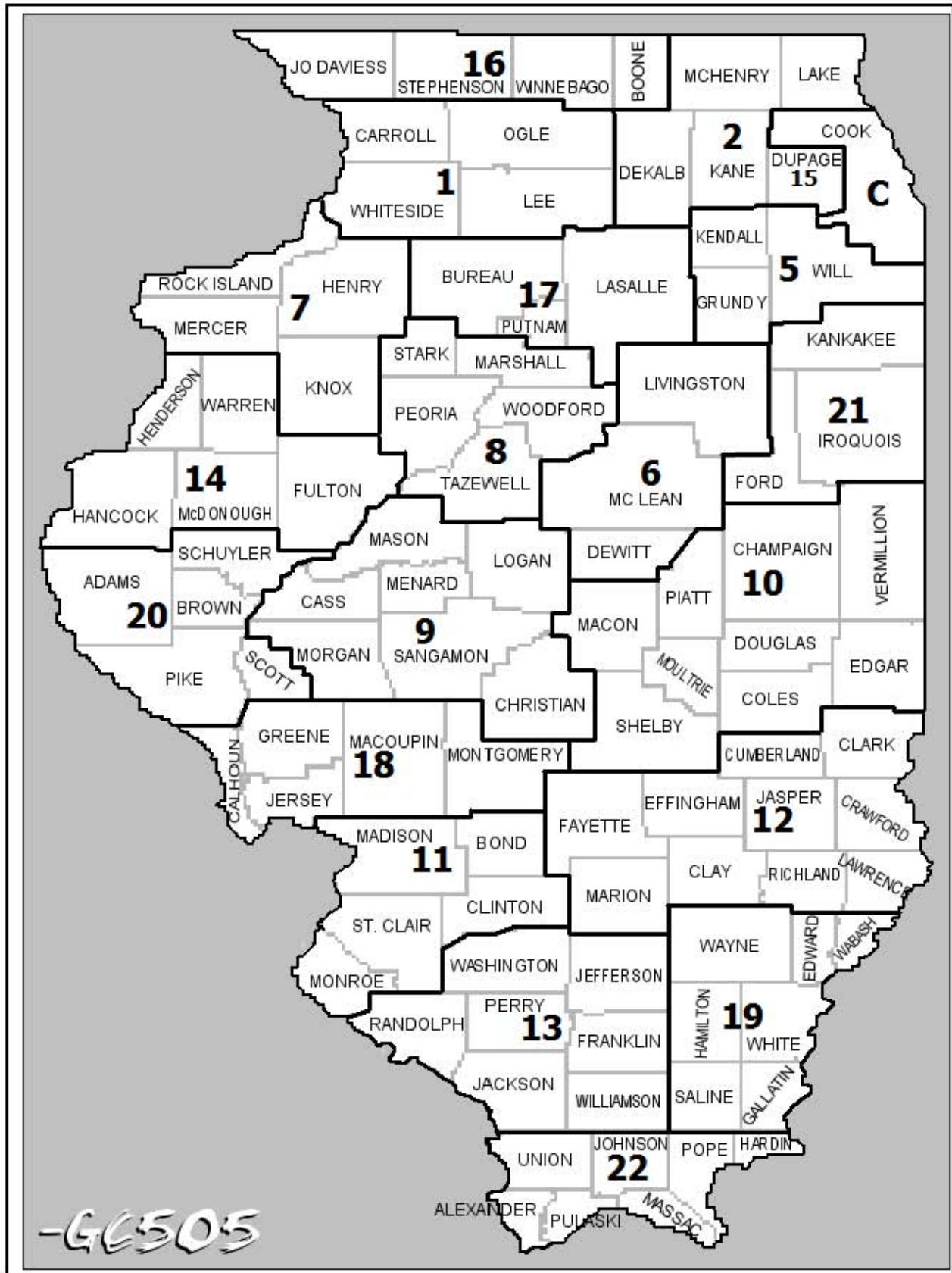
5. The extent to which the proposed amendment creates nonconformities.

The proposed amendments will not create any new nonconformities. The proposed amendments are for two new use categories that did not previously exist in the Zoning Ordinance and were only recently permitted in the State of Illinois. There are no existing Medical Cannabis Cultivation Centers or Medical Cannabis Dispensing Organizations in the City; therefore, no nonconformities can be created.

6. The implications of the proposed amendment on all similarly zoned property in the City.

These amendments will apply to all properties in the M-2 Limited Manufacturing Zoning District, subject to the proposed use standards.

Map of Police Districts – State of Illinois



CITY OF ST. CHARLES
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY DEVELOPMENT/PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

GENERAL AMENDMENT APPLICATION (ZONING ORDINANCE)

CITYVIEW PROJECT No: 2014 PR002
CITYVIEW APPLICATION No: 2014 AP002
PROJECT NAME: G.A. Medical Cannabis

RECEIVED
Received Date
St. Charles, IL

JAN 16 2014

CDD
Planning Division

Instructions:

To request an amendment to the text of the St. Charles Zoning Ordinance, complete this application and submit it with all required attachments to the Planning Office.

We will review submittals for completeness and for compliance with applicable requirements prior to establishing a meeting or public hearing date for an application.

The information you provide must be complete and accurate. If you have a question please call the Planning Office and we will be happy to assist you.

1. Applicant Information:	Name City of St. Charles	Phone 630-377-4443
	Address 2 E. Main Street St. Charles IL, 60174	Fax 630-377-4062
		Email morourke@stcharlesil.gov

2. Billing: <i>To whom should costs for this application be billed?</i>	Name City of St. Charles	Phone 630-377-4443
	Address 2 E. Main Street St. Charles IL, 60174	Fax 630-377-4062
		Email morourke@stcharlesil.gov

Attachment Checklist

Application Fee (make checks payable to the City of St. Charles)

- Reimbursement of Fees Agreement: An original, executed Reimbursement of Fees Agreement and deposit of funds with the City, as provided by Exhibit B of the Zoning Ordinance.
- Wording of the requested text amendment (see next page)

I certify that this application and the documents submitted with it are true and correct to the best of my knowledge and belief.



Signature – Applicant

1/16/14

Date

Requested Text Amendment

To amend Section(s) See Attached of the St. Charles Zoning Ordinance. The wording of the proposed amendment is: (attach sheets if necessary)

See Attached

Chapter 17.16 “Office/Research, Manufacturing, and Public Land Districts”
Chapter 17.20 “Use Standards”
Chapter 17.24 “Off-Street Parking, Loading & Access”
Chapter 17.30 “Definitions”

Pertaining to requirements for Medical Cannabis Cultivation Centers and Medical Cannabis Dispensing Organizations.

MEMORANDUM

To: *Rita Tungare / Matthew O'Rourke*

From: *John M. McGuirk*

Date: *January 2, 2014*

RE: *Compassionate Use of Medical Cannabis Pilot Program Act*
(410 ILCS 130/1 et seq.)

As you know, the Compassionate Use of Medical Cannabis Pilot Program Act goes into effect on January 1, 2014. Your staff has done a great deal of research regarding the impact of the new Act upon municipalities. You have asked that I review the Act and provide you with some feedback with respect to some of the important provisions of the Act. To that end, I have reviewed the Act in detail and have also reviewed the proposed amendments to the zoning code proposed by your staff as well as the various maps and other documents prepared to demonstrate the areas in which cultivation centers and dispensaries could do business in the City of St. Charles.

It is important to note that the Medical Use of Marijuana is regulated pursuant to a pilot program. The law was created with a “sunset” provision which provides that if the legislature does not renew the program, it will cease to operate four (4) years from the effective date. The Act allows physicians to recommend the therapeutic use of marijuana to treat certain medical conditions that are set forth in the Act. The Act details thirty-three (33) medical conditions. Qualified patients can receive written certification to use medical marijuana if they register and are approved by the Department of Public Health. Each patient is prescribed no more than 2.5 ounces of usable cannabis during a fourteen (14) day period. The Department of Public Health, the Department of Financial and Professional Regulation and the Department of Agriculture play important roles in the implementation of the Act. Qualifying patients are known as “card holders” in the Act and are given cards designating their right to possess medical marijuana.

There are two facilities that are provided for by and regulated under the Act – cultivation centers and dispensaries. A cultivation center is defined as a facility operated by an organization or business that is registered with the Department of Agriculture to perform necessary activities to provide registered marijuana cannabis to dispensing organizations or “dispensaries.” A registration for a cultivation center is issued by the Department of Agriculture. A dispensary which dispenses cannabis is operated by a dispensing agent who has been issued a document issued by the Department of Financial and Professional Regulation. There are background checks run on the individuals who run the cultivation centers as well as the dispensaries and various other safeguards with respect to inspection, maintenance of maintenance of databases by the various state agencies.

The most significant feature of the act is its limitation on the location of cultivation centers as well as dispensaries. A registered cultivation center may not be located within 2,500 feet of a property line of a pre-existing public or private preschool or elementary or secondary school or daycare center, daycare home, group daycare home, part daycare facility or in areas zoned for residential use. This requirement takes in a large area within the city as the staff has recognized in preparing various maps. One of the things that we discussed at our meeting was the definition of residential use in the Act. My interpretation is that any zoning district that provides for residential use including mixed use districts would fall within that classification and thus the 2,500 feet of the property line of those areas would also be areas in which cultivation centers could not be located. Additionally, it should be noted that a cultivation center may not sell or distribute any cannabis to any individual or entity other than a dispensary organization registered under the Act. There should be no individual purchases or other activity at a cultivation center itself. The Act also requires that a cultivation center must maintain a 24-hour surveillance system to monitor the interior and exterior of the registered cultivation center facility and must be accessible to authorized law enforcement.

The limitation on dispensaries location is defined in a similar fashion as that of cultivation centers except that a dispensing organization may not be located within 1,000 feet of the property limits of a pre-existing public or private preschool or elementary or secondary school or daycare center, daycare home, group daycare home, or part day childcare facility. A registered dispensing organization may not be located in a house, apartment, condominium or in areas zoned for residential use. Again, that definition eliminates a broad scope of geographical area of the city and that has been laid out in detail by the staff in the various maps.

The Department of Agriculture, the Department of Public Health and the Department of Financial and Professional Regulation are charged with establishing certain rules and regulations within 120 days from the effective date of the Act. Some of the information that I have seen from the Illinois Municipal League Attorneys Forum indicates that many other municipalities have taken the position that they would not be addressing any issue relating to the Act until those rules are adopted by those state agencies. Most likely the final rules and regulations will not be completed until April 2014.

The Act does provide that municipalities may enact reasonable zoning ordinances or resolutions not in conflict with the Act. It specifically states that local governments, including home rule units, may not regulate the medical cannabis organizations other than as provided in the Act and may not unreasonably prohibit the cultivation, dispensing and use of medical cannabis authorized by the Act. It is specifically noted in the Act that it is a denial and limitation on concurrent exercise of home rule units of power and functions exercised by the state.

Based on my review of the recommendation of the staff that certain amendments be made to the zoning code specifically allowing for cultivation centers as permitted uses in the M-2 district, I would agree that that type of amendment makes sense given that it seems to be the only area that falls outside the 1,000 and 2,500 foot limitations for dispensaries and cultivation centers. A question was also raised about requiring the use of specific types of security systems and I assume that that question is addressed primarily to dispensaries. Since such security systems

would not be unreasonable or at least do not appear to be unreasonable, in my view such a requirement is permitted. Also, there was a question as to whether or not we could impose a home rule sales tax on medical cannabis. That is less clear. There is a provision in the Act that requires cultivation centers to pay a 7% sales tax. That provision specifically provides that the tax is not the responsibility of the dispensing organization or a qualifying patient. The Act further states that the sales tax shall be in addition to other taxes imposed by the state or any municipal corporation. Therefore, it seems clear that a cultivation center could be taxed but less clear as to whether a dispensary could be subject to a home rule sales tax. That issue requires more in depth research.

In conclusion, making various changes in the zoning ordinance to permit cultivation centers and dispensaries in certain areas is prudent. I have read news excerpts for other municipalities who have dealt with this issue including Naperville. In one of the summaries that I read, it indicated that Naperville adopted an ordinance allowing for drive-thru pick up of medical marijuana at dispensaries. It also further limited the location of dispensing facilities by providing that they can open in industrial areas without a hearing (which I assume means they have defined dispensaries as a permitted use within industrial areas) but would require a hearing in other retail areas outside the downtown. I think the point of what I was reading was that they were trying to make the opening of the dispensary outside of the industrial areas more difficult which can be done in a number of ways including increasing the area of restriction around schools or residential areas. However, it appears from my review our staff's research that the limitations that are provided by the Act are sufficient given the location of our schools and residential areas and that there is no need to provide anything more stringent than what the state statute provides.

I would be happy to discuss any question or concerns that you may have with respect to the Act. A detailed Reference Sheet prepared by the Marijuana Policy Project setting out all the provisions of the Act is attached for your reference.

LAW OFFICES

HOSCHEIT, MCGUIRK, MCCRACKEN & CUSCADEN, P.C.

1001 EAST MAIN STREET, SUITE G
SAINT CHARLES, ILLINOIS 60174-2203

JOHN J. HOSCHEIT
JOHN M. MCGUIRK
KATE L. MCCRACKEN
DOUGLAS R. CUSCADEN

TELEPHONE: 630.513.8700
FACSIMILE: 630.513.8799

February 11, 2014

Via Email Only
morourke@stcharlesil.gov

EMAILED

2/11/14

Mr. Matthew O'Rourke
City of St. Charles
Community and Economic Development

RE: Dispensing Organizations

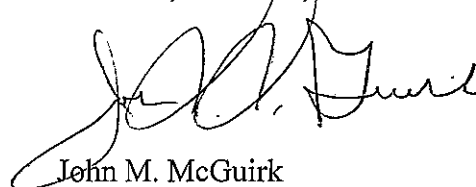
Dear Matt:

This is a follow up to our recent conversation regarding the public hearing before the Planning Commission on February 4, 2014. It appears that the Planning Commission is seeking more information with respect to areas within the City that could accommodate dispensing organizations under the Medical Cannabis Pilot Program Act. As we discussed and as you are well aware, the statute provides that a dispensing organization may not be located in "an area zoned for residential use" (410 ILCS 130/130(d)). My interpretation of that language is that it prohibits a dispensing organization from being located in any zoning district that allows for residential use. Had the legislature meant for dispensing organizations to be prohibited only in zoning districts zoned exclusively for residential use, it is my opinion that it would have stated that specifically.

You indicated that the staff will develop maps to demonstrate to the Planning Commission where dispensing organizations can be located given our interpretation of the restrictions set forth in the statute.

If you need any further information or interpretations with respect to the statute, please contact me. Also, please let me know if you require my attendance at any future Planning Commission meetings relating to this issue.

Very truly yours,
Hoscheit, McGuirk, McCracken & Cuscaden, P.C.



John M. McGuirk

JMM/lmk

HMM&C

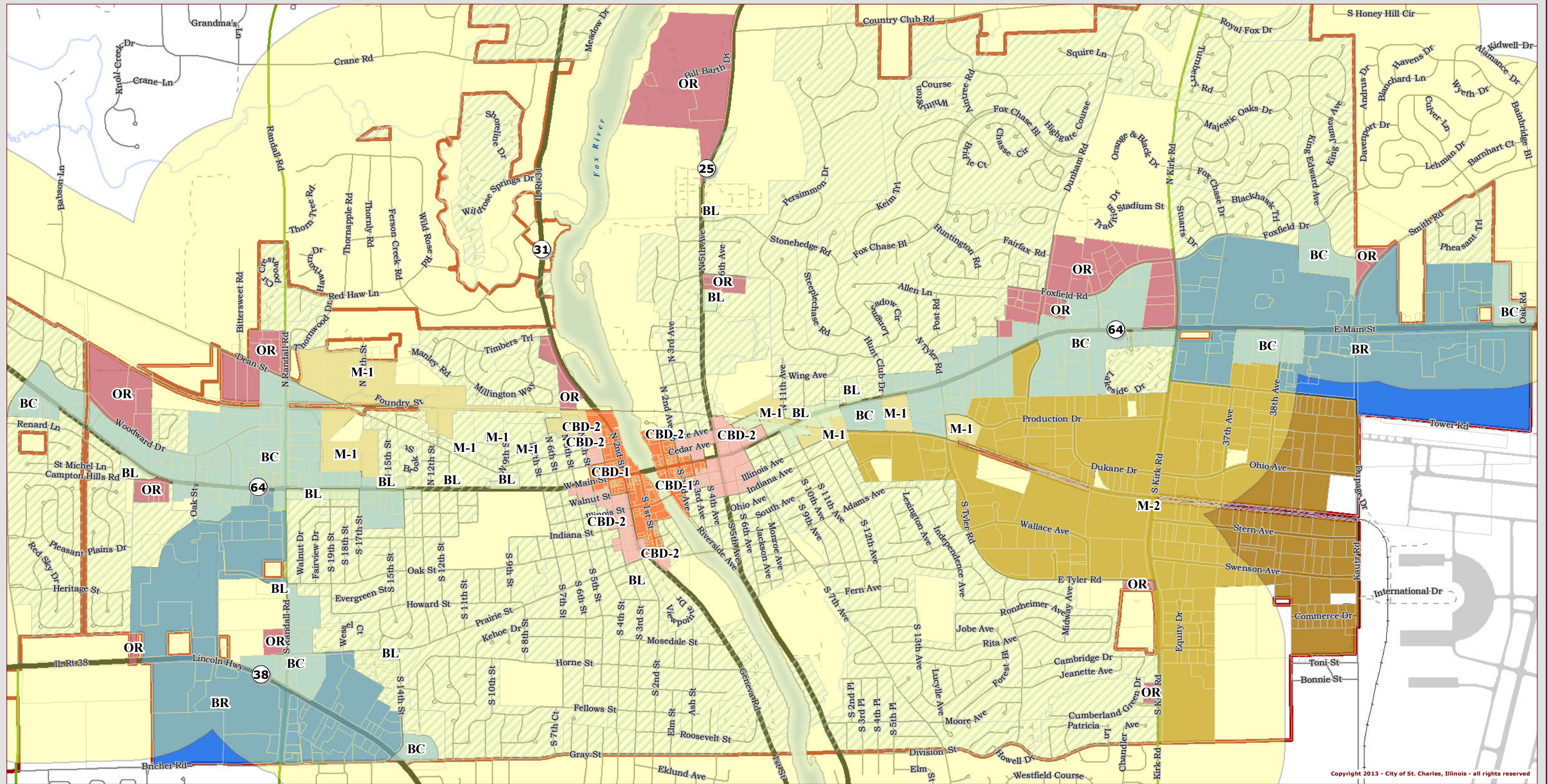


City of St. Charles, Illinois

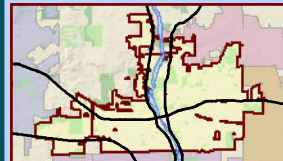
Two East Main Street St. Charles, IL 60174-1984
Phone: 630-377-4400 Fax: 630-377-4440 - www.stcharlesil.gov

Commercial, Industrial, and Office Zoned Properties within 2,500 Ft of Residential Zoned Properties

RAYMOND ROGINA Mayor
BRIAN TOWNSEND City Administrator



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Publication Date:
June 21, 2013

Data Source:
City of St. Charles, Illinois
Kane County, Illinois
DuPage County, Illinois

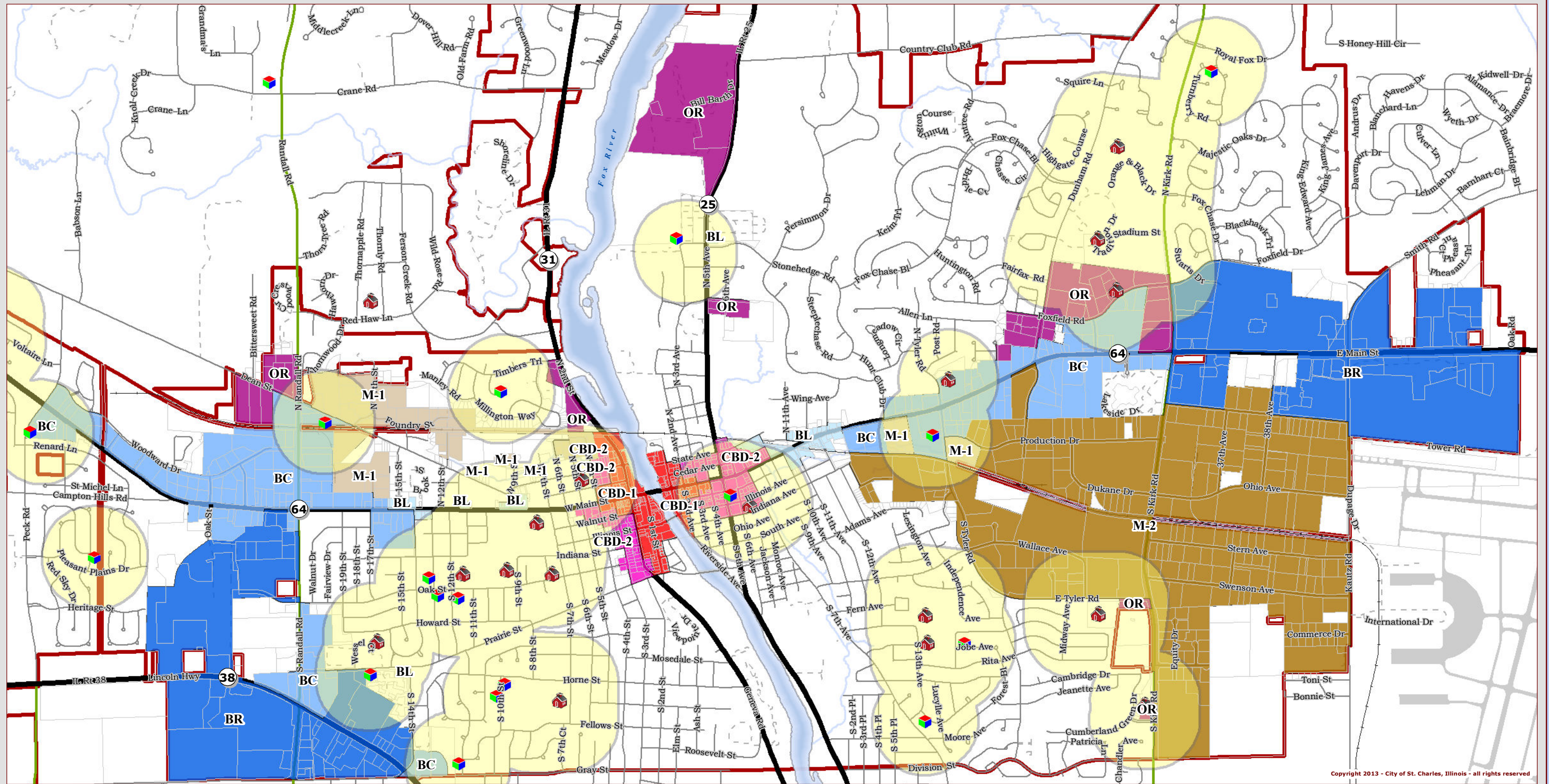
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Coordinate System: Illinois State Plane East
North American Datum 1983
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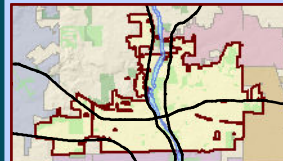
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- 2500 Ft Buffer
- Residential
- BC
- BL
- BR
- CBD-1
- CBD-2
- M-1
- M-2
- OR

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Publication Date:
June 21, 2013

Data Source:
City of St. Charles, Illinois
Kane County, Illinois
DuPage County, Illinois

Projection: Transverse Mercator
Coordinate System: Illinois State Plane East
North American Datum 1983
TH #: 130606143201070



- Day Care Facility
- School Facility
- 1,000 Ft Buffer
- BC
- BL
- BR
- CBD-1
- CBD-2
- M-1
- M-2
- OR

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