

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

4Paws K9 Training LLC – 104 E ST CHARLES ROAD

September 19, 2016

Title

PC 16-20

Petitioner

4Paws K9 Training LLC
12842 S. Blossom Drive
Alsip IL 60803

Property Owner

Chris Zarnowski & Frank
LaGambina
251 N Fairfield Avenue
Lombard IL 60148

Property Location

104 E St Charles Road
06-08-103-010
Trustee District #4

Zoning

B5

Existing Land Use

Vacant one story building

Comprehensive Plan

Community Commercial

Approval Sought

Conditional use to allow for an animal day care facility (See PC 16-19) within the B5 District.

Prepared By

Jennifer Ganser
Assistant Director



LOCATION MAP

PROJECT DESCRIPTION

The petitioner is proposing to establish an animal day care business at 104 E St Charles Road. They would also offer classes, kenneling, and retail products. The petitioner has submitted this request along with a companion request for a text amendment (PC 16-19).

Animal Day Care uses are also regulated by the Illinois Department of Agriculture.

APPROVAL(S) REQUIRED

The petitioner, 4Paws K9 Training LLC., requests that the Village grant a conditional use (as amended by PC 16-19), pursuant to Section 155.418(C) of the Zoning Ordinance, to allow for an Animal Day Care Facility in the B5 Zoning District.

PROJECT STATS

Lot & Bulk

Parcel Size:	0.16 acres
Building Area:	3,678 sq. ft.
Tenant Area:	3,678 sq. ft.

Submittals

1. Petition for a public hearing;
2. Response to Standards for a Conditional Use, prepared by the petitioner;
3. Plat of Survey, prepared by Carradus Land Survey Inc., dated March 30, 2106;
4. Exterior Site Plan, prepared by the petitioner;
5. Materials on sound proofing and smell proofing, prepared by the petitioner;
6. Sanitation SOP, prepared by the petitioner;
7. Comparable premises with animal day care facilities, prepared by the petitioner;
8. Email from Martin Blaszczyk dated September 8, 2016.

EXISTING CONDITIONS

The subject property is currently a vacant one-story building. The petitioner would lease the entire space.

The existing site is legal non-conforming and has zero parking spaces. Access to the site is from St Charles Road. Both conditions would remain the same.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no issues or concerns regarding the project at this time.

Fire Department:

The Fire Department had no issues.

Private Engineering Services:

Private Engineering Services (PES) notes that any constructed fences shall not block water drainage.

Public Works:

The Department of Public Works has no issues or concerns regarding the project at this time.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	R6	Condominiums
South	B5PD	Metra commuter parking lot
East	B5	Commercial – Photography studio and office
West	B5	Commercial – G&R Auto Body

In consideration that the B5 District is intended to accommodate all retail, service and specialty shops and necessary civic services characteristic of the traditional central area. Staff finds that the proposed use will be complementary in the B5 District.

A six foot (6') wood board on board fence is proposed along the north and west property line. The fence would also be extended from the west to east to meet the rear building line. This would create a dog run/play area and provide a buffer to the residences to the north.

A double row of arborvitae would be planted along the north property line to enhance the buffer. As this property line abuts residential, a transitional landscape yard of ten feet (10') will need to be maintained. The owners have noted that no dogs would be allowed outside between 10:30pm and 7:00am.

At the start of the business, there will be two (2) full-time employees and one (1) part-time employee. As the business grows, the petitioner anticipates hiring an additional three (3) to four (4) part-time employees.

2. Sound proofing and smell proofing

Sound proofing materials will be installed in the building. It will be a combination of hanging panels that sound in the indoor dog play area and built in noise wall panels where necessary. In the boarding room there will be brick walls covered with drywall and soundproofing insulation to absorb noise. Landscaping will be installed outside. Attached is material, provided by the petitioner, detailing their soundproofing plan.

The petitioner has provided information on smell proofing and their sanitation standard operating procedures. A waste receptacle is located to the rear of the building and will be screened per Code. There are no special requirements for trash handling per Waste Management.

3. Comprehensive Plan Compatibility

The proposed location and use as animal day care is consistent with the Comprehensive Plan's recommendation of community commercial uses "providing services extending beyond daily living needs."

4. Zoning & Sign Ordinance Compatibility

Per PC 16-19, if approved, a conditional use permit is required.

The petitioner has not yet proposed any signage. Any future signage applications will be reviewed by staff for their consistency with the Village's Sign Ordinance. If any future signage is determined to be non-compliant the petitioner will have the option to request a variation from the Plan Commission and Village Board of Trustees.

5. Site Plan: Access & Circulation

The existing site is legal non-conforming and has zero parking spaces. Access to the site is from St. Charles Road. Two (2) employee parking spaces and one (1) required ADA space are proposed for the rear lot. However, this plan is under review by the petitioners and property owners. Should the parking not be included, the employees will need to find alternative parking. Clients will utilize on-street parking or the Metra commuter lot (free after 11AM Monday-Friday) for drop-off and pick-up.

Dogs are allowed outside in the dog run/play area, which is fenced. Dogs will not be walked around the neighborhood as a normal occurrence.

6. *Elevations*

The property owner has submitted materials for a façade grant, which is reviewed by the Economic and Community Development Committee (ECDC) with final consideration by the Village Board of Trustees. The plans show a new front façade with awnings, new doors, and new windows.

7. *Email of objection*

Staff received an email of eleven (11) items regarding the proposed use. Below are staff's responses.

1. Continuous noise with the residential units in immediate vicinity.

Staff finds this will be addressed per the sound proofing materials and is a conditional of approval.

2. No assigned business parking.

There is no current parking on site and the site is legal non-conforming. The proposed business will utilize on-street parking or find alternate parking.

3. Waste removal and smell, feces in the can and urine on the ground. Is this considered hazardous waste?

As noted in the staff report, dog walking would not be a common occurrence. Also, Village Code addresses animal waste on the ground in three (3) sections.

90.16 - Removal and disposal of excreta.

(A) Every dog owner shall be responsible for the removal and sanitary disposal of any excreta deposited by his dog. When accompanying the animal outside his premises he shall have on his person the suitable means for the removal of such excreta.

(B) It is unlawful for any person to cause or permit body wastes from fowl or animals to lay in the open upon any premises when the same may or does give off objectionable odors.

94.04 (Nuisances defined)

(G) To cause or permit the carcass of any dead animal or vegetable matter, slops, swill, suds, garbage, filth, stable drippings, or other offal or noisome substance of any kind including cat or dog feces to be collected, deposited, or remain in any place, yard or pen except in approved covered containers, and then only long enough to be properly disposed of;

94.04 (Nuisances defined)

(I) To cause or permit any premises within the village to become or remain littered with tin cans, glass jars, bottles, scrap glass, paper cartons, scraps of paper, boxes, ashes, iron, old hot water tanks, oil storage tanks, tin or other metal materials, refuse, rubbish, junk, waste, manure, straw, landscape waste as defined by § 92.41(E) of this Code, lumber, old bricks, concrete blocks, chunks of broken concrete, plaster board, discarded furniture, household appliances, mattresses, bed springs, portable swimming pools in disrepair, tires, or other like matter of things;

The petitioner did contact Waste Management and the waste is not considered hazardous.

4. Potential for diseases to spread.

The business would be regulated by the Illinois Department of Agriculture.

5. Flies to area.

The Village Code addresses animal waste and liter as noted above.

6. Inadequate ventilation.

The business would be regulated by the Illinois Department of Agriculture.

7. No access to the rear of the building for waste removal.

The petitioner will work with Waste Management to find an appropriate way to dispose of waste that does not violate Village Code.

8. Busy street -- potential for accident.

The petitioner has met with the Police Department and staff relative to drop-offs and pick-ups. At this time, there is no need for changing parking regulations. Should this be warranted in the future, the Transportation and Safety Committee would review the proposed changes.

9. Dog walks in the neighborhood.

The petitioner has noted that dogs would not be walked around the neighborhood as a common occurrence.

10. Fenced in area in the back after rain has a standing water. How is that going to be drained and into where.

The petitioner is proposing to add landscaping to the rear yard. Any site grading work would need to receive a permit from the Village.

11. We do mostly photograph children. Noise factor and children being scared of the noise like this will affect our business.

Staff finds this will be addressed per the sound proofing materials and is a conditional of approval.

FINDINGS & RECOMMENDATIONS

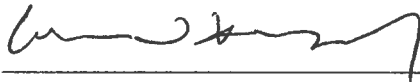
Staff finds that as the proposed animal day care facility is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for an animal day care facility and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 16-20:

Based on the submitted petition and the testimony presented, the proposed conditional use does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use permit is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 16-20, subject to the following conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the animal day care is not established by said date, this relief shall be deemed null and void;
4. Caging or boarding of animals shall not be allowed in the outdoor area. The outdoor area shall be reserved as an area where animals can roam freely;
5. The north property line and the dog run/play area shall be maintained with a six foot (6') foot solid fence. The fence shall be maintained in a good state of repair at all times;
6. No dogs shall be allowed outside between 10:30pm and 7:00am;
7. The petitioner shall sound proof the building per the attached submitted materials or an approved equal, as reviewed and approved by the Village.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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PETITIONERS' GUIDE TO THE PLAN COMMISSION

VII. STANDARDS FOR CONDITIONAL USES

The following is an excerpt from the Lombard Zoning Ordinance. A **detailed response** to all of these standards should be provided for all conditional uses of the Lombard Zoning Ordinance.

SECTION 155.103 (F)(8) OF THE LOMBARD ZONING ORDINANCE:

No conditional use shall be recommended by the Plan Commission unless it finds:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;

This conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare. Four Paws is a distinctive pet service company built on the notion that *"best friends deserve more"*. The business will offer an innovative mix of services including *Four Paws Dog Training* (individual and group classes for any type of dog with any type of personality), *Four Paws Doggie Daycare* (personalized fun with dogs and people friends), *Four Paws Lodge* kenneling (for overnight and vacation stays), and *Four Paws Products* (for the retail sale of food, toys, training equipment, beds and more). We provide the highest quality of care, one-on-one attention, and a very playful environment that will ensure the community's four-pawed pals will be well cared for and go home sleepy and most importantly happy.

What sets us apart from other dog-related establishments is that we pride ourselves on keeping a very clean, quiet, and peaceful environment for all dogs in our care. We are taking extra steps in our build-out of the building and land, as well as our operations manual in order to preemptively and properly address the following potential issues:

Noise attenuation: We have done extensive research and have concluded that using a combination of noise reduction solutions will assure that we keep a quiet environment, with as little noise coming from the building as possible. We will be using a combination of hanging panels that absorb sound in the high-ceiling rooms where dogs will be playing, as well as built in noise wall panels where necessary. In the boarding/kennel room and daycare/boarding room, we will have the brick walls covered with drywall and soundproofing insulation to absorb any potential noise and we will also add noise-proof panels to the walls where necessary. The rear of the exterior will be completely revamped. There will be payment for parking, a fenced-in outdoor potty area for the dogs and an enclosure for trash receptacles. The landscaping will be installed and maintained in such a way so as to absorb noise when the dogs are outside. We will use trees, shrubs, and other foliage to help cut down on the noise level. The landscaping will also enhance this area and be aesthetically pleasing to surrounding neighbors.

Odor Control: Good housekeeping and cleaning procedures will help remove any potential for kennel and cage odor issues. In order to eliminate all odor we have a Standard Operating Procedure for Sanitation (SOPS). We will employ high sanitation procedures and utilize green cleaning products in order to ensure safety for the dogs, clients and staff. In addition, Four Paws will have onsite laundry machines so there is no storage of soiled bedding or rags. Please reference Exhibit A (attached in this packet) to review the soundproofing, odor control measures and the Standard Operating Procedure for Sanitation (SOPS) Four Paws will employ.

Intake: Upon arrival, clients are greeted and if it is a return client, the dog is taken to their play area. If they are a large breed they are put in with the large dogs, if a smaller breed then put in with the smaller dogs. This segregation helps keep possible injuries to a minimum and allows the dogs to feel comfortable while they stay with Four Paws. During their stay they will be provided with fresh water and

clean play areas at all times. If they have special needs, the owner has the option to leave any special dietary supplements or special dog food with us to implement for their own individual dog's needs. All play areas will be constantly monitored by staff to ensure the safety of the animals. All customers will have an ongoing file in our computer database for their dog on any special needs, personality traits, or notes that our staff feels are important to provide the best care of each individual animal. These measures ensure safety to the staff, customers and the community as a whole.

Health Requirements: Four Paws will have openly stated policies about vaccinations required for animals to receive services. These policies will be in line with State of Illinois code as well as the insurance policy. A partnership would be established with local veterinary hospital(s) if there is ever a need for emergency care. In order to make sure the facility is safe for employees and clients there are several health related requirements that must be addressed. These health requirements are for boarding animals and dogs in day care or training classes. A copy of the animal's shot records must be presented before an animal is allowed to participate in any activities at the facility. These shot records will be maintained on site for one year. Upon arrival, our staff will make sure this file is up to date by asking each client if there is anything new that we should be aware of with their dog. This information will be made available for our staff as a point of reference to provide the best care possible for the client's dog. All dogs must have current vaccinations with proof from a veterinarian, go through an intake evaluation by a staff member and pass a temperament assessment before attending daycare. Also all dogs must be spayed or neutered by 6 months of age. Again, these measures ensure safety to the staff, customer and the community as a whole.

Aggression Policy: Typically dogs with aggression issues are not suitable for daycare. All dogs will receive a temperament test (see "intake" above) prior to entering the daycare area. All dog owners must sign an aggression waiver for their animal to participate in classes and any type of group play. These waivers will be kept on site for at least one year and must be renewed annually. In order to participate in day care, dogs must be neutered or spayed and demonstrate a positive attitude toward other dogs. These measures will allow for a safe environment for our customer, dogs, neighbors and our community.

2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located;

This conditional use will not be injurious to the surrounding community. In fact, this will have a very positive impact on the nearby neighbors and on St. Charles Road generally speaking. Four Paws will generate a steady stream of customers throughout the day. This should attract other tenants and buyers to the area and start filling in the existing vacant buildings.

Since we are using landscaping as another means of noise attenuation, it will also brighten up a currently very drab, desolate area in the back of the building. There is an apartment complex behind the building that currently looks out into a vacant lot which is saturated with overgrown weeds. We are working with the building owners to create and implement very clean and attractive landscaping design, inevitably providing the beautification and improvement of the lot space. We also plan to do everything in our power to ensure interior and exterior noise levels are kept at a minimum. With no dogs being outside from 10:30pm through 7:00am to further assure we are providing a quiet and calm facility for our immediate residential neighbors.

Four Paws management and employees will address any excessive/continuous barking immediately at the start of any such disturbance. The priority among staff is to prevent any dog from becoming overly excited in the first place and the operation guide for the daycare employees will spell out deterrent methods for loud barking or any noise disruptions. If a dog is barking excessively, then that dog needs some sort of attention, which it is our duty as their caretakers to address promptly and effectively. If dogs are being properly supervised and cared for, excessive barking should not even be an issue and that is our top priority for our daycare service.

Four Paws will employ the highest standard of sanitation procedures to ensure safety for the dogs, clients/customers and staff. A detailed schedule will be maintained by the management. The daycare manager will be responsible for assigning tasks to other employees based on shift schedules. The owners will stay current on cleaning product developments and purchase high quality and safe brands only. The public will not have access to groups of dogs to ensure the safety of all people. Also, no non-employee shall be admitted in the kennel/boarding area, unless being given a tour, for the safety of both humans and dogs.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

This conditional use will not impede the surrounding property for existing permitted uses. Our goal is to establish roots in the Lombard community and to know our clients on a first name basis (dogs, of course, included). As a part of establishing the Four Paws brand and ourselves, as owners, we will be courteous and respectful of our neighbors. Not only will we employ preventative measures for any undue noise or odor, we further invite conversation with the Village and our neighbors regarding any concerns they may have. We will act promptly and pursue any concern diligently until resolution. Being a part of a community means being a good neighbor. This is an aspect of our brand that comes naturally to us and will work side-by-side with our neighbors and the Village to accomplish this achievable goal.

4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;

No additional public utilities, access roads, drainage or facilities are required or have been requested for this location and conditional use. All necessary utilities, electrical, plumbing, mechanical, including heating, ventilation and air-conditioning systems will be up and running and in proper condition, in accordance with the fully executed lease, by the date we take possession of the premises. Making sure an appropriate temperature is maintained is very important when housing animals. In the winter months, proper heating will be provided and during the summer, proper air conditioning will be provided to ensure the safety and well-being of each dog in our care. We will make sure that trash is picked up as frequently as required both inside and outside (front and back of the building) in order to establish and maintain a clean environment. As a requirement of the fully executed lease and our own personal standards we will work every day to ensure the utilities are working properly and the building (both inside and out) is free and clear of any debris and safe for our customers and neighbors.

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

We have spoken about different scenarios with members of the Board regarding traffic and it was determined in our meeting on June 1, 2016 that congestion would not likely become an issue. In order to minimize street traffic congestion, all employees will park their vehicles in the back of the building in a designated parking area to be constructed by the owners of the building. In an effort to control the flow of traffic, we will encourage customers who are dropping dogs off (not first-time customers) to be as quick as possible with their pick-ups and drop-offs. We would estimate that most of our daycare and boarding clients will be parked for no longer than 10-15 minutes, thus freeing up the parking spots on St. Charles quite frequently. If we do notice congestion beginning we will advise customers to park on the public side-street and walk the short distance for drop off on the public side walk. Another option customers have after 11:00am daily is to park in the Metra Train Station parking lot across the street, taking into consideration that they will have to cross a street without a crosswalk. If we notice that we are getting more cars backed up than we expected, we will readjust our plan by talking to the transportation department for their advice and proceed from there.

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,

The proposed conditional use is in line with the Comprehensive Plan for the Village of Lombard. The Comprehensive Plan does not specifically state "dog daycare", though "kennels" as defined would promote general retail /services businesses. One of Lombard's Goals in the Comprehensive Plan is to encourage redevelopment along key commercial corridors. Another Goal is to promote general economic development and business growth. St. Charles Road has several vacancies and not a lot of commercial traffic at this time. By granting this conditional use the pet retail and pet service aspects of this business will draw from surrounding villages a larger volume of consumers to the Downtown Lombard area. Our client base is currently located primarily in Glen Ellyn, Naperville, Lisle, Lombard area and other surrounding village.

Pet services, which includes grooming, boarding, walking, training, pet sitting, exercise and yard services for our pampered pets, saw the largest growth again these last two years and more than tripled the growth percentage of any other category. The industry spending forecast is very promising and although spending trends in various market segments vary, the industry as a whole is continuing to prosper. This location, being near the Downtown Lombard area, would attract many consumers from this town and the surrounding towns. Due to the upward trend of the pet industry this business concept in this location would benefit both Four Paws and the Village tremendously.

7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.

Foreseeable concerns about allowing a dog daycare as a conditional use near the Downtown Lombard area might include noise, odor and the possibly the appearance of the building. With the years of experience of both owners we know how a facility holding groups of dogs can be kept clean, quiet and odorless all while providing excellent customer service and care for our furry guests. Throughout the application we have demonstrated our strategies and plans for controlling potential issues before they even arise. Should concerns from neighbors or the Village arise, conditionally permitting this use would allow the Commission a great deal of control over similar activities in the future.

A lease has been fully executed between the owners of the building and owners of Four Paws. The assignment of responsibilities and liability for maintenance and operations has been vetted and the parties are working together to out-fit the space for the proper configuration as well as ensure all systems are properly functioning. During our build out we will establish a layout for landscaping, interior configuration of building and for the kennel systems in the boarding room, bring the building to code (if applicable) and be ADA compliant. The parties are taking preemptive measures to ensure the safety of our clients and dogs and constructing additional walls, gates and fencing to protect dogs from escaping and possible injury. Four Paws will maintain in a first-class manner the interior décor, utility systems, landscaping, and cleanliness of the exterior. The owners of the building will maintain the building structure and replacement of utility systems throughout the term. The owners of the building will completely reface the façade of the building prior to Four Paws gaining possession of the building. This will enhance the look of the street and draw more traffic to the surrounding businesses. Both parties have coveted to comply with any and all applicable laws throughout the tenancy.

Four Paws will require a 1 yard to 1.5 yard container at least 3 times per week. Owners will meet on a bi-monthly basis to analyze the effectiveness of the container size based on the daycare's needs and will evaluate whether the container size or refuse pick up times need to be adjusted. The area where the trash containers will be located is in the rear of the building. Customized trash enclosures will be made for the trash bins. The area for the trash enclosure is in the shade 24 hours a day which will eliminate any overheating and odor producing garbage.

Four Paws will apply for a business license with the Illinois Department of Agriculture at the time we receive possession of the building. Application will be made at this time in order for the Department to visit the facility to confirm it meets the standards for granting a license. We will be subject to and operate within the limits of Federal and State law, more specifically the Animal Welfare Act of Illinois (225 ILCS 605).

ALTA/NSPS SURVEY

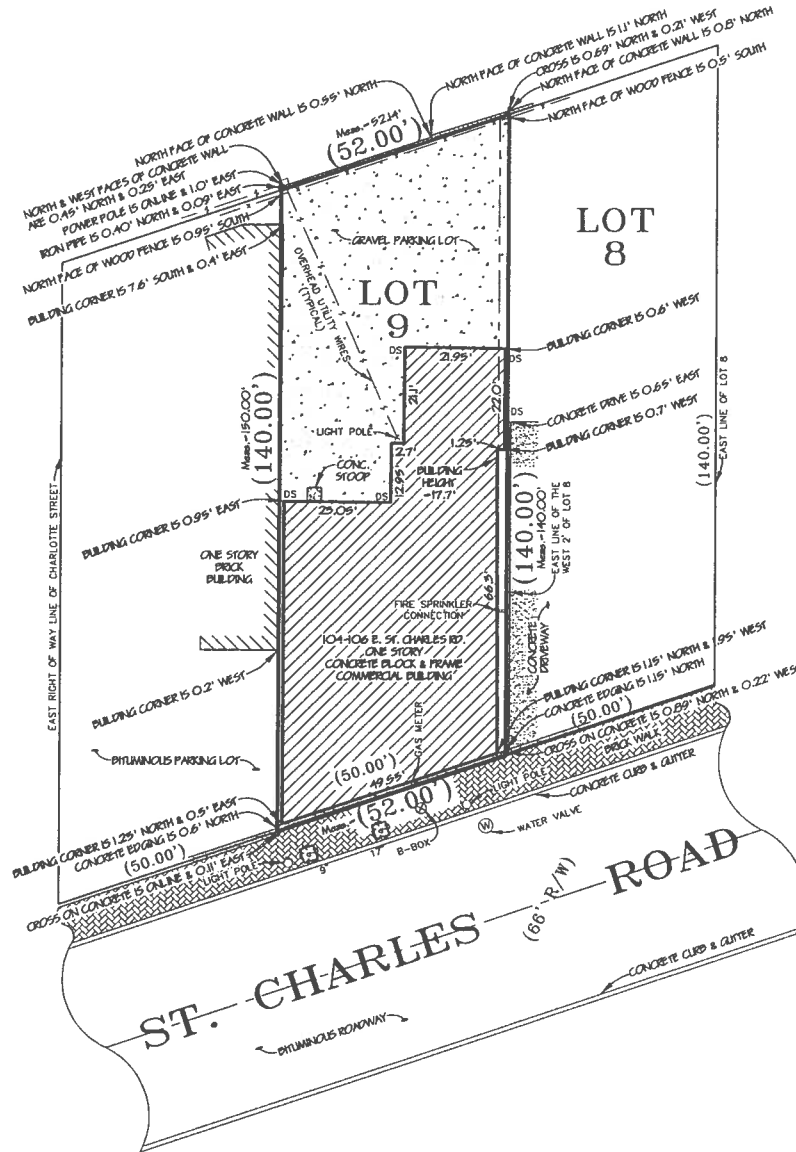
LEGEND
 • Monumentation Found
 ○ Monumentation Set
 (SOT) Record Observation
 — Fence Line

UTILITY LEGEND
 ○ MANHOLE / CATCHBASIN
 ■ CURB INLET
 1- FLARED END SECTION
 & WATER VALVE VAULT
 ∇ FIRE HYDRANT
 ○ UTILITY MANHOLE
 □ UTILITY STRUCTURE
 ▼ TRAFFIC SIGNAL
 ∇ SIGN
 -□- POWER POLE

AREA OF SITE - 6,924 SQ. FT.
 AREA OF BUILDING - 3,678 SQ. FT.

0 10 20 30 40
 SCALE: 1"=20'

LOT 9 AND THE WEST 2 FEET OF LOT 8, IN BLOCK 18, IN H.O. STONE AND CO'S ADDITION TO LOMBARD, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 26, 1924 AS DOCUMENT 179463, IN DU PAGE COUNTY, ILLINOIS.



FLOOD CERTIFICATION

THIS IS TO CONFIRM THAT AS OF THIS DATE, NO PORTION OF THE ABOVE MENTIONED PROPERTY IS LOCATED IN A DESIGNATED SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE LATEST FLOOD INSURANCE RATE MAP IN OUR FILES, AS FAR AS CAN BE DETERMINED.
 COMMUNITY PANEL NO.: 17043 C 0601 B
 EFFECTIVE DATE: DECEMBER 18, 2004
 ZONE: X

STATE OF ILLINOIS) SS
 COUNTY OF DU PAGE)

CERTIFIED TO: LUXICA, LLC
 FIRST AMERICAN TITLE INSURANCE COMPANY
 STANDARD BANK AND TRUST COMPANY, ITS SUCCESSORS AND/OR ASSIGNS;
 AS THEIR INTEREST MAY APPEAR.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1-5, 7(a), (b)(1), (c), (d), (e), (f), (g), (h), (i), (j), (k), (l), (m), (n), (o), (p), (q), (r), (s), (t), (u), (v), (w), (x), (y), (z), AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/30/16. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.

SIGNED AND SEALED AT WHEATON, ILLINOIS THIS 30th DAY OF March, A.D. 2016.
 BY _____ ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2561.
 MY LICENSE EXPIRES NOVEMBER 30, 2016.

FIRST AMERICAN TITLE INSURANCE COMPANY
 COMMITMENT NO. 712879
 DATED MARCH 23, 2016 WAS USED
 IN PREPARATION OF THIS PLAT.

NOTES

- All distances shown hereon are in feet and decimal parts thereof corrected to 88". Distances shown along curved lines are Arc Measurements unless otherwise noted.
- Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
- Consult local authorities for additional easements and restrictions not shown hereon.
- Compare all survey points and report any discrepancies immediately.
- Consult utility companies and municipalities prior to the start of any construction.
- Dimensions to and along buildings are exterior foundation measurements.
- Do Not Assume distances from scaled measurements made hereon.

Ordered By:
 Larry Lavanway
 535 Crescent Blvd. Suite 200
 Glen Ellyn, Illinois 60137
 (639) 469-7100

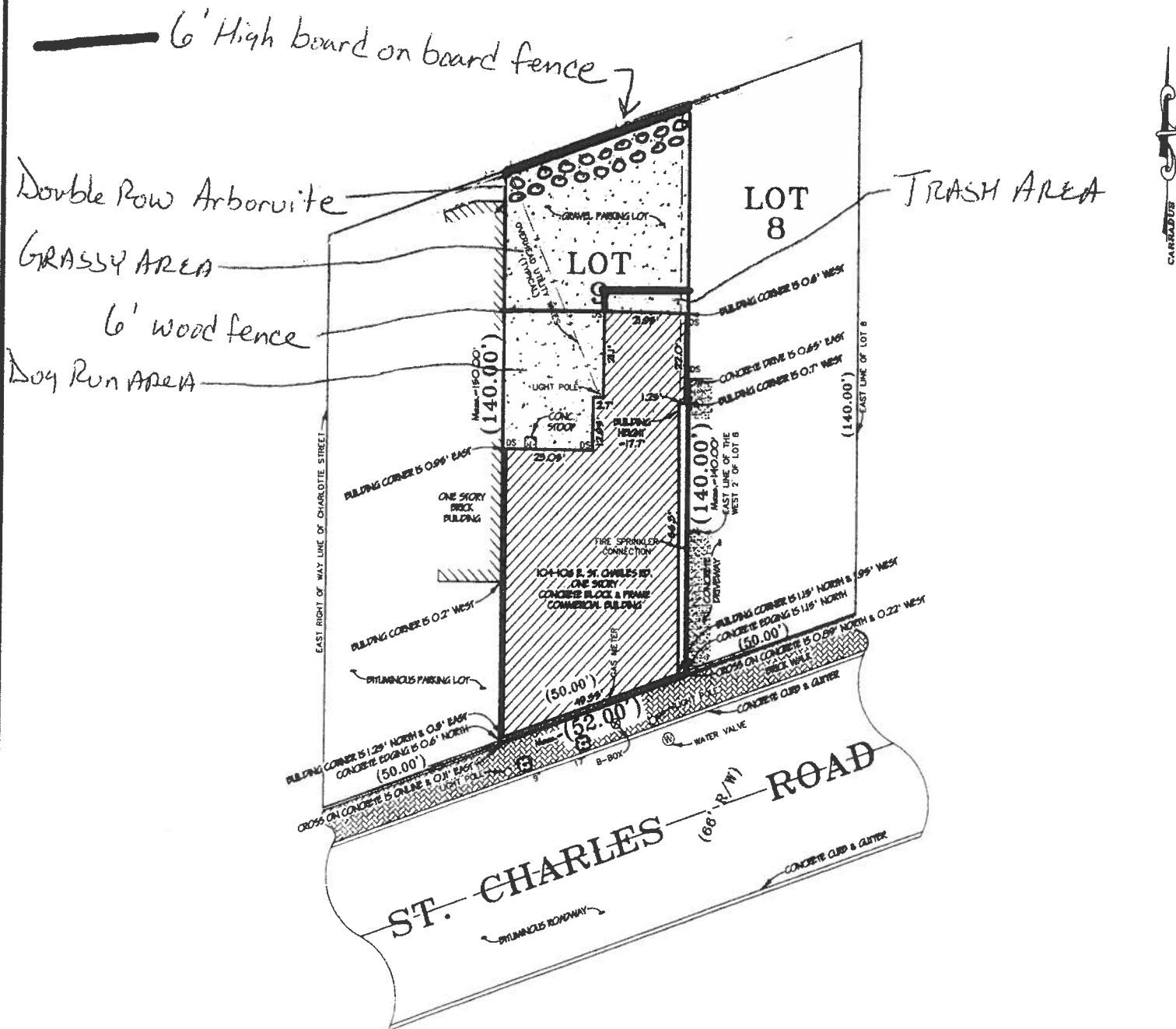
CARRADUS LAND SURVEY INC.

Residential & Commercial Land Surveying Services
 100 BRIDGE STREET SUITE 1, WHEATON, ILLINOIS 60187
 (630) 588-0416 (Fax) 653-7682

PREPARED FOR: LARRY LAVANWAY
 DRAWN BY: CMG DATE OF FIELD WORK: 03/30/16 SCALE: 1"=20' PLOTTED BY: PAGE 351-31 PROJECT NO: 28025-AL

- CURB INLET
- Y FLARED END SECTION
- ⊗ WATER VALVE VAULT
- Y FIRE HYDRANT
- ⊙ UTILITY MANHOLE
- UTILITY STRUCTURE
- ▼ TRAFFIC SIGNAL
- ▲ SIGN
- ⊥ POWER POLE

AREA OF SITE ~ 6,924 SQ. FT
AREA OF BUILDING - 3,678 SQ. FT



FLOOD CERTIFICATION

THIS IS TO CONFIRM THAT AS OF THIS DATE, NO PORTION OF THE ABOVE MENTIONED PROPERTY IS LOCATED IN A DESIGNATED SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE LATEST FLOOD INSURANCE RATE MAP IN OUR FILES, AS FAR AS CAN BE DETERMINED.

COMMUNITY PANEL NO.: 17043 C 0801 W
EFFECTIVE DATE: DECEMBER 16, 2004
HOME: I

STATE OF ILLINOIS }
COUNTY OF DU PAGE } EX

CERTIFIED TO: LUTICA, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
STANDARD BANK AND TRUST COMPANY, ITS SUCCESSORS AND/OR ASSIGNS;
AS THEIR INTEREST MAY APPEAR.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MEDIUM STANDARD METAL REQUIREMENTS FOR ALTA/SOPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NEPE AND INCLUDES ITEMS 1-4, 7(a), (b)(1), (c), 8, 9, 11(a) and 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05/06/14 ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 712879
DATED MARCH 23, 2016 WAS USED
IN PREPARATION OF THIS PLAT.

NOTES

1. All data shown herein are in fact and correct parts thereof corrected to 60° F. Differences shown along curves that are Are Measurements unless otherwise noted.
2. Compare the Legal Description, Building Area, and Easements as shown herein with your Deed, Title Insurance Policy or Title Commitment.
3. Consult local authorities for additional restrictions and restrictions not shown herein.
4. Compare all survey points and report any discrepancies immediately.

Ordered By:

Larry Lavenway
536 Crescent Blvd. Suite 200
Glen Ellyn, Illinois 60137
(639) 469-7100

CARRADUS LAND SURVEY INC.

Residential & Commercial Land Surveying Services
100 BRIDGE STREET SUITE 1, WHEATON, ILLINOIS 60187
(630) 588-0416 (FAX) 653-7682

EXHIBIT A

Soundproofing

When the perimeter noise in a kennel collapses, the dogs are more comfortable. The employees are happier. The surrounding work environment is more productive, and customers are more likely than not to become repeat clients. There are two types of acoustical treatments that will significantly reduce noise in dog daycare facilities and kennel rooms as follows:

Sound proofing – Method 1 – Wall or Ceiling panels

In order to control noise produced by the daycare and boarding use in the Premises the interior walls will be soundproofed to add **density** to the surfaces. This will force the collapse of the transmitting sound wave inside the common wall, and trigger up to a **90% collapse** in sound bleed. Think of the top of a wine glass, the face of a drum, or a guitar string. If these objects are allowed to vibrate, they will produce sound but if you place your hand against them, the sound dies because the objects can no longer vibrate freely. Adding mass to a surface impedes resonance. The same holds true for a common wall. By adding density to the surface the wall's ability to force the collapse of the vibration will increase, just like the top of a wine glass. There are sound deadening membrane products that *can be layered to the existing finished wall*. Because of the ceiling height in the intended boarding room, which is lower than the rest of the building, the panels would be installed on the walls as they are subject to being washed to cleaned more frequently.

This first treatment introduces absorption with wall/ceiling panels or baffles. Wall and ceiling panels are products that are to be glued directly to the walls or the ceiling of the room. For this type of installation panels should be spaced apart, rather than installed edge-to-edge, as this actually increases the overall absorption in the room by ~30%. This happens because sound is able to enter thru the edges of the panels along with the front. More exposed absorptive surface area = more absorption. *A list of products below:*

- 1.) dB-Bloc Sound Barrier – by NetWell Noise Control (<http://www.controlnoise.com>)
- 2.) the Echo Eliminator panels: These are “boards” of recycled cotton fiber that come as 2' x4' panels. They can very easily be glued directly to a wall or ceiling with a construction adhesive, or grommets can be pounded thru one edge and they can be hung as a baffle. They are one of the most cost effective, class A and acoustically absorbent products on the market right now



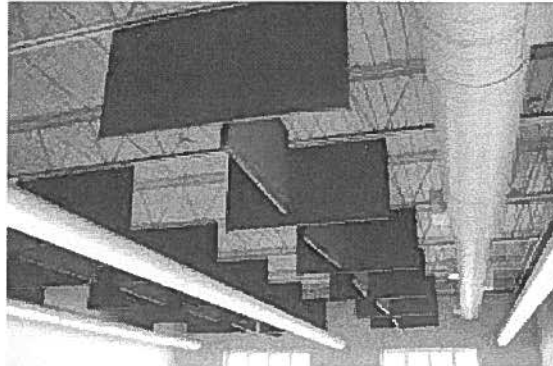
Sound proofing – Method 2 - Ceiling panels

Sound proofing panels or acoustic panels will be class A fire rated, waterproof, durable, and one of the most effective ways to add the absorption coefficients that large open spaces need to control excessive sound wave reverberations. Their popularity ranges in treatments from gymnasiums to industrial plants, restaurants, multipurpose rooms, and swimming pools. These soundproofing panels simply free hang in rows and columns, spread across the expanse of a ceiling, to trigger a dramatic collapse in echo. By

removing the background noise from the room, clarity to original sound is restored. From human voice to dogs barking, these rooms will be rendered more user friendly simply by installing a set of these acoustic baffles.

The second installation method is a baffle type where the panels are hung from mounting locations along one edge, like a flag. The baffle installation will outperform the wall panels because of the increase in overall surface area which is more effective for the daycare area. Sound is able to hit the front and all four sides as well as the back of the panels.

1.) VET Baffles – by NetWell Noise Control (<http://www.controlnoise.com>)



The equation to determine how many sound panels are required: Multiply the cubic volume of the room (height x width x depth) by 4% (.04), you are left with the square footage of panels needed.

For instance, in this case, the room is: 2,400 square feet x 30' ceilings

Cubic volume = 72,000

$72,000 \times .04 = 2,880$

So, this room needs ~2,880 square feet of panels to get you down to a very comfortable reverberation time.

(this is 360 2' x 4' panels)

Sound proofing – Method 3 - Exterior

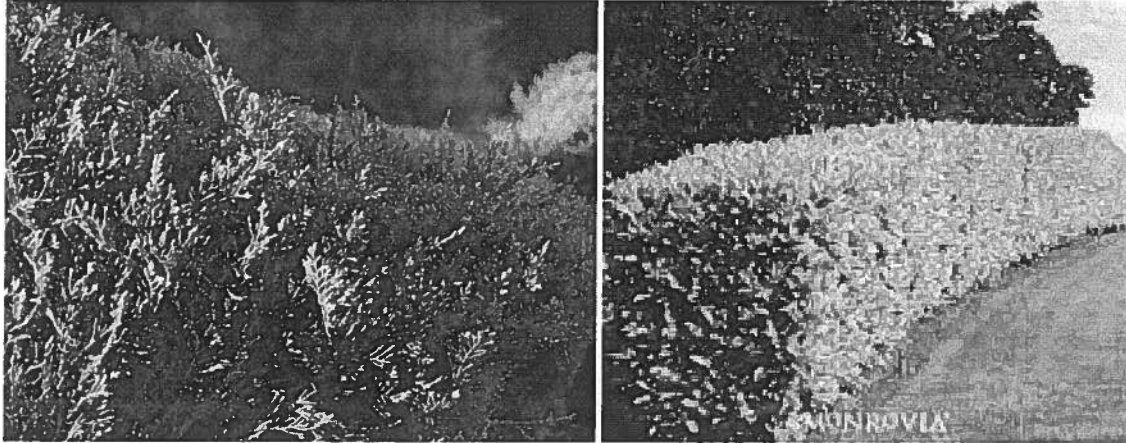
The most visually appealing way to block noise is with a dense growth of plants. Noise blocking plants are especially useful in urban areas where refracted noise from hard surfaces may be problematic. An advantage to using plants as noise blockers is that they absorb sounds best in the high frequencies that people find most annoying.

Sound Absorption: This method uses plants to entrap or absorb sound vibrations. It is the most commonly used, particularly for large scale applications. Sound is absorbed by all parts of the plant such as leaves, branches, twigs and wood. The rougher the bark the better it absorbs sound. Experts say the best species for this will have many branches and thick, fleshy leaves with thin petioles (leaf stem). Large shrubby trees can also be effective at scattering sound waves. The deeper and more dense the barrier the greater it's scattering potential. The plants will be closest to the source of sound for the sound attenuation barrier to be most effective.

Sound Refraction: This little known effect occurs when noise is dissipated, diffused or dispersed by striking a rough surface on any plain. It's easier to understand using a room of your house as an example. If it is empty with a bare floor and walls, every sound bounces off the hard surfaces to magnify it or even cause a slight echo as it bounces around. Add carpeting and the echo vanishes. Outdoor surfaces coated in plants can have much the same effect. It's why freeway sound walls are

often planted with clinging vines such as Boston Ivy or creeping fig. On the ground plain the most powerful tool is lawn, due to its large area and excellent refraction ability.

Evergreen shrubs make the best plants for noise because they provide year-round noise reduction. Broadleaf evergreens are more effective than narrow-leaf plants and conifers. Choose trees and shrubs with dense branches that reach all the way to the ground. Plants, such as hollies and junipers, that have thick branches at ground level provide excellent noise reduction. Additionally, a solid wall is more effective at blocking noise than plants. Combine form and function by using plants along a wall.



Smell Proofing

Kennel and Cage Odor – Good housekeeping and cleaning procedures will help lessen kennel and cage odor issues. In order to eliminate all odor we have a Standard Operating Procedure for Sanitation (SOPS). We will employ high sanitation procedures to ensure safety for the dogs, clients and staff. A detailed schedule will be maintained by the owners. Owners will stay current on cleaning product developments and purchase high quality and safe brands only. **See a sample of the Sanitation SOPS:**

Each and every staff member is responsible for carrying out cleaning duties throughout his/her shift. Maintaining a clean facility is of the utmost importance. A daily checklist will be filled out and initialed by each staff member, once procedure/duty is complete.

AM Shift:

Staff is responsible for not only supervising the dogs in daycare, but they are also responsible for maintaining a clean play area. As soon as a dog relieves him/herself, the mess will be cleaned up immediately. All fecal matter will be picked up, bagged and thrown OUTSIDE of the building in a designated trash enclosure. Then the area will be cleaned using a mop bucket with designated cleaning products mixed. All urine will be mopped up using the designated cleaning products as well. Outdoor clean-up will entail the mess being picked up immediately and the area hosed down after the morning potty break, the lunch hour potty break and finally at the end of the day the outdoor area will be hosed down with a cleaning solution.

PM Shift:

Staff is to make sure all kennels/crates/runs are clean and ready for the dogs boarding that evening. Staff will also be responsible for spot cleaning during daycare hours. Mop buckets should be changed at the beginning/end of each shift. All carpets will be vacuumed after hours and/or during the lunch hours, as to not disturb any customers/dogs. All trash cans will be emptied at the end of the day, and as needed during the day. All play areas will be cleaned and sanitized at the end of daycare each day. All outdoor areas will be cleaned and sanitized at the end of each day.

Overnight Shift:

Staff is responsible for helping clean what the PM shift may have not gotten too (laundry, dishes, mopping/sweeping/vacuuming). The overnight shift will be responsible for doing the "deep clean" on a weekly basis. They will also dust, sweep, mop, and vacuum the lobby and any other areas needed. Staff will also do a spot check on the public/employee bathrooms and the staff kitchen.

General Maintenance:

Once every Sunday, a "deep clean" will be performed on all outdoor play areas, as well as indoor play areas. Staff will also clean the bathrooms for the public, as well as maintain a clean staff kitchen.

When dogs go home from boarding, the entire crate/run will be cleaned and sanitized, including any beds, bowls, toys, or linens. All food/water bowls will be washed daily. Linens will be changed/washed when needed, and upon checkout of all dogs. Mop buckets will be changed at the beginning/end of each shift.

Supplies:

The best product on the market is Thornell's KOE (Kennel Odor Eliminator) concentrate which will eliminate these odor issues. KOE eliminates, not masks, even old, impregnated odors from cages, runs, walls and other large areas leaving a mild, "out-door" fresh fragrance behind. KOE is safe for use for both indoor and outdoor kennels and cages allowing the dogs to reenter the area immediately after use. When used with consistency there will be no animal odors in the areas of application. KOE is formulated to be added to cleaning solutions or rinse water at the ratio of 1 to

512 (1 tablespoon (1/2 oz.) to 2 gallons of liquid. This same ratio in water may be applied to specific areas with a lawn/garden type pump-up sprayer.

Dog Urine and Feces – Oh joy! Time to discuss everyone's least favorite topic in excruciating detail! There is a dazzling array of supplies aimed at conveniently disposing of dog feces.

Problem: One gram of dog waste can contain 23 million fecal coliform bacteria. Dog waste can spread giardia and salmonella. Waste can also infect a dog with various parasites, viruses and bacterial infections. It is of the utmost importance to keep a clean, fresh smelling and safe environment for clients, employees and our furry guests.

Solution (front exterior): A Superior Pet Waste Eliminator Station will be installed in front of the premises for dogs who just couldn't make it to their designated potty area. There will be no opportunity for feces to sit on the sidewalk or anywhere around the building. This is to ensure public safety and to present a clean and well-kept facility. (see an example here: <http://www.petwasteeliminator.com/superior-pet-waste-eliminator-station/E3>). These stations come with pet waste bags on header cards, a pet waste box (which will be cleaned by employees throughout the day as required), pet waste sign, and receptacle liners.

Solution (back exterior and interior): Each time a dog eliminates the feces will be picked up with a biodegradable poop bag. The individually packaged poop bags will be thrown into the exterior trash enclosure. The exterior trash enclosure will have two bins: one for regular trash and one for feces. The exterior trash enclosure will be designed to reflect heat away from the bin by using cedar material. The top of the cedar exterior trash enclosure will have a garden with mint plant. This plant is essentially a weed and will grow anywhere – it will survive in direct sun or partial shade with minimal watering required. The mint releases a nice fragrance that will mask any odor emanating from the enclosure during the warmer temperatures. During the winter months the feces will freeze and will not produce odors from the enclosure whatsoever.



Sanitation SOP

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Comparable Premises successfully managing a dog daycare facility in a highly urbanized area:

The Village Dog LLC

Location: Downtown Wilmette. 1225 Wilmette Ave, Wilmette, IL 60091

Size: 8,000 square foot of indoor and outdoor space.

Website: <http://www.thevillagedog.net/>

Neighbors include:

- Wilmette Public Library across the street
- St. John's Evangelical Lutheran Church direct neighbor
- Single Family homes less than a block away

Bark Bark Club

Location: 5943 N. Broadway, Chicago, IL 60660

Size: 4,000 square foot of indoor and outdoor space.

Website: <http://www.barkbarkclub.com/home>

Neighbors include:

- Restaurant
- Multiple apartment buildings
- Whole Foods
- Several small retail shop
- Located on high traffic road

Urban Pooch

Location: 4501 N. Ravenswood Ave., Chicago, IL 60640

Size: 10,000 square foot of indoor and outdoor space.

Website: <http://urbanpooch.com/daycare/>

Neighbors include:

- Single family homes line the back street
- Fitness facility
- Restaurants
- Located on high traffic road

The Pooch Hotel

Location: 2228 N. Clyborn Ave., Chicago, IL 60614

Size: 10,000 square foot of indoor and outdoor space.

Website: <http://poochhotel.com/locations/illinois/chicago-lincoln-park/>

Neighbors include:

- Single family homes line the back street
- Fitness facility
- Restaurants
- Located on high traffic road

The Dog Spot

Location: 909 Odgen Avenue, Downers Grove, IL 60515

Size: 13,000 square foot of indoor and outdoor space.

Website: <http://www.dogspot.org/>

Neighbors include:

- Single family homes line the back street
- Gas Station across the street
- Auto body shop direct neighbor
- Sears Appliance shop

Arlington Dog House

Location: 213 S. Arlington Heights Road, Arlington Heights, IL

Size: 2,500 square foot of indoor and outdoor space.

Website: <http://www.arlingtondoghouse.com/>

Neighbors include:

- Single family homes line the back street
- Medical office across the street
- Frame shop next door
- Located on high traffic road
- No exterior potty area

The Barking Lot

Locations: (Chicago) 2442 W Irving Park, Chicago, IL 60618. Located on Irving Park and Western.

Size: 10,000 square feet. .

Website: <http://www.barkinglotinc.com/>

Neighbors include:

- 5 condominium buildings across the street
- 1 building 2-4 apartment residence next to the building
- Tattoo parlor and auto body shop directly on each side
- Residential street of single family homes directly behind the Daycare

The Barking Lot

Locations: (Deerfield) 495 Lake Cook Rd, Deerfield, IL 60015. Located in Deerfield Park Plaza Shopping Center.

Size: 25,000 square feet

Website: <http://www.barkinglotinc.com/>

Neighbors include:

- 4 restaurants
- Jewel Osco
- Illinois Secreatry of State
- The Tile Shop
- Metra Train Station

Nowakowski, Tamara

From: Martin Blaszczyk [REDACTED]
Sent: Thursday, September 08, 2016 1:51 PM
To: Ganser, Jennifer
Subject: 104 E St Charles

Jenifer,

Please, reply to make sure you got this email.

Re doggy daycare. We have sat down and came up with the issues for not allowing the exception to the zoning restrictions:

1. Continuous noise with the residential units in immediate vicinity.
2. No assigned business parking.
3. Waste removal and smell, feces in the can and urine on the ground. Is this considered hazardous waste ?
4. Potential for diseases to spread.
5. Flies to area.
6. Inadequate ventilation.
7. No access to the rear of the building for waste removal.
8. Busy street -- potential for accident.
9. Dog walks in the neighborhood.
10. Fenced in area in the back after rain has a standing water. How is that going to be drained and into where.
11. We do mostly photograph children. Noise factor and children being scared of the noise like this will affect our business.

Martin