



Special Use Permit Application:
131 E Maple Ave, Mundelein

Derek Shea, Owner
The Doggy Dudes, LLC
03/13/2020

PROPERTY INFORMATION

Address 131 E. Maple
Property Index Numbers (PIN) 11-19-316-009
11-19-316-010
Size of Property 14 000 (sq. ft) / acres
Size of Building Space 3200 (sq. ft.)
Size of Space Utilized 3200

ZONING

Current Zoning C-5
Proposed Zoning _____
Current Use Vacant
Proposed Use Pet "Day Care" Services

PETITIONER INFORMATION

Business/Org. Name The Doggy Dudes, LLC
Name Derek Shea
Title Owner
Address 15239 W Walnut Drive
City, State, Zip Deerfield, IL, 60015
Phone (224) 804-4200
Email dshea4th@gmail.com
Petitioner Status: Owner Lessee Contract Purchaser

PROPERTY OWNER INFORMATION

Business/Org. Name _____
Name Glenk Garamani
Title _____
Address 24450 N. Lemay Rd
City, State, Zip Mundelein IL 60060
Phone 847-812-2175
Email twobr06131@aol.com

SECTION OF ZONING ORDINANCE: _____

DESCRIPTION OF PROPOSED SPECIAL USE (Attach sheet if additional space, if necessary)

please see additional document titled "Proposed
Special Use Description" for Special Use Description.

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

COUNTY OF LAKE)
)
STATE OF ILLINOIS)

I, Glenn Garamoni, under oath, state that I am

 the sole)
 X an) owner of the property
 an authorized officer of the)

commonly described as (Address) 131 E. Maple and that such property is owned by
(Printed Name) Glenn Garamoni as of this date. As owner of the property, I

do hereby authorize _____ (Printed Name or Not Applicable) to represent me in the
following Planning and Zoning Commission/Village Board matter, _____

(Action).

Glenn Garamoni

Signature

Subscribed and sworn to before me

this 16th day of March, 2020.



Tamara Karlstrand
Notary Public Signature

SITE VISIT AUTHORIZATION

I hereby grant employees of the Village of Mundelein, their agents, and members of the Mundelein Planning and Zoning Commission permission to enter on the property located at the following address:

(Address) 131 E. Maple

Visual inspection of the site shall be accomplished during reasonable hours to examine only those portions of the property relating to this application. This permission is granted in regards to the Mundelein Planning and Zoning Commission Petition for the above-cited property.

If Owner or if Owner is a
Corporation or Partnership:

[Signature] 3-11-2020
Signature of Owner Date

By _____

Title/Full Corporate Name

If Contract Purchaser:

Signature of Contract Purchaser Date

By _____

Title/Full Corporate Name

If Lessee (Corporate or Partnership):

[Signature] 3/13/2020
Signature of Lessee Date

By Derek Shea, Owner

The Doggy Dudes, LLC
Title/Full Corporate Name

REQUIRED SIGNATURES

The undersigned states under oath that he/she/they are the **Legal Owner(s)** of record of the realty described in this Planning and Zoning Commission Application, and the statements that he/she/they made in the foregoing application are true in substance and in fact.

Signature (Owner): 
Printed Name: Glenn M. Baranow

Date: 3-11-2020
Title: _____

Signature (Owner): 
Printed Name: _____

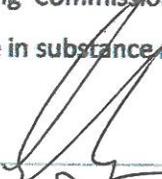
Date: 3/11/2020
Title: _____

The undersigned states under oath that he/she/they are the **Contract Purchaser** of record of the realty described in this Planning and Zoning Commission Application, and the statements that he/she/they made in the foregoing application are true in substance and in fact.

Signature Contract Purchaser: _____
Printed Name: _____

Date: _____
Title: _____

The undersigned states under oath that he/she/they are the **Lessee** of record of the realty described in this Planning and Zoning Commission Application, and the statements that he/she/they made in the foregoing application are true in substance and in fact.

Signature Lessee: 
Printed Name: Derek Shea

Date: 3/13/2020
Title: Owner

Proposed Special Use Description

The Doggy Dudes, LLC is looking to occupy 131 E Maple Avenue for Pet "Day Care" Services. The Doggy Dudes is an indoor/ outdoor dog daycare currently operating in Deerfield, Illinois, and servicing areas across the North Shore with their pet care needs. Our operating hours are Monday-Friday, 8:00AM - 6:00PM and Saturday, 8:00AM - 3:00PM. We are strictly a dog daycare operating during the day within our operating hours. The Doggy Dudes will never provide pet boarding or overnight accommodations. The operation is based around the pickup and drop off of our clients dogs in our own company vehicles. We have six small utility vehicles that come and go from our location and drive around the North Shore, picking up our clients dogs and bringing the dogs back to our location. The dogs are brought back to the field and let out to play for the day. At the end of the day they are dropped back off to their homes and their families. While the appeal to our clients is the pickup and drop off service we provide, we do also accept clients that would like to drop off their dogs themselves. We give our clients who wish to drop off/ pick up their dogs a window of 8:00AM - 9:00AM for drop offs, and 4:00PM - 6:00PM for pick ups. Our plan for this location would be to use the property for our daycare, utilizing the front area as a walk-in reception area, and the back portion of the building as the daycare and play area for the dogs.

STANDARDS FOR GRANTING A SPECIAL USE

No special use shall be recommended for approval by the Planning and Zoning Commission and approved by the Village Board unless it has made findings, based upon the evidence presented at the public hearing, to support each of the following conclusions. **Please provide a detailed response to each of the following criteria (attach additional pages, if necessary):**

- a. The establishment, maintenance and operation of the special use in the specific location proposed will not endanger the public health, safety or general welfare of any portion of the community.
- b. The proposed special use is compatible with adjacent properties and other property within the immediate vicinity of the special use.
- c. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and the Village land use policies.
- d. The special use conforms to the applicable regulations of the zoning district in which it is to be located.

Standards For Granting A Special Use

- A. The establishment, maintenance and operation of the special use in the specific location proposed will not endanger the public health or general welfare of any portion of the community. Our hope with the granting of this special use is to be able to provide services to the people of Mundelein and to help restore downtown Mundelein to a professional and lively area.
- B. The proposed special use is compatible with adjacent properties and other property within the immediate vicinity of the special use. In my opinion, the property is in an appropriate area for the use desired. With the property being on the corner of Maple Avenue, and Norris Avenue these main roads create a great buffer for sound from the everyday flow of traffic. Specifically with the primary use of the business being in the back of the building, there should be little if any noise disturbances for the residential properties across Maple Avenue and Norris Avenue. Similarly, the railroad that is adjacent to this property creates a great buffer for sound for properties over the train tracks. The nature of our business being that we pick up the dogs and drop them off, significantly decreases any kind of traffic congestion that would normally amount from your typical dog daycare that strictly takes dogs that are dropped off and picked up.
- C. In my opinion, the intent of the ordinance is consistent with the spirit and land use policies of the village. The downtown area allows a variety of mixed-use businesses and the use of the location will allow us to provide our services to the people of Mundelein.
- D. The downtown area allows a variety of mixed-use businesses, however due to the special circumstances of the business we are seeking a special use permit to occupy the space with approval from the village. Except for the variation, I believe the use conforms to applicable regulations.

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Phone 224-804-4200
Email dshea4th@gmail.com
Petitioner Status: Owner Lessee Contract Purchaser

PROPERTY OWNER INFORMATION

Business/Org. Name _____
Name Glenn Garamoni
Title _____
Address 28880 N. Lemon Rd.
City, State, Zip Mundelein, Illinois, 60060
Phone 847-812-2175
Email twiarob131@aol.com

SECTION(S) OF ZONING ORDINANCE: _____

SECTION(S) OF COMPREHENSIVE PLAN (IF APPLICABLE): _____

DESCRIPTION OF PROPOSED VARIATION(S) (Attach sheet if additional space is needed)

Please see additional document titled
"description of proposed variations" for
proposed variations.

DESCRIPTION OF PROPOSED SPECIAL USE(S) (Attach sheet if additional space is needed)

Please see additional document titled
"proposed special use description" for special use
description.

DESCRIPTION OF PROPOSED MAP AMENDMENT(S) (Attach sheet if additional space is needed)

PLAT REQUEST

- Preliminary Plat of Subdivision
- Final Plat of Subdivision
- Plat of Consolidation
- Plat of Vacation

Description Of Proposed Variation

The Doggy Dudes, LLC is looking to occupy 131 E Maple Avenue for Pet "Day Care" Services. The proposed variation at this location is to erect a fenced area in the back of the property as an additional play area for the dogs. The fence would be six to eight feet high, vinyl fencing and would enclose the back gravel and grass area of the property that are exposed to Norris Avenue and the adjacent railroad tracks. This outdoor area would expand on the space we are giving our dogs beyond just the interior of the property.

STANDARDS FOR GRANTING A VARIATION

No variation from the provisions of this Ordinance shall be granted unless the Zoning Administrator, Planning and Zoning Commission, and Village Board makes specific written findings based on the standards imposed by this section. **Please provide a detailed response to each of the following criteria** (*attach additional pages, if necessary*):

- a. The strict application of the terms of this Ordinance will result in undue hardship.
- b. The plight of the owner is due to unique circumstances.
- c. The variation, if granted, will not alter the essential character of the locality

The Zoning Administrator, Planning and Zoning Commission, and Village Board, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate.

Please provide a detailed response to each of the following criteria (*attach additional pages, if necessary*):

- a. The particular physical surroundings, shape, or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of regulations were to be carried out.
- b. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.
- c. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.
- d. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.
- e. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.
- f. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

Standards For Granting A Variation

- A. This ordinance will not negatively impact the efficiency of surrounding businesses or residential homes. This ordinance is appropriate for the area because the variation is in the back of the building away from neighboring properties which are either across the street on Maple Avenue, across the street on Norris Avenue, or over the railroad tracks.
 - B. The special circumstances surrounding this variation is due to the nature of the business; Pet "Day Care" Services and the need for an enclosed outdoor area. The location of the variation is the most appropriate area for the property.
 - C. The variation, if granted, will not alter the essential character of the site. The variation is behind the building as per local regulations and will not disrupt the locality of the property.
-

- A. This property and location we feel is the most appropriate site for this variation. The orientation of the building places the variation in the back of the building away from any potential disruptions.
- B. This variation has been created due to my interest in the property and the need for an outdoor run for the daycare.
- C. No, granting the variation will not be detrimental to the public welfare in the neighborhood in which the property is located. The properties location itself is the most appropriate area for the proposed variation. Having the variation in the back of the building makes it comply with ordinances and regulations for Pet "Day Care" Services for where an outdoor run is allowed to be. Having the property on the corner of Maple Avenue and Norris Avenue creates a buffer for sound to neighboring properties by the everyday flow of traffic. Also by having the variation in the back of the building nearest the railroad, the sound is also buffered and masked by the sound of train progression during the day. When traffic flow and train progression is low, the fencing that is to be erected per the variation request will also provide a buffer for sound to neighboring properties. Our hours of operation also fall within the appropriate operating hours for a business and will not disrupt neighboring properties. Our hours are Monday through Friday, 8:00am to 6:00pm, and Saturday 8:00am to 3:00pm. These hours of operation are between normal working hours of the public and children in school and will not disrupt the public welfare by operating too early in the morning or too late in the evening.
- D. No, the proposed variation will not impair an inadequate supply of sunlight and air to adjacent properties, or substantially increase congestion in the public streets, increase

the danger of fire, endanger the public safety, or impair property values within the neighborhood.

- E. In my opinion, the intent of the ordinance is consistent with the spirit and land use policies of the village. The downtown area allows a variety of mixed-use businesses and the use of the location will allow us to provide our services to the people of Mundelein.
- F. The property has sat vacant for quite some time and was formerly used for automotive use - which is no longer permitted for that location. The new use and proposed variation will add life to the area and will add value to the property and surrounding area.

R. E. DECKER
1958-1972
R. E. DECKER
P. O. BOX 1000
LIBERTYVILLE, ILLINOIS 62448



Plat of Survey

R. E. DECKER, P.C.
LAND SURVEYORS

114 E. COOK AVE., LIBERTYVILLE, ILLINOIS 62448
847-362-0091 FAX 847-352-0119 mail@deckersurvey.com
07



Lots 1, 2 & 3 except the southerly 50 feet as measured perpendicularly from the southeasterly line of Lots 2 & 3 in Block 5, in Town of Hartsch, being a subdivision of part of the Southwest Quarter of Section 26, Township 44 North, Range 11 East of the Third Principal Meridian according to the plat thereof recorded June 10, 1896 as Document No. 32099 in Book 4 of Plats, page 50, in Lake County, Illinois.

Commonly known as 135 & 135 1/2 Maple Avenue, Mundelein, Illinois



Scale, 1" = 20 ft.

Field Work Completed on: JULY 15, 2011

ORDER # 11-379

Preliminary Exterior Site Plan

R. E. DECKER
 (1932-1994)
 S.O. PAVLETIC
 P.L.S. 855-3866



Plat of Survey

R. E. DECKER, P.C.
 LAND SURVEYORS

114 E. COOK AVE., LIBERTYVILLE, ILLINOIS 60048
 847-862-0091 FAX 847-362-0118 mail@deckersurvey.com



Lots 1, 2 & 3, except the southerly 50 feet as measured perpendicularly from the southerly line of Lots 2 & 3 in Block 5 in Town of Huntwood, being a subdivision of part of the Southwest Quarter of Section 20, Township 44 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded June 19, 1906 as document no. 32006, in Book 1 of Plats, page 58, in Lake County, Illinois.

Commonly known as 136 & 138 Maple Avenue, Mundelein, Illinois.



Proposed Exterior Improvements

The plan for improving the exterior appearance of 131 E Maple Avenue begins with an update to the exterior paint of the building per owner and village approval. We would also plan to freshen the aesthetic of the property itself by adding modern and clean signage off the front facing facade of the building, facing Maple Avenue. We would also freshen up the front landscape of the building, facing Maple Avenue. In the back of the property we would like to erect a fenced in area as additional play area for the dogs. This space would allow the dogs extra space to play outside. The fence would be eight feet high, vinyl fencing and would enclose the back gravel and grass area of the property that are exposed to Norris Avenue and the adjacent railroad tracks. The fencing would close off the back of the property, resulting in a cleaner aesthetic for the property. The fenced in section will have turf laid down, which is both easy to clean and has a more polished look over grass or gravel. Our cleaning regiment when it comes to waste management is to clean up any pet waste in the beginning of the day when dogs arrive, and consistently throughout the day. We then dispose of the waste in trash receptacles we have on hand at the property. We currently have a company that takes away the dog waste every week, and we plan to maintain that schedule at this property. Our goal for the exterior of the property is to create a sleek and modern aesthetic, that would look good for both our clients and for the people of Mundelein.

Proposed Interior Improvements

The plan for improving the interior of 131 E Maple Avenue begins with freshening up the paint in the front reception area as well as fixing any interior issues and improving pre-existing structures (i.e. front desk and office area). The goal of the front reception area is to create a sleek but welcoming environment that will be functional and attractive to anyone that will come through our doors. In the back portion of the building we would simply refresh paint and lay down rubber flooring seen in gyms as the flooring for our dogs. In this section of the building we will store supplies that will allow us to successfully run our day to day operations, and keep a neat and clean environment. The goal of the interior design of the property is to create functionality for the back of the house while creating a welcoming and visually appealing front of house that invites people inside.

Exterior Property Photos 1



Exterior Property Photos 2



AFFIDAVIT OF NOTIFICATION

(See Exhibit A)

COUNTY OF LAKE)
)
STATE OF ILLINOIS)

I, Derek Shea, under oath, state that I am

the sole)
 an) owner of the property
 an authorized officer of the)

Hereby swear and affirm that in accordance with the provisions of Chapter 3.3 of the Zoning Ordinance, have notified, by certified mail, all property owners and taxpayers within 250 feet of the subject property, attached hereto as Exhibit A, on this 4th day of May, 2020.

[Signature]
Signature

Subscribed and sworn to before me

this 4 day of may, 2020.

[Signature]
Notary Public

05-04-2020
OFFICIAL SEAL
EMMANUEL PEREZ
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 04/25/23
[Signature]