

CITY OF WARRENVILLE  
PLAN COMMISSION/ZONING BOARD OF APPEALS  
Minutes of Regular Meeting  
Held on Thursday, October 7, 2021

A. CALL TO ORDER

Plan Commission Ch. Cosgrove called the meeting to order at 7:00 p.m. Ch. Cosgrove explained the opportunity interested parties would have to provide remarks during the Citizens' Comments item of the agenda.

Ch. Cosgrove explained the Citizens' Comments portion of the virtual meeting protocol, including how public comment would be accepted via GoTo Meeting and call in, which would include:

1. Public comment from anyone at City Hall;
2. Public comment from anyone participating in the meeting via GoTo Meeting with camera; and
3. Public comment from anyone participating in the meeting via phone.

Ch. Cosgrove explained all meeting participants should stay muted until they are asked to provide their comment, and start their comment by announcing their name and address. No public comments were received electronically prior to commencement of the meeting.

B. ROLL CALL

PC Present: Tim Cosgrove, Robert Pepple, Jessica Tullier, John Lockett, Byron Miller, Mark Taylor

Absent/Excused: Elizabeth Chapman, Erin Schultz

ZBA Present: Tim Cosgrove, Jonathan Lockett, Robert Pepple, Byron Miller, Jessica Tullier

Absent/Excused: Elizabeth Chapman

Also Present: Community and Economic Development Director Ron Mentzer, Planner/GIS Technician Andrew Kieffer, Recording Secretary Marie Lupo

C. NEW BUSINESS

1. 28W265 Warrentville Road / Biff Behr  
Located at the southwest corner of Warrentville Road and River Road  
Project No. TUP2021-1011  
Request for approval of a Temporary Use Permit that would allow Did Dat Autos 4less Inc. to operate an auto detail use within the existing building on non-owned automobiles through September 15, 2022.

Property owner Biff Behr explained that tenant Kanetha Tenner of Did Dat Autos 4less, Inc. has been unable to secure used cars for sale due to dealers purchasing them and the country experiencing a chip shortage. She desires to temporarily transition her business to detailing cars; however, Warrentville's Zoning Code does not allow such use.

Ch. Cosgrove suggested the auto detail use be added to the list of upcoming, proposed Zoning Ordinance text amendments. He supported the request because detailing would be performed indoors. Moreover, an auto body shop previously operated out of the site.

Commissioners offered no additional comments.

Per Ch. Cosgrove's inquiry as to extending the request for longer than one year, Pl. Kieffer explained a temporary use can only be issued for up to one year per the provisions of the Zoning Ordinance.

COM. PEPPLER MOVED, SECONDED BY COM. LOCKETT, THAT THE PLAN COMMISSION RECOMMENDS THE CITY COUNCIL GRANT APPROVAL OF A TEMPORARY USE PERMIT, WHICH WOULD ALLOW FOR OPERATION OF AN AUTOMOTIVE DETAIL SHOP AT 28W265 WARRENVILLE ROAD FOR A PERIOD NOT EXCEEDING ONE YEAR, AND SUBJECT TO ALL AUTOMOBILE DETAILING WORK BEING PERFORMED INDOORS.

ROLL CALL VOTE:

Aye: Cosgrove, Pepple, Lockett, Miller, Tullier, Taylor

Nay: None

Absent/Excused: Chapman, Schultz

MOTION ADOPTED UNANIMOUSLY.

D. OTHER BUSINESS

1. 29W516 Wilson Street, West Chicago / DuPage County ZBA  
Located south of Route 38, west of Route 59  
Zoning Petition Z21-073 / Kelly and Joe Yanan  
Reconsideration of request to amend existing Conditional Use for PUD to continue as single-family home with dog kennel, training, dog day care, grooming services, and pet supply shop, including:
  - a. Increase of total permitted dogs allowed on property at any one time from 50 to 150 dogs;
  - b. Foster care and adoption facility for local rescues; and
  - c. Low-cost vaccination clinic.

Joe Yanan, Owner of Our Family Pet Sitting, LLC, addressed the Commission to further explain his request, which the Commission reviewed at its last meeting. Mr. Yanan indicated that he expanded the number of dogs he was requesting approval to have on the property to allow for his business to grow over the next ten years and eliminate the need for him to go back through the County's expensive special zoning approval process. He indicated that the County's zoning application fee is currently \$3,000. In addition, DuPage County is now also requiring him to secure legal counsel, which will result in extra costs. His goal is to request this amendment one time, to last for the next ten years.

Mr. Yanan only anticipates having 150 dogs on site during holidays (Christmas, Thanksgiving, and July 4<sup>th</sup>), which are the busiest periods for his business. He would also like to perform rescue work, and would dedicate a portion of a new building addition planned on the property to that cause. He does not have neighbors to the east or north. The neighbor to the west who lives in the existing house and owns the vacant lot in between his lot and the subject property has submitted a letter of support for Mr. Yanan's request. The residential lots to the south are approximately 45 feet away from the south lot line of Mr. Yanan's property; however, they are over 300 feet from

where the dogs would be housed. Building improvements would include expansion of indoor play space and removal of dog runs outside of buildings, which would reduce potential noise for neighbors. A six-foot vinyl privacy fence was installed around the property, which also shields noise. In the four years Our Family Pet Sitting has been in existence, Mr. Yanan claimed the business has never received complaints stemming from noise, except for recently, when notice of the request was disseminated and a few neighbors expressed concern.

Mr. Yanan stated that the area is experiencing a crisis for lack of animal care facilities because more people have adopted pets during Covid. In addition, similar businesses in the vicinity have closed. The maximum amount of dogs currently allowed on the site is 50. He is always sold out during the six weeks of summer.

He and his wife purchased the property to give back to the community by rescuing dogs. They were involved in over 50 rescues, and donated over \$50,000 in services to saving dogs. He stated this is not a “get rich quick” scheme, but rather, a passion. He has invested \$250,000 this year into improving the subject property.

Ch. Cosgrove inquired whether the driveway would be expanded; Mr. Yanan replied that he had no plans to expand the driveway as he felt that it functions well currently.

Com. Lockett inquired when the buildings would be built. Mr. Yanan explained the building plan, as follows:

- Building 2 (pole barn) would be expanded first. It currently measures 72 feet by 36 feet, but would be extended by 45 feet to provide an indoor play space and additional room for housing of dogs. If approved, it could be operational by April 2022.
- Due to age and a sagging roof, Building 4 would be replaced by a new building that would be used for grooming in 2023.
- Building 3 would be enlarged to 40 feet by 50 feet, half of which space would be used for rescues, and the other half for storage of dogs. It is expected to be built in 2024.

Com. Lockett inquired as to a sprinkler system; Mr. Yanan replied the State does not require sprinkler systems, but does require monitored fire detection/alarm systems. He installed a Comcast Fire alarm system, which monitors the premises 365 days per year.

Mr. Yanan was open to reducing his request to 100 or 125 dogs.

Com. Miller asked about the neighbor to the west. Mr. Yanan replied he has a good relationship with Phil King, and they share ideas. Both properties are zoned agricultural. Mr. King is removing forest on his property to make a horse run area for his horses, currently has chickens, and also plans to acquire oxen.

Commission input was as follows:

- Com. Lockett - Although 150 dogs is concerning, he respects Our Family Pet Sitting’s mission and would support its request.
- Com. Miller - In favor of the request.
- Com. Pepple - Felt 150 dogs on one property was too many, and he did not favor the inside lifestyle being proposed. This type of operation would require additional

employees to care for the dogs. Complaint letters were not included in the submission. In the event of fire, Com. Pepple felt it would be impossible to remove 150 dogs at one time. He suggested Mr. Yanan acquire a larger site at a more suitable location in order to cater to 150 dogs and transporting them to that location. The existing 50-dog operation is organized and professional.

*Mr. Yanan replied he did not include letters against his proposal because they were not sent to him.*

- Com. Taylor – Felt 150 dogs was too many. He expressed concern for the neighborhood, and could not support the request. Agreed with Com. Pepple that the current 50-dog operation was well run.

*Mr. Yanan replied the nearest of the 30 cul-de-sac homes is 313 feet away; the next nearest is 326 feet away; and the next nearest is 500 feet away. He clarified that dogs are housed indoors and only are allowed outdoors in one of the nine run yards under the supervision of one of the employees. One of the yards measures over an acre in size.*

- Com. Tullier – Appreciated the additional information, and is in agreement with the proposal.
- Ch. Cosgrove – Felt 150 dogs was excessive. The vacant property to the west could potentially support residential development if the neighbor were to sell it. He felt an operation as large as Mr. Yanan is proposing should be located on commercially zoned property, because of its intensity. Other concerns include the necessary number of employees, ingress and egress issues, and potential accessory structure limitations.

Ch. Cosgrove conducted a voice vote on allowing 100 dogs. Commission response was in favor, except for Coms. Pepple and Taylor. Ch. Cosgrove directed staff to respond to the County that the Commission generally objected to the intensity of 150 dogs on site; however, it is amenable to 100 dogs on site, with the additional requests that (i) either the driveway be widened or a second access point be provided for sufficient egress and ingress so that there is a free flow of traffic and safety, and (ii) adequate parking is provided for customers and employees.

#### E. CITIZENS' COMMENTS

None.

#### F. APPROVAL OF MINUTES

1. Regular Meeting of September 23, 2021

CH. COSGROVE MOVED, SECONDED BY COM. PEPPLER, TO APPROVE THE SEPTEMBER 23, 2021, MINUTES WITH THE FOLLOWING CHANGE:

- Page 5, Bullet 5, Line 4 – Insert “an overlay district could be established, and that” before “TIF.”

#### ROLL CALL VOTE:

Aye: Cosgrove, Pepple, Lockett, Miller, Tullier, Taylor

Nay: None

Absent/Excused: Chapman, Schultz

MOTION ADOPTED.

G. CHAIRMAN'S REPORT

Ch. Cosgrove concurred with Com. Miller's appreciation for former Ch. Davis' patience in teaching him how the Commission works, and his valued comments and insights on projects, especially from an architect's standpoint. Other Commissioners recalled his personal and professional contributions to Warrenville, and expressed how they will sincerely miss him.

H. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

None.

I. PLANNER'S REPORT

None.

J. ADJOURN

CH. TAYLOR MOVED, SECONDED BY COM. LOCKETT, TO ADJOURN THE MEETING AT 7:46 P.M.

MOTION ADOPTED UNANIMOUSLY VIA VOICE VOTE.

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Marie Lupo, Recording Secretary