

PLANNING & ZONING COMMISSION
May 3, 2022 MEETING MINUTES

APPROVED AUGUST 2, 2022

Call to Order: Acting Chairman Walloch called the meeting to order in the Roselle Village Board Room at 7:00 p.m.

Roll Call:

Present: Commissioners Boos, Keller-Stein, Lewis, Stringfellow, Walloch, and Wurtz

Absent: Commissioner Patel

Staff: Community Development Manager Caron Bricks, Community Development Intern Ashton Stipp

Approval of the Agenda: A motion was made by Commissioner Boos, seconded by Commissioner Keller-Stein to approve the agenda. The motion passed with 6-0 vote.

Approval of Minutes: A motion was made by Commissioner Keller-Stein, seconded by Commissioner Boos to approve the minutes from April 5, 2022 with the addition to include Scott Day's response of "no" to her question "if he had ever taken a special use permit case to court." The motion passed with a 5-0 vote with Commissioner Stringfellow abstaining.

Consideration of Petitions:

PZ 22-1101, Village of Roselle, a text amendment to section 4.11 Home Occupations related to "animal grooming services" as a Home Occupations.

Commissioner Boos made a motion to open the public hearing for case PZ 22-1101, seconded by Commissioner Wurtz. The motion passed with a 6-0 vote.

Community Development Manager Caron Bricks presented the staff memo explaining the current levels for home occupations. Level 1 Home Occupations are permitted if it follows standards. Such occupations can include salons and barbershops with a limit to one chair. Level 2 Home Occupations are more intense use; they require a special use permit and require a public hearing and notification of surrounding property owner. The final level is a list of prohibited uses which includes animal hospitals and kennels. The code currently is silent and lacks definition of permitted v. prohibited. The Village Board has directed staff and the Planning & Zoning Commission to consider animal related services as home occupations. There was a research analysis of definitions and village codes of surrounding communities prepared by staff.

The floor was open to public comment. CD Manager Bricks read two public comments submitted in advance of the meeting.

The first public comment was left by Jennifer Crowley: "Thank you for considering the issue of pet grooming as an approved home occupation within the Village of Roselle. I

would have preferred to address you in person tonight, but I am unable to attend due to parental obligations.

One chair barbershops and beauty parlors, daycares with up to 8 children, and professional offices, such as attorneys, are all allowed as level one home occupations under the village ordinance. Pet grooming as a home occupation, operating within the guidelines already laid out in the home occupations ordinance, would be a low impact, low traffic business similar to the occupations which are expressly approved. I am asking that the P&Z recommend approval of pet grooming as a level one home occupation.

The village code currently defines pet grooming as a separate business than those expressly prohibited home occupations, animal hospitals and kennels, and it warrants consideration as such. It is defined under section 3.02 of the Roselle Zoning Ordinance as, "An establishment where clipping, bathing, and related services, except that of a veterinary nature, are rendered to dogs, cats, and other domestic pets. No boarding shall be permitted." In this definition, it is clearly differentiated from the two prohibited animal related occupations.

I have been a professional groomer for nearly 20 years and have worked in every setting imaginable from big box stores to private shops to animal hospitals. A few things all of these settings have in common is kennels full of barking dogs, a high level of noise, high customer traffic and many distractions for both the dog and the stylist. These things can all pose a safety risk to the dog. These things also make for a highly undesirable work environment for many pet stylists.

By allowing professional groomers to operate as a home occupation, you will be allowing us to create a quiet, low stress, and safe environment for the dogs we care for and to provide a higher level of service to Roselle's pet owners. I believe this should be considered a level one home occupation as it is not an intense use which would cause an undesirable impact on neighboring properties and will not cause an increase in traffic or noise beyond what is normal in a residential neighborhood.

Roselle has long been a very dog friendly community. On my block alone, there are over 20 dogs. There are doggie water fountains throughout our parks and multiple dog themed events hosted by the park district every year. Over the last two years, there has been an unprecedented increase in pet ownership across the country. Pet care services are in high demand with many grooming salons booked out months at a time. Our pet owning residents need these services and shouldn't have to travel to surrounding towns to receive them as existing options within the village are extremely limited.

I cannot speak for others who wish to operate a home-based pet grooming business, but over the last seven years, I have looked for a commercial location within the village that would fit my business' needs. What I discovered was that the landlords either don't

want pet related businesses or the available locations were simply too large to create a successful, single stylist pet grooming salon. There is only so much commercial real estate within the village, and I would prefer to keep my business in Roselle.

Like many other industries, the pet services industry is battling a severe staffing shortage. Requiring all groomers to operate from commercial locations is setting us up for failure as we would most likely be unable to secure the employees needed to keep the business afloat. It also forces us to continue operating assembly line style grooming salons in order to turn a profit.

I believe it also warrants consideration that most home occupations, on a broader level, are not high traffic businesses. Most home occupations are micro businesses with a single employee who is simply trying to provide for themselves or their family. Given all of the changes that we have collectively faced over these last two years, from business shutdowns and ever-changing mandates to lack of childcare and struggles with remote learning, people need the ability to pivot and create opportunities that work for them and their families. For some, these micro businesses are going to evolve into something great in our community, but we will never find out if we don't give them a chance to start.

Your consideration on this matter is appreciated and I ask that you to recommend approval of pet grooming as a level one home occupation.”

The second public comment was left by Erika Silva: “Pet grooming as a home occupation, operating within the guidelines currently stated in the home occupations ordinance, would be a low impact, low traffic business similar to the occupations which are expressly approved such as one chair barbershops and beauty parlors. I am in favor of the P&Z recommending approval of pet grooming as a level one home occupation! I Especially think this would be a benefit for me and other stay at home moms or single moms that cannot afford daycare.”

Commissioner Keller-Stein asked about whether home occupations can be in apartments and condos, as this is too close. CD Manager Bricks confirmed that home occupations can take place in any residence with owner permission. Commissioner Walloch referenced that Schaumburg application asked for property owner permission. Commissioner Keller-Stein referenced that a condo has no way to police this aside from the condo association. Commissioner Wurtz noted that condo boards exist to take care of or police home occupations. He also asked for the difference between level 1 vs. level 2 home occupations. He also asked if groomer received any state licensure or regulation. CD Manager Bricks answered to say licensing and insurances is not required in these instances. Commissioner Walloch noted that dog should remain in the house if the home occupation is permitted and strict hours of operation.

Commissioner Boos stated that he would prohibit dog grooming services as a home occupation. His concerns lie with the nuisance and public health with animal waste and barking. A question emerged on whether dog grooming can be indoors or outdoors. To which CD Manager Bricks replied that it can occur anywhere on the property, it is not specified. Commissioner Wurtz relayed how in a salon there is only 1 person at a time hence 1 dog groomed at a time seems reasonable. Commissioner Boos stated you can groom 1 dog at a time and have six crated in the home. There is no way to police this as the code enforcement officer cannot enter the residence.

Commissioner Keller-Stein said she favored the special use permitted (level two), encouraging onsite parking and fencing. Commissioner Boos asked about the groomers liability if a dog were to get out and attack a neighbor. CD Manager Bricks again emphasized that the code enforcement officer would need a proven complaint. Commissioner Keller-Stein stated it is hard to police anything. There was an attempt of a straw poll on the prohibited side Commissioner Stringfellow and Boos; special use was supported by Commissioner Lewis and Keller-Stein.

Acting Chairman Walloch swore in Jennifer Crowley, 136 W. Irving Park Road, a resident and dog groomer. She responded that she had insurance as a groomer, which is applied with her homeowner insurance. She has a total of 9 certifications as for licensing. The state defines a kennel as animals being held for 4 hours or more. She noted that this can be done without a nuisance in a single service salon. She added that families need this option, as it is too expensive for property aside from the home. Commissioner Wurtz asked the typical daily volume, to which Ms. Crowley stated 8. Commissioner Keller-Stein asked if insurance can be put on the special use permit, to which CD Manager Bricks said they could ask the Village Attorney. Commissioner Keller-Stein asked if she did the hand stripping service, which she responds yes.

Commissioner Wurtz made a motion to close the public hearing for PZ 22-1101, seconded by Commissioner Boos. The motion passed (6-0).

The commission began the discussion of conditions that they would want to be required as part of a special use permit. Commissioner Keller-Stein stated that the grooming single family homes (detached) and cats be allowed. Commissioner Wurtz advised the requirement to be indoors. Commissioner Walloch wanted a time requirement. Insurance was something to potential required after asking the attorney. Another ask was that there is a requirement of ownership proof or written permission. Commissioner Wurtz acknowledged that there is so many layers, which may be why it is prohibited in other communities.

The commissioners asked CD Manager Bricks what all needed to be recommended, she stated a definition of animal related services and the regulation of animal related services. It was asked if they wanted to make a motion or continue the straw poll, to which Commissioner Walloch asked for a straw poll and asked each commissioner

where they lie. In favor of prohibiting these services were Commissioners Stringfellow and Boos; in favor of approving with the special use permit (level 2) Commissioner Wurtz, Keller-Stein, Lewis and Walloch.

The Commissioners asked about the requirements for the findings of fact. CD Manager Bricks read the findings of fact for a text amendment.

Commissioner Wurtz made a motion to approve the finding of facts, seconded by Commissioner Lewis. The motion passed (4-2).

Commissioner Keller-Stein made a motion to recommend approval of dog grooming as a level 2 home occupation PZ 22-1101 to the Village Board, seconded by Commissioner Lewis. The motion passed (4-2).

The commissioners listed all the items they would want to be on a special use permit. The requirements 1 dog at a time, must be indoors, possible insurance requirements, single family residence detached, owner of home must approve, up to 8 dogs in one day, and specific times/ hours of operation.

Old Business: CD Manager Bricks reported the on the construction of the Metro 19 apartment building, starting with sanitary work. The Metro 19 project was finalized by the Board, it is the largest number of pages recorded for a project in DuPage County. 14 units have been sold this far in the Lexington Subdivision. The gas station will be brought before the Village Board at the second meeting in May.

New Business: There was no new business discussed.

Adjournment: Commissioner Wurtz made a motion to adjourn the meeting, seconded by Commissioner Boos. The motion passed 6-0 and the meeting ended at 8:15 p.m.