
VILLAGE OF SUGAR GROVE BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: DISCUSSION: SPECIAL USE - TRUE VET
AGENDA: MARCH 4, 2025 VILLAGE BOARD MEETING
DATE: FEBRUARY 24, 2025

ISSUE

Shall the Village Board discuss an amendment a petition for a special use permit for a veterinary clinic to be located in Sugar Grove Center.

DISCUSSION

The Village received an application from True Vet for a special use permit for an animal hospital to be located at 519 Sugar Grove Parkway, part of Sugar Grove Center. The Sugar Grove Center PUD requires animal hospitals to obtain special use permits in order to operate within Sugar Grove Center. The applicants are looking to occupy units b and c in the 519 building with a veterinary clinic that will offer a variety of services, including surgery, ultrasounds and radiographs. The hours of operation would be 8:00 am to 7:00 pm seven days a week. They are proposing to add a small outdoor relief yard that would be completely enclosed by a solid fence in the rear of the building. The parking for this building has already been established and is sufficient to accommodate the propose use.

The Planning Commission held the required public hearing on February 19, 2025. The commissioners discussion included how the pet relief area would be kept clean and the fence surrounding it. Overall, they did not have any concerns with the proposal and voted to recommend that the Village Board approve the proposed Special Use permit with the following condition:

1. The fence surrounding the pet relief area must match the color of the building.

ATTACHMENTS

- Economic Development Department Report
- Plan Commission Recommendation 25-03
- Site Plan

RECOMMENDATION

That the Village Board discuss the proposed special use and provide staff with direction on preparing the necessary ordinance for approval. Staff recommends approval of the proposed Special Use Permit with the condition that the fence surrounding the pet relief area match the color of the building.

ECONOMIC DEVELOPMENT DEPARTMENT REPORT

The Economic Development Department was contacted by Dr. Keith True last fall. He plans to open a veterinarian clinic in Sugar Grove. He is an experienced veterinarian with two other well established offices, including a new facility he opened in Downers Grove. He has signed a lease to locate in the multi-tenant commercial building at 519 Sugar Grove Parkway in the Sugar Grove Center. He will be leasing units B and C, combining them into one space. Additional veterinarian services are needed in the Village of Sugar Grove. With this new tenant, all the spaces at 519 Sugar Grove Parkway will be leased. Animal hospitals require special use approval. On February 19, 2025 the Village of Sugar Grove Plan Commission granted approval for the application for this special use. The Economic Development Department recommends Village Board approval for the special use.

VILLAGE PRESIDENT

Jennifer Konen

VILLAGE ADMINISTRATOR

Scott Koeppel

VILLAGE CLERK

Tracey Conti



COMMUNITY DEVELOPMENT

VILLAGE TRUSTEES

Matthew Bonnie

Sean Herron

Heidi Lendi

Sean Michels

Michael Schomas

James F. White

R E C O M M E N D A T I O N

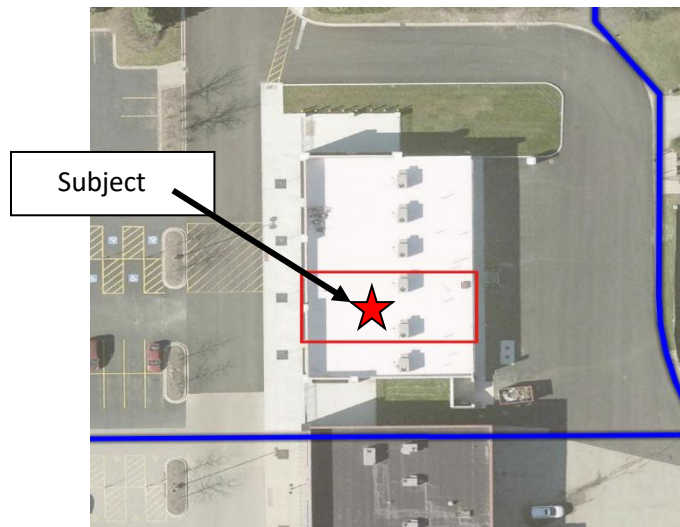
PC25-03

TO: Village President and Board of Trustees
FROM: Planning Commission
DATE: Meeting of March 4, 2025
PETITION: 25-003 True Vet Special Use Permit for an Animal Hospital

PROPOSAL

The applicant is requesting approval of a Special Use Permit for an Animal Hospital in the B-3 Planned Unit Development (PUD) Regional Business District, pursuant to Exhibit D Permitted and Special Uses of the Sugar Grove Center PUD.

LOCATION MAP



BACKGROUND & HISTORY

Dr. Keith True is requesting approval of a Special Use Permit for an Animal Hospital in the B-3 PUD Regional Business District. Animal Hospitals are an allowed use within the Sugar Grove Center PUD; however, they do require a Special Use Permit. The applicant proposes to renovate the interior space in Units B and C at 519 N Sugar Grove Pkwy to operate a veterinary clinic. The two units together are roughly 2,650 square feet. The clinic will be open seven days per week with extended hours to meet demand, and will offer a variety of veterinary services, including surgery, for dogs, cats, and other small mammals. The clinic will also have diagnostic capabilities and in-house laboratory equipment, such as ultrasounds and radiographs. Because surgery will be taking place at the clinic, a small outdoor relief yard, measuring 10 feet by eight feet, is proposed in the rear of the tenant spaces so that animals with longer stays can use the bathroom. The small site will utilize artificial turf and will be enclosed with a six-foot vinyl fence and safety bollards. No animals will be left unattended, and the relief area will be cleaned after each use. Aside from the relief area, no other exterior renovations are proposed.

DISCUSSION

Commissioners discussed the proposal and had concerns about the relief area fence color matching the building color.

FINDINGS OF FACT

When considering special use requests, the Zoning Ordinance provides certain standards to be considered. The Planning Commission hereby finds that the proposed Special Use:

- a) Will be harmonious with and in accordance with the general objectives of the Comprehensive Land Use Plan and/or this zoning ordinance.

True Vet of Sugar Grove will provide additional veterinary services for the residents of Sugar Grove and the surrounding community, which is needed. The site will be quality design, fitting in with the surrounding businesses.

- b) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not alter the essential character of the same area.

The site will be designed by RWE, who specializes in veterinary facility design and construction. Dr. True has maintained and run multiple facilities in the past and will continue to operate this facility as he has done in the past. Previous facilities have been in residential areas, as well. The building and grounds will be well maintained.

- c) Will not be hazardous or disturbing to existing or future neighborhood uses.

No issues will present to the future neighborhood uses. A small animal relief area is being planned for on the outside of the building, but will be appropriately maintained on a daily basis and will be fenced in and placed on the backside of the building.

- d) Will be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

The current streets will serve the facility well as there are businesses functioning out of the current strip mall facility.

- e) Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village.

No additional requirements are expected from the Village.

- f) Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

No issues with traffic, smoke, fumes, glare, or noise are expected to affect the community.

- g) Will have vehicular approaches to the property which shall be so designed as to not create an undue interference with traffic on surrounding public streets or highways.

None are expected.

- h) Will not increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue or relief.

None are expected.

- i) Will not result in the destruction, loss or damage of natural, scenic or historic features of major importance to the Village.

No.

EVALUATION

The proposed veterinary clinic would be a welcomed addition to the Village. The proposed Special Use Permit for an Animal Hospital would be in line with the Village's Comprehensive Plan and would not be detrimental to the surrounding areas. The proposed renovations are minimal and comply with Village Code Standards.

Generally, this use is required to conform to the Village of Sugar Grove Special Use Standards. The following evaluation is based on the Special Use Standards.

1. Land Use/General – The proposed use remains consistent with the Comprehensive Plan and the Zoning on the property.

2. Existing Conditions – The existing use of the property is a multi-tenant commercial building.

3. Lots & Buildings – The existing building and lot are already developed.

4. Parking – Parking is in place and no additional parking will be required.

PUBLIC RESPONSE

After due notice, the Planning Commission held a public hearing on February 19, 2025. No objectors were present.

RECOMMENDATION

After carefully considering the facts, the Planning Commission recommends the Village Board **approve** the proposed Special Use Permit for an Animal Hospital and incorporate the findings of facts, with the following additional condition:

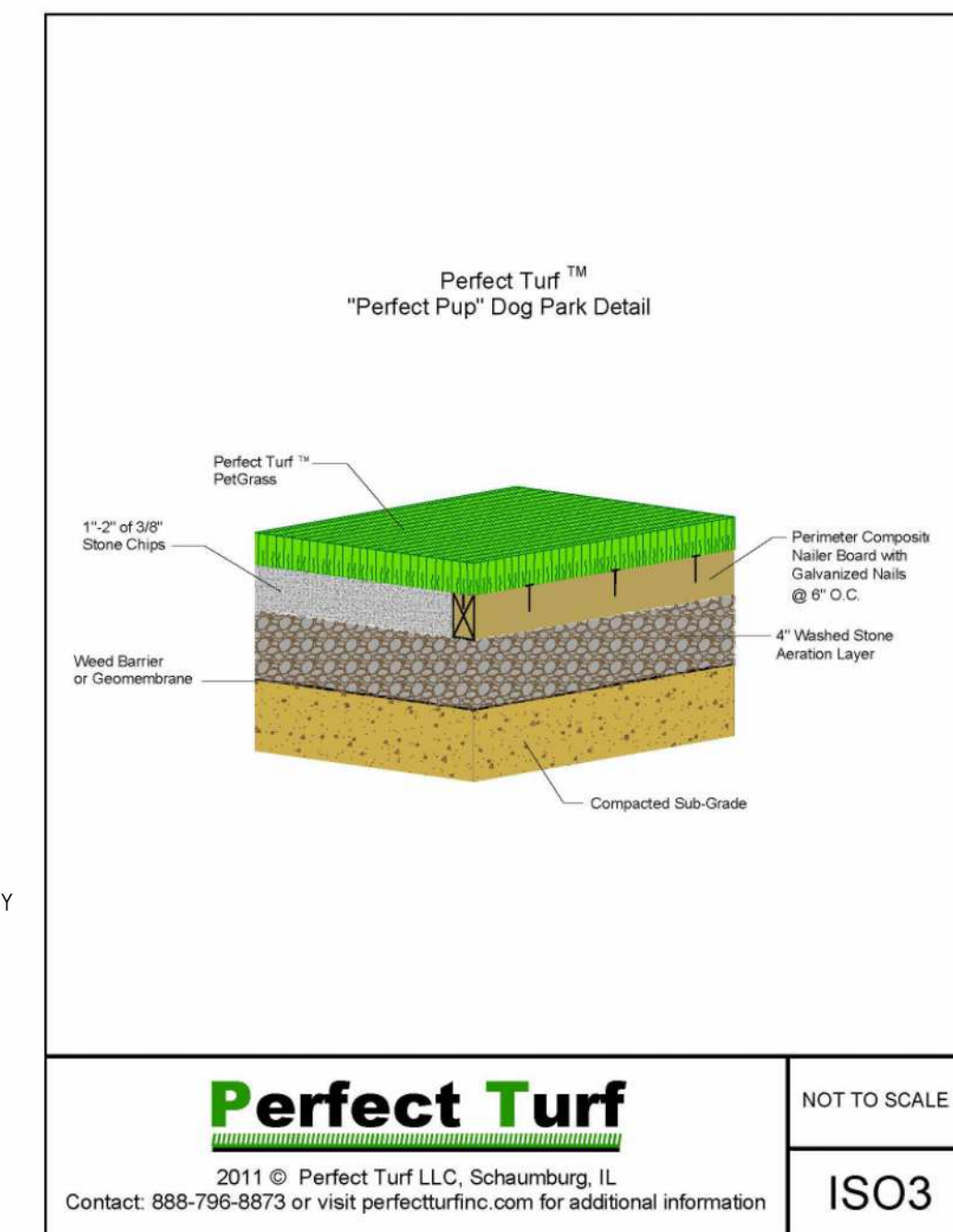
- a. The color of the fence around the relief area will match the color of the building.

AYES: Rockwell, Sabo, Coia, Guddendorf, Bieritz, Speciale

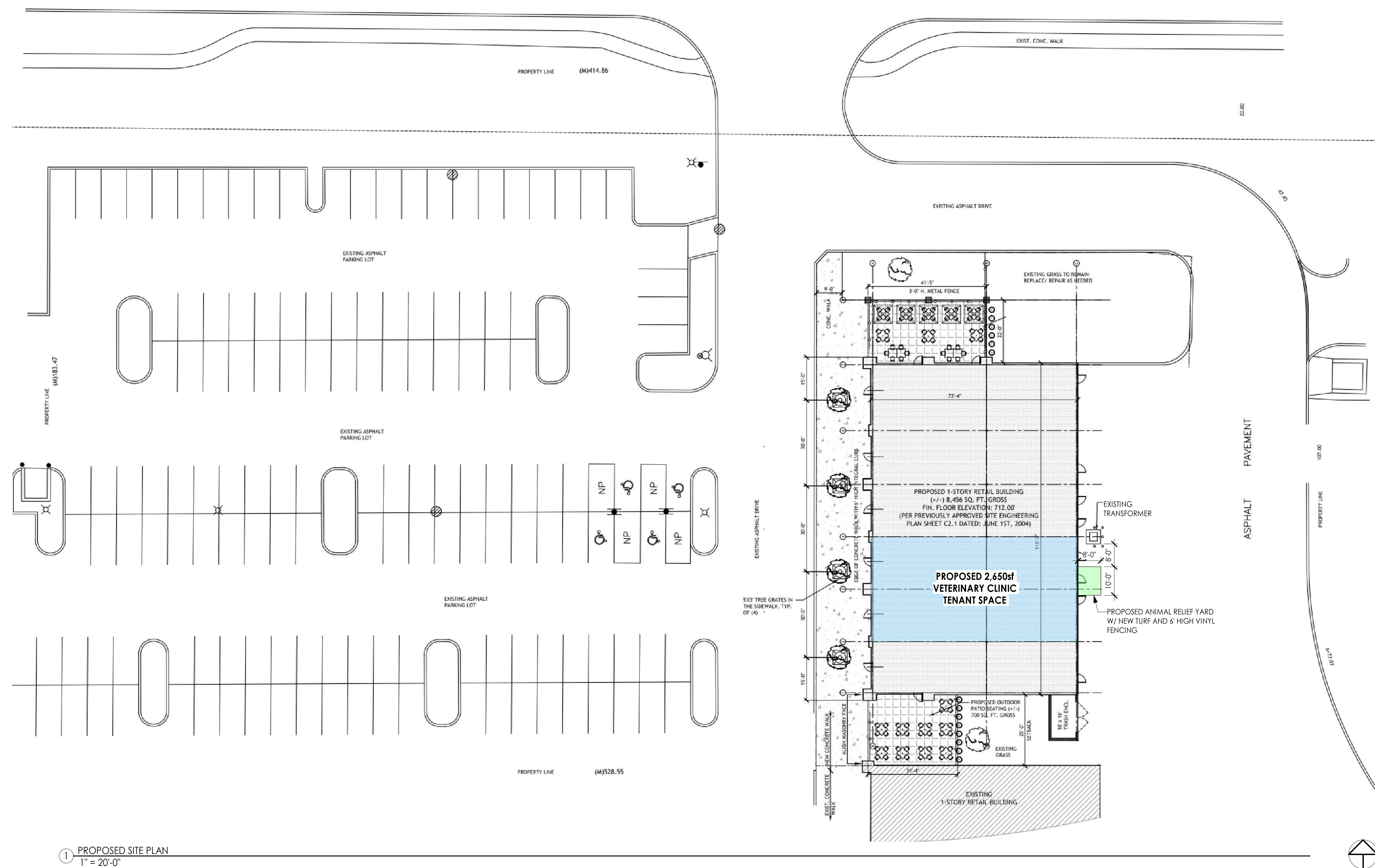
NAYES: None

ABSENT: Jones

Motion Passed



E. PARK AVE.



① PROPOSED SITE PLAN
1" = 20'-0"