



**DUPAGE  
COUNTY**

Building  
Division

Zoning &  
Planning Division

Environmental  
Division

## BUILDING & ZONING DEPARTMENT

630-407-6700  
fax: 630-407-6702

[www.dupagecounty.gov/building](http://www.dupagecounty.gov/building)

### MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: April 16, 2024

RE: **ZONING-23-000090 WagSuites (Wayne / District 6)**

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**DuPage County Board: April 23, 2024:**

**DuPage County Development Committee: April 16, 2024:** The DuPage County Development Committee recommended to approve the following zoning relief:

Conditional Use to operate an indoor kennel in a B-2 General Business Zoning District.

**Subject to the following conditions:**

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #**ZONING-23-000090 WagSuites** dated April 4, 2024.
2. That the Conditional Use zoning relief shall expire after one (1) year from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:
  - a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the destruction or damage exceeds fifty percent (50%) or more of its replacement value.
  - b. The structure is voluntarily removed.
3. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
4. That the Conditional Use shall inure only to the owner, VRINDAVAN CORP and/or BRIAN NOWICKI WITH WAGSUITES, and shall terminate in the event that the owner, or any entity owned or controlled by VRINDAVAN CORP, BRIAN NOWICKI and/or WAGSUITES discontinues operation of the subject Conditional Use on the subject property.





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5. That the number of dogs permitted for indoor kenneling on the subject property at any one time shall not exceed ten (10).
6. That during a holiday season (up to five [5] days prior to and up to five [5] days after a holiday), the total number of dogs permitted on the subject property at any one time shall not exceed fifty (50).
7. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

**Development Committee VOTE (to Approve): 4 Ayes, 0 Nays, 2 Absent**

**DuPage County Zoning Board of Appeals: April 4, 2024:** The Zoning Board of Appeals recommended to approve the following zoning relief:

Conditional Use to operate an indoor kennel in a B-2 General Business Zoning District.

**Subject to the following conditions:**

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #**ZONING-23-000090 WagSuites** dated April 4, 2024.
2. That the Conditional Use zoning relief shall expire after one (1) year from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:
  - a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the destruction or damage exceeds fifty percent (50%) or more of its replacement value.
  - b. The structure is voluntarily removed.
3. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
4. That the Conditional Use shall inure only to the owner, VRINDAVAN CORP and/or BRIAN NOWICKI WITH WAGSUITES, and shall terminate in the event that the owner, or any entity owned or controlled by VRINDAVAN CORP, BRIAN NOWICKI and/or WAGSUITES discontinues operation of the subject Conditional Use on the subject property.





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5. That the number of dogs permitted for indoor kenneling on the subject property at any one time shall not exceed ten (10).
6. That during a holiday season (up to five [5] days prior to and up to five [5] days after a holiday), the total number of dogs permitted on the subject property at any one time shall not exceed fifty (50).
7. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

**ZBA VOTE (to Approve): 7 Ayes, 0 Nays, 0 Absent**

### **FINDINGS OF FACT:**

1. That petitioner testified that the subject zoning relief is for a Conditional Use to operate an indoor kennel in a B-2 General Business Zoning District.
2. That petitioner testified that the indoor kennel would board and/or “daycare” dogs, with grooming services available to the dogs that are under care of WagSuites.
  - a. That petitioner testified that there will be an area outside for the dogs to relieve themselves and for outside play time.
3. That petitioner testified that currently, he is the only employee and expects to have no more than five (5) employees in the future.
4. That petitioner testified that the proposed indoor kennel/ boarding facility would be open 24/7 with overnight boarding of dogs.
5. That petitioner testified that all waste and garbage is handled by the property owner and is disposed of by a private garbage service.
6. That petitioner testified that on average they expect approximately ten (10) dogs daily, but at maximum could hold between fifty (50) to sixty (60) dogs for holiday seasons.
7. Furthermore, that petitioner testified that the WagSuites indoor dog kennel facility would be a great addition and service to the surrounding area and due to the location on North Avenue, in close proximity County Farm Road and Route 59.





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### STANDARDS FOR CONDITIONAL USES:

1. That the Zoning Board of Appeals finds that petitioner **has demonstrated** that the granting of the Conditional Use is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development; and specifically, that the granting of the Conditional Use will not:
  - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has demonstrated** that the proposed indoor kennel will be operated in the existing building on the subject property, and therefore will not impair an adequate supply of light and air to adjacent properties.
  - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that the proposed indoor kennel will be operated in the existing building on the subject property and that he will receive a permit for any construction or excavation on the subject property.
  - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed indoor kennel will be an added benefit to the area and will be built pursuant to the current DuPage County building codes, which will not diminish the value of land and buildings throughout the County.
  - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the proposed indoor kennel will not unduly increase traffic congestion in the public streets.
  - e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the proposed indoor kennel will not increase the potential for flood damages, as it will be operated in the existing building on the subject property.
  - f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the proposed indoor kennel will not incur additional public expense for flood protection, rescue, or relief, as the indoor kennel will be operated in the existing building on the subject property.
  - g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner **has demonstrated** that the proposed indoor kennel will be an added benefit to the area and service the surrounding area for the pet needs, and that it will be operated in the existing building on the subject property, which will not impair the public health, safety, comfort, morals, or general welfare.





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### PETITIONER'S DEVELOPMENT FACT SHEET

CASE #/PETITIONER	ZONING-23-000090 WagSuites	
ZONING REQUEST	Conditional Use to operate an indoor kennel in a B-2 General Business Zoning District.	
OWNER	VRINDAVAN CORP, 27W641 NORTH AVENUE, WEST CHICAGO, IL 60185/AGENT: BRIAN NOWICKI, 27W751 NORTH AVENUE, WEST CHICAGO, IL 60185	
ADDRESS/LOCATION	27W751 NORTH AVENUE, WEST CHICAGO, IL 60185	
PIN	01-36-102-004	
TWSP./CTY. BD. DIST.	WAYNE	DISTRICT 6
ZONING/LUP	B-2 GENERAL BUSINESS	LOCAL COMMERCIAL
AREA	1.08 ACRES (47,045 SQ. FT.)	
UTILITIES	WELL AND SEPTIC	
PUBLICATION DATE	Daily Herald: November 15, 2023	
PUBLIC HEARING	Thursday, November 30, 2023	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	No Objections.	
Health:	No Objections with the concept of the petition. Additional information may be required at time of permit application. “Animal waste and floor drains from inside the cage and play areas may not drain into the septic field.”	
Stormwater:	Our office has no jurisdiction in this matter.	
Public Works:	Our office has no jurisdiction in this matter.	
EXTERNAL:		
Village of Winfield:	No Comments Received.	
Village of Carol Stream:	No Comments Received.	
City of West Chicago:	No Comments Received.	
Wayne Township:	No Comments Received.	
Township Highway:	No Comments Received.	
Carol Stream Fire Dist.:	No Comments Received.	
Sch. Dist. 25:	No Comments Received.	
Sch. Dist. 94:	No Comments Received.	
Forest Preserve:	“The Forest Preserve District of DuPage County staff has reviewed the information provided in this notice and due to the sizable distance between the subject property and District property, we do not have any specific comments. Thank you.”	





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### LAND USE

Location	Zoning	Existing Use	LUP
Subject	B-2 General Business	Commercial	Local Commercial
North	North Avenue and beyond R-3 SF RES	Recreational/Open Space	0-5 DU AC
South	St. Charles Road and beyond B-2 General Business/R-3 SF RES	Commercial/ Forest Preserve	Open Space
East	B-2 General Business	Motel	Local Commercial
West	St. Charles Road and beyond B-2 General Business	Commercial/Residential	Local Commercial





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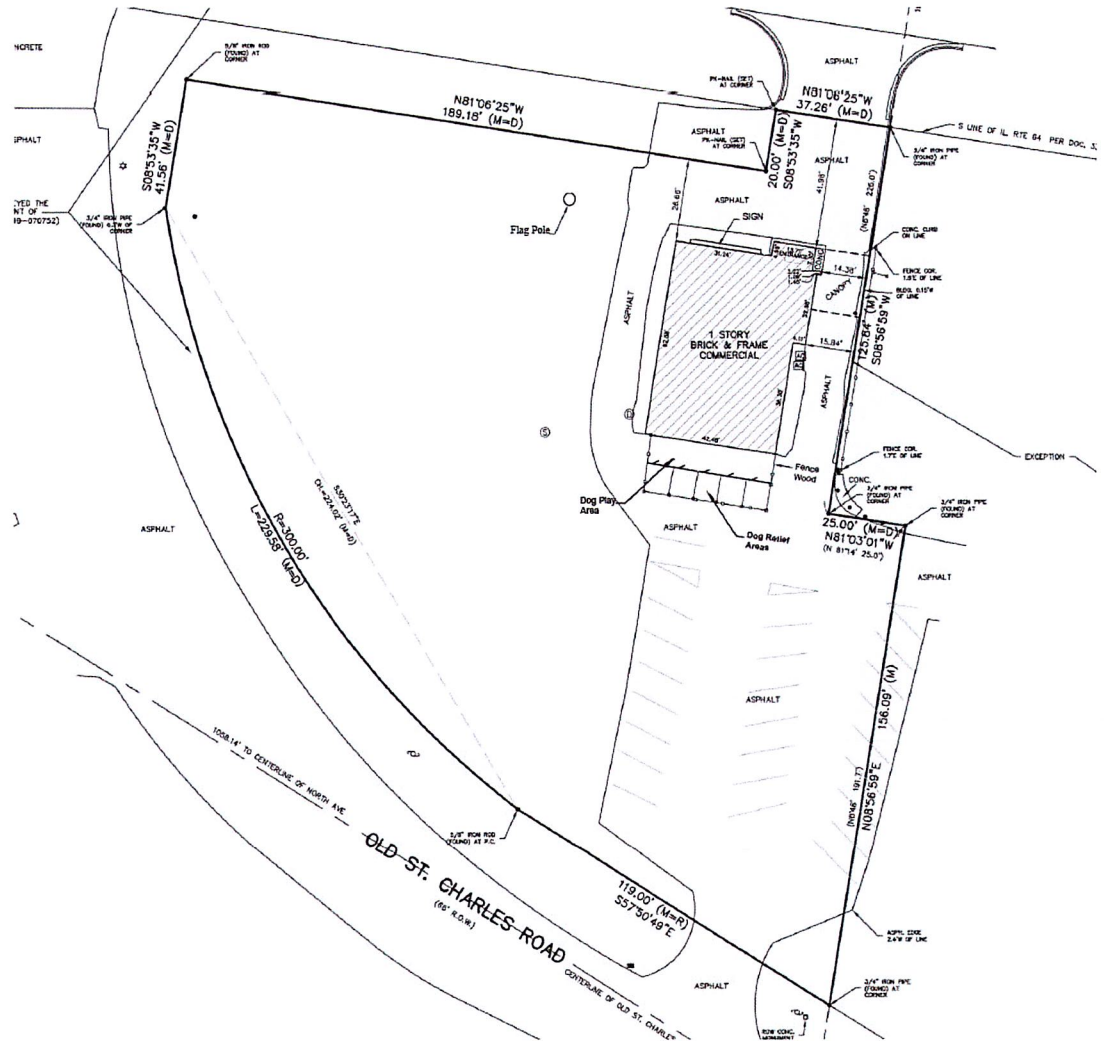
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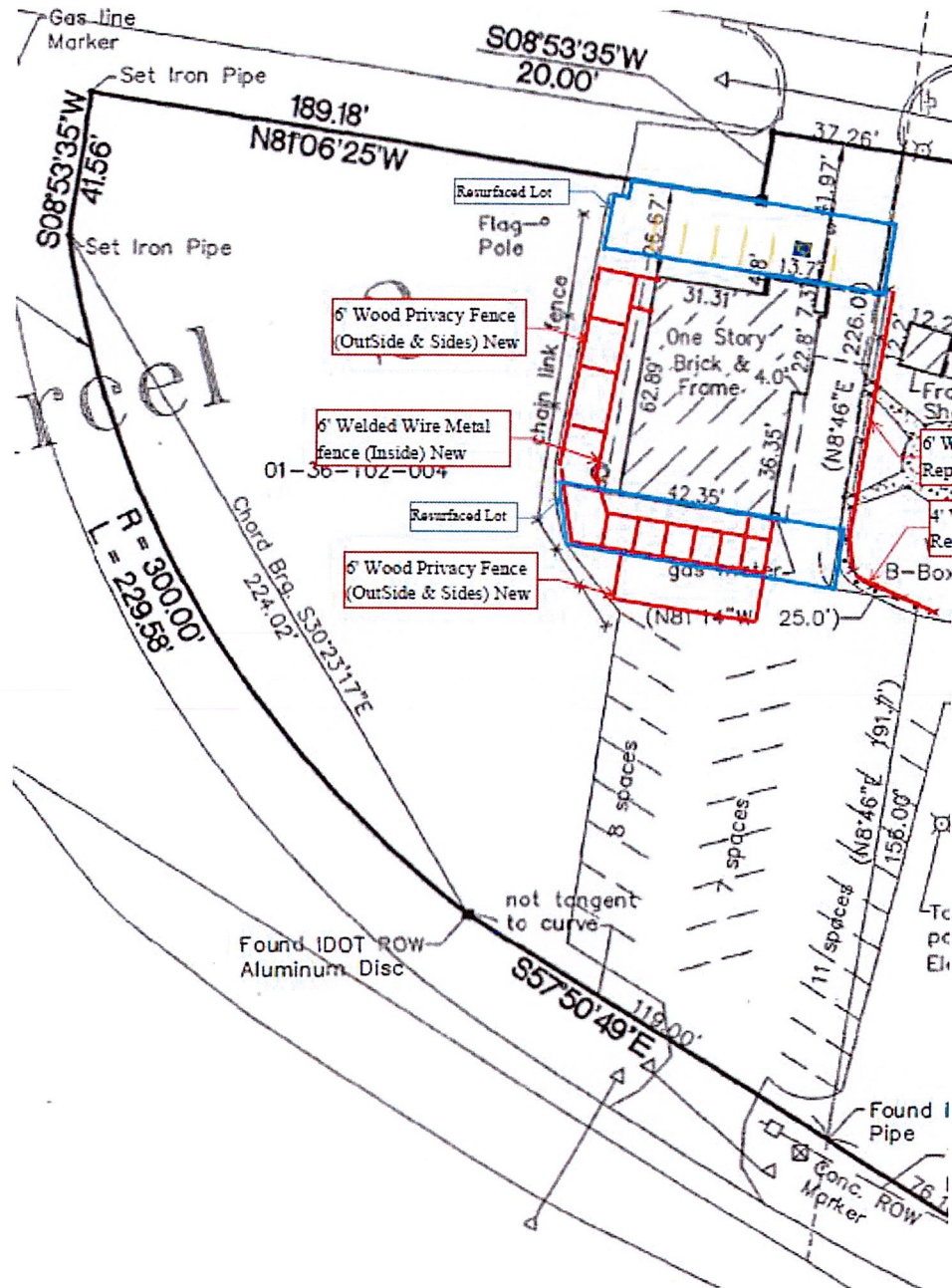
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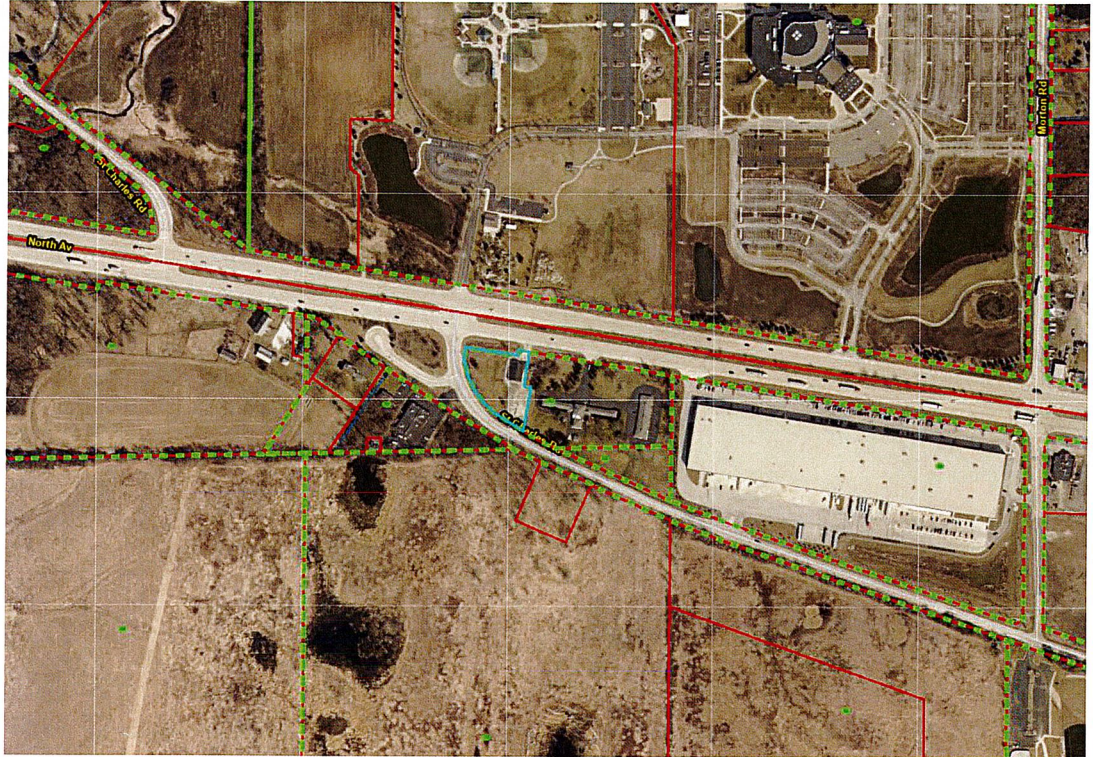
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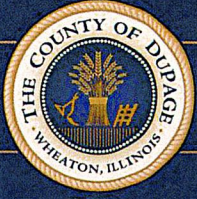
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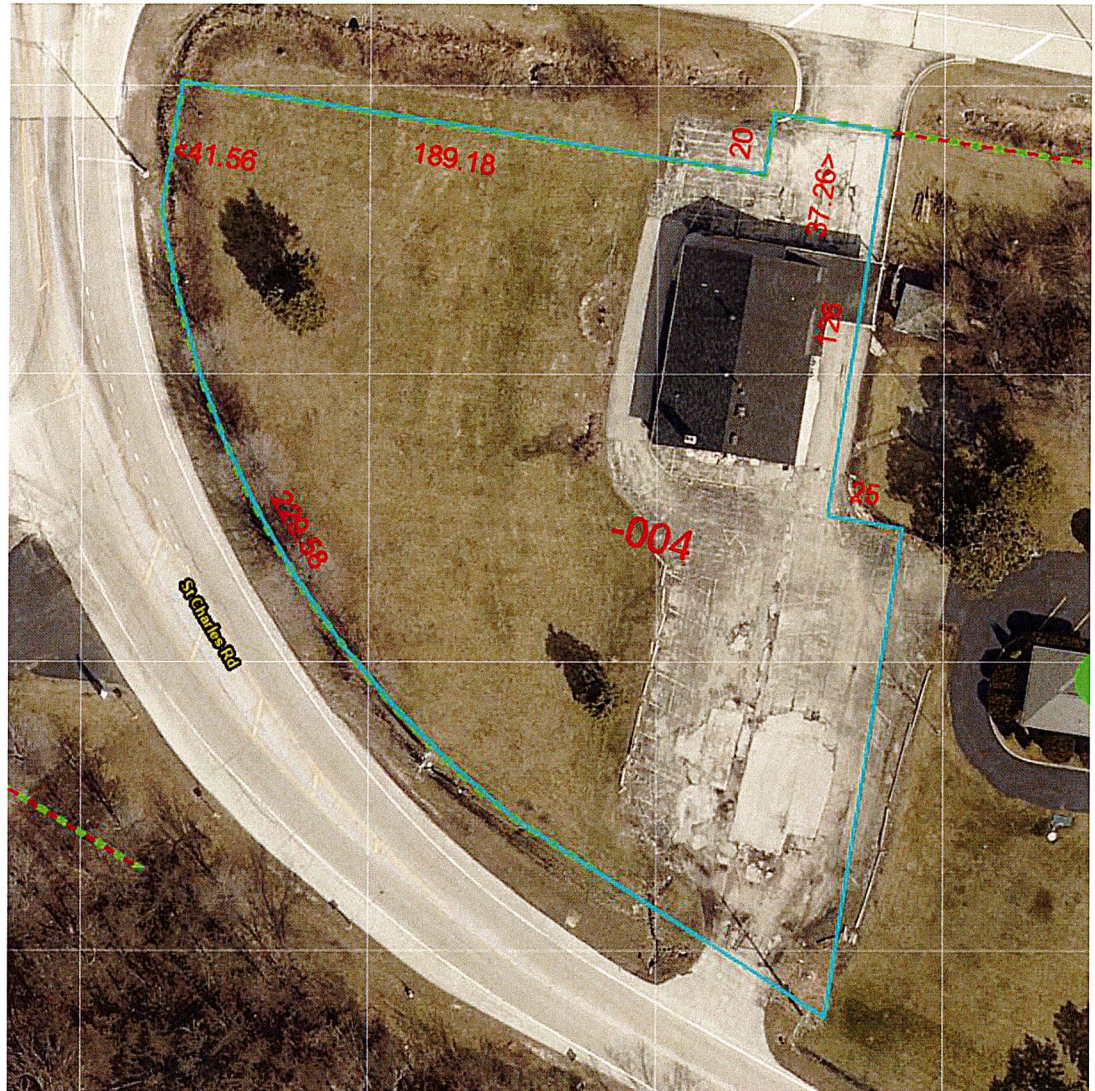
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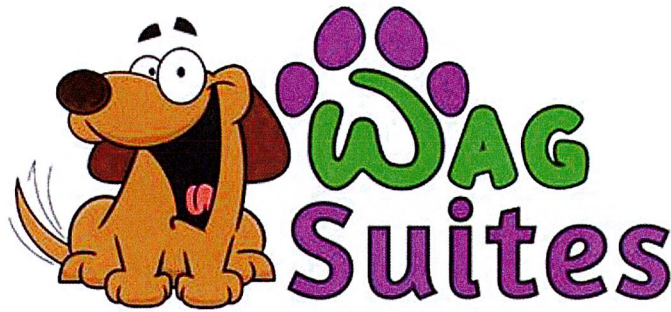
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Dupage County Building & Zoning

Zoning Relief - Pet Boarding

WagSuites  
27w751 North Ave  
West Chicago, IL 60185  
630-219-1008  
[www.WagSuites.com](http://www.WagSuites.com)





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### CONDITIONAL USE: Section: 37-1413

A. That the granting of any Conditional Use is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development; and specifically, that the granting of the Conditional Use will not:

1. Impair an adequate supply of light and air to the adjacent property.

Property does not impact any supply of light or air to adjacent properties as the structure is existing with no changes.

2. Increase the hazard from fire or other dangers to said property

No existing fire alarm system was ever present at the location in the past. The hazard from fire has been greatly reduced with the installation of a new 24/7 monitored fire alarm system that is registered with Ducom. Fire inspection has passed from both state and local authorities.

3. Diminish the value of land and buildings in the vicinity of the proposed

Land and building has not been diminished in any way. Building was previously shut down for several years. Previous tenants failed to provide any substantial maintenance which has been addressed. Exterior has been fully painted and the vicinity has been cleaned up.

4. Unduly increase traffic congestion in the public streets and highways.

The property had access from North ave and St Charles rd. Pick up and drop-off of animals is minimal and will not create any traffic congestion.

5. Increase the potential for flood damages to adjacent property

None. The topography of the property indicates there is no flood plain issue. Location is not adding any additional structures.





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6. Incur additional public expense for fire protection, rescue or relief

**None. As stated earlier, the building is now fully monitored for fire protection including the installation of a full 24/7 monitored and registered ducom fire alarm system.**

7. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County, nor will it otherwise create a nuisance

**Dupage County inhabitants will not be impacted by the addition of boarding to the location. As daycare and grooming has been in business for 6 months and local residents currently enjoy the businesses daycare and grooming spa. Many have stopped just to provide comments on how happy they are to see what was an eyesore now looking great and a benefit to the community.**

### Request to provide pet boarding Service.

DayCare and Grooming service have been successfully in service for 6 months at the location. Boarding additional services will require no substantial changes or additions to the property that is not already provided with daycare service. Business is currently licensed with Illinois state for daycare & Boarding

#### General Information.

1. Number of employees  
1 - 5 employees (currently 2).
2. Hours of Operation  
24/7 for staff and customers.
3. Number of Pets.  
Boarding will be for up to 30 Pets.
4. How is waste handled  
All waste is bagged and placed in a dumpster.
5. Drop off & Pickup Times  
6am to 5pm typical. 24/7 hours are available.





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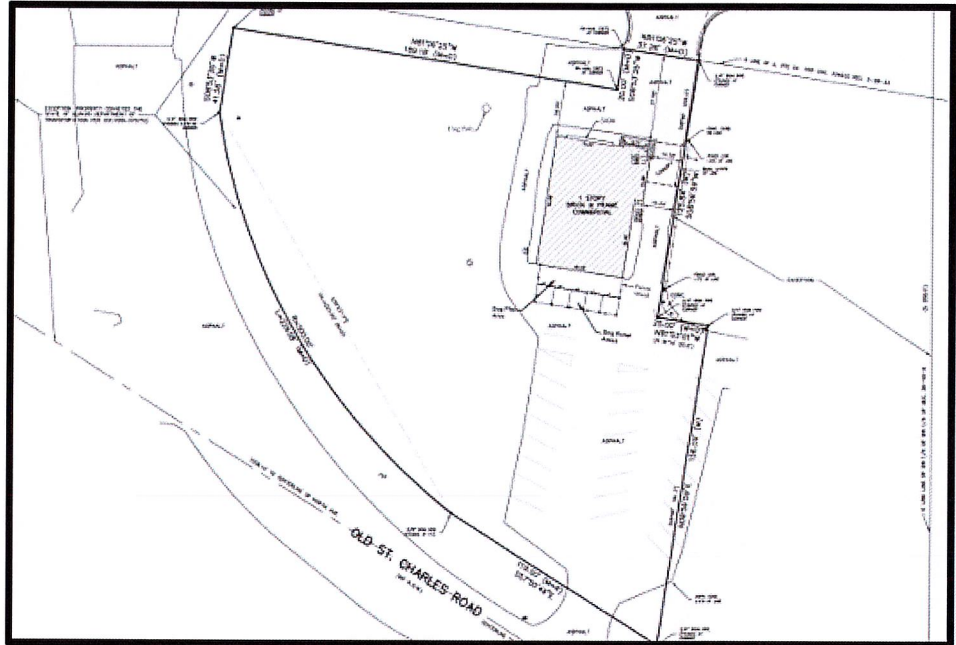
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### Site Plan



### Site Plan Review

1. Outside pet play

Area is located in a secure fenced area behind the building that included a man trap entrance to prevent unwanted exits. Area is cleaned on the spot and multiple times daily.

2. Outside pet relief.

Four pet relief areas are located adjacent to the outdoor pet play area. Each one is individually fenced and gated. Area is cleaned on the spot and multiple times daily.





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3. Green energy

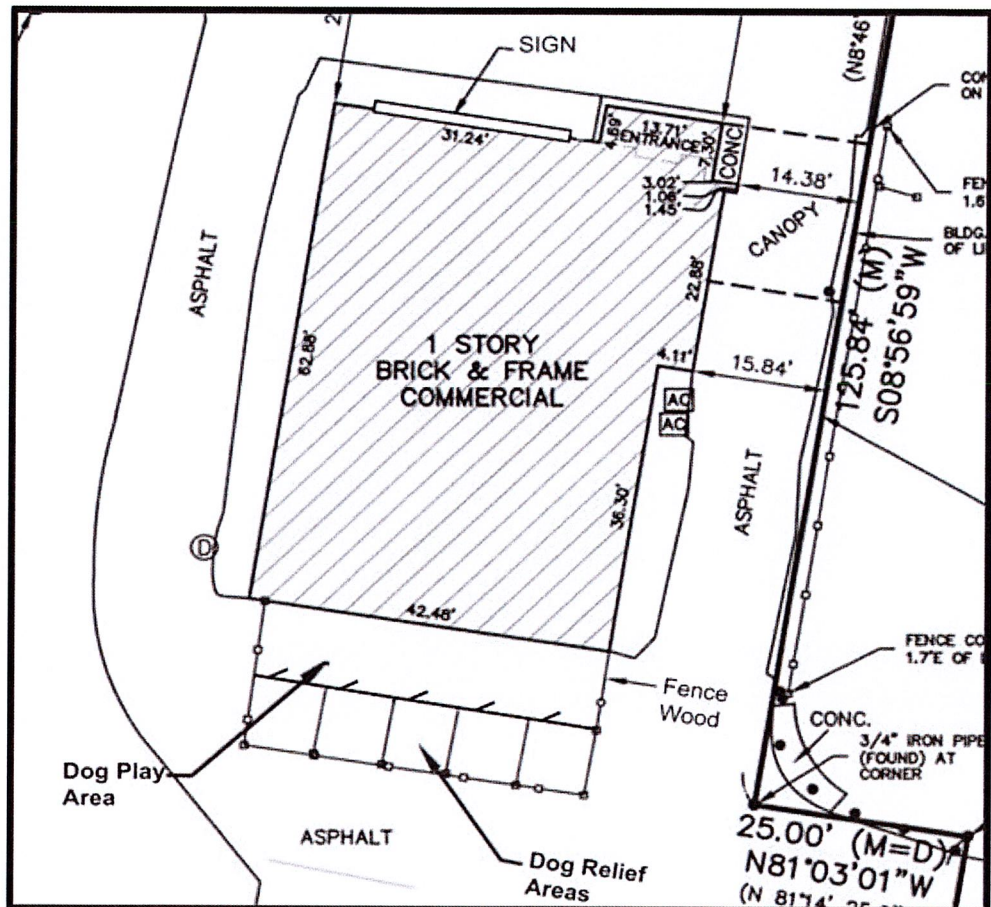
Power and Gas consumption has been reduced by 80% as compared to the previous restaurant business on location.

4. Parking

Parking has not changed and has adequate parking spaces.

5. Dumpsters

Dumpsters are located in the rear of building behind the fenced area.







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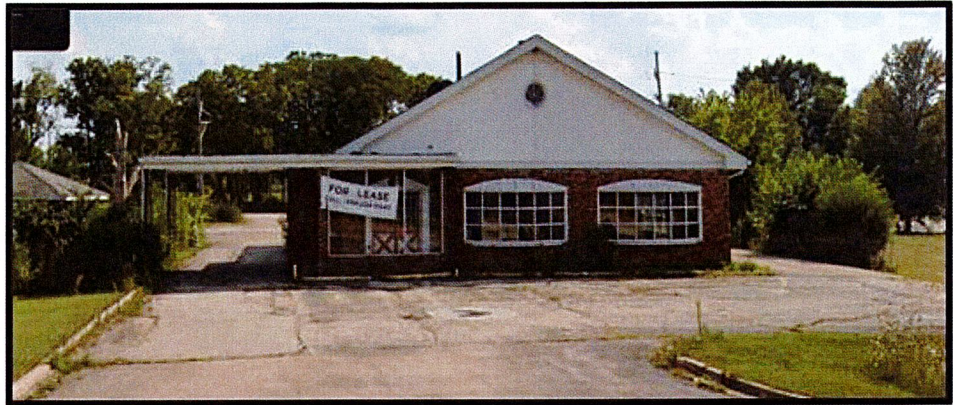
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### Illinois Department of Agriculture Licenses







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**Illinois**  
Department of  
**Agriculture**

JB Pritzker, Governor  
Jerry Costello II, Director

**Division of Food Safety & Animal Protection, Bureau of Animal Health & Welfare**  
State Fairgrounds | P.O. Box 19281 | Springfield, IL 62794-9281 | 217-785-4734 | Fax 217-558-6033 | TTY 866-287-2999

**Mail Address**  
WagSuites  
27W751 North Ave.  
West Chicago, IL 60185

**Physical Address**  
WagSuites  
27W751 North Ave.  
West Chicago, IL 60185

ATTN Licensee:

Kennel Operator License # 037-15492

Below is your Kennel Operator License Certificate for License Year 2024 valid for the period July 1, 2023 through June 30, 2024.

Please cut along the line and display the license in a prominent location in your place of business.







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### DU PAGE COUNTY ZONING BOARD OF APPEALS Zoning Petition ZONING-23-000090 WagSuites

Please review the information herein and return with your comments to:  
Jessica Infelise, DuPage County Building and Zoning Department, 421 North County Farm  
Road, Wheaton, Illinois 60187; or via email at [Jessica.Infelise@dupageco.org](mailto:Jessica.Infelise@dupageco.org) or via facsimile  
at 630-407-6702 by **November 29, 2023**.

COMMENT SECTION:	
: OUR OFFICE HAS NO JURISDICTION IN THIS MATTER	
: NO OBJECTION/CONCERNS WITH THE PETITION	
X : NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION	
: I OBJECT/HAVE CONCERNS WITH THE PETITION.	
COMMENTS:	
Animal waste and floor drains from inside the cage and play areas may not drain into the septic field.	
SIGNATURE: _____ DATE: <u>11-28-23</u>	
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: Health	
GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-23-000090 WagSuites
ZONING REQUEST	Conditional Use to operate an indoor kennel in a B-2 General Business Zoning District.
OWNER	VRINDAVAN CORP, 27W641 NORTH AVENUE, WEST CHICAGO, IL 60185/AGENT: BRIAN NOWICKI, 27W751 NORTH AVENUE, WEST CHICAGO, IL 60185
ADDRESS/LOCATION	27W751 NORTH AVENUE, WEST CHICAGO, IL 60185
PIN	01-36-102-004
TWSP/CTY. BD. DIST.	WAYNE DISTRICT 6
ZONING/LUP	B-2 GENERAL BUSINESS LOCAL COMMERCIAL
AREA	1.08 ACRES (47,045 SQ. FT.)
UTILITIES	WELL AND SEPTIC
PUBLICATION DATE	Daily Herald: November 15, 2023
PUBLIC HEARING	Thursday, November 30, 2023
PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.	

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