

**CASE NO. 793-S-14**  
**SUPPLEMENTAL MEMORANDUM #3**

April 16, 2015

Petitioner: **Lawrence Johnson and Fuad Handal**

Request:

- 1) **Authorize a kennel as a Special Use on 1.8 acres located in the AG-1 Agriculture Zoning District.**
- 2) **Authorize the following waivers to the standard conditions of the Kennel special use as per Section 6.1.3 of the Zoning Ordinance:**
  - a. **A separation distance of 95 feet between any outdoor animal exercise/training area and any adjacent residential structure and/or use in lieu of the required 200 feet; and**
  - b. **No noise buffer of evergreen shrubs or trees in lieu of the required noise buffer of evergreen shrubs or trees a minimum of four feet in height installed separating the exercise and/or training area from any adjacent residential structure and/or use; and**
  - c. **A side yard setback of 85 feet in lieu of the required 200 feet.**

Location: **A 1.8 acre tract in the Southeast Quarter of the Southeast Quarter of Section 5 T. 19 N. R. 8 E. in Champaign Township with an address of 1211 N Staley Road, Champaign.**

Site Area: **1.8 acres (80,772 square feet)**

Time Schedule for Development: **As Soon as Possible**

Prepared by: **Susan Chavarria**  
Senior Planner

**John Hall**  
Zoning Administrator

---

## STATUS

The West Ridge Homeowners Association located directly east of the proposed Special Use kennel has submitted a copy of documents sent to its homeowners that includes reasons, manner, and petition opportunity to oppose the Special Use Permit (see attachments). The petition contains 62 unconfirmed signatures objecting to the kennel, but also states "if the kennel is to exist, we strongly urge that the variances requested in petition Case 793-S-14 be denied and all zoning rules be strictly enforced. Our personal safety, quality of life, welfare of the animals, and property values will be adversely affected if the waivers are granted."

## ATTACHMENTS

- A Email from West Ridge Homeowners Association received April 10, 2015, with attachments:
  - Copy of Public Notice sent to adjacent homeowners
  - Copy of letter from WRHA to the Zoning Department dated February 3, 2015
  - Petition cover letter with recommendations to subdivision residents
  - Petition signature pages (4 pages, 62 unconfirmed signatures)
  - Copy of optional template letter of opposition for residents to use

***PUBLIC NOTICE***

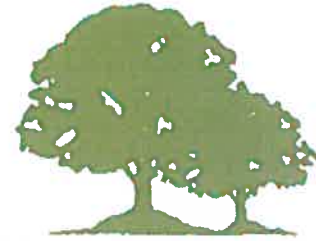
A petition requesting a Special Use Permit under the Champaign County Zoning Ordinance has been requested on a property near yours. The petition is **Case 793-S-14** and requests the following:

- 1) Authorize a kennel as a Special Use on 1.8 acres located in the AG-1 Agriculture Zoning District.
- 2) Authorize the following waivers to the standard conditions of the Kennel special use as per Section 6.1.3 of the Zoning Ordinance:
  - a. Any outdoor animal exercise and/or training area shall be 200 feet from any adjacent residential structure and/or use and shall have a noise buffer of evergreen shrubs or trees a minimum of four feet in height installed separating the exercise and/or training area from any adjacent residential structure and/or use. Measurements shall be made from the lot line of an adjacent residential structure and/or use.
  - b. Maintain a side yard setback and a rear yard setback of 200 feet on the following property:

A 1.8 acre tract in the Southeast Quarter of the Southeast Quarter of Section 5,  
Township 19 N, Range 8 E in Champaign Township with an address of 1211 North  
Staley Road, Champaign.

The public hearing for this case will be held at the Champaign County Zoning Board of Appeals meeting on **Thursday, February 12, 2015, at 6:30 p.m.** prevailing time in the Lyle Shields Meeting Room, Brookens Administrative Center, 1776 East Washington Street, Urbana, Illinois 61802. Arguments for and against said petition will be heard by the Zoning Board of Appeals at the above time. The hearing may be continued and reconvened at a later time. For more information regarding **Case 793-S-14**, contact the Champaign County Department of Planning and Zoning, 1776 East Washington Street, Urbana, Illinois at **384-3708**.

01/28/15



## West Ridge Homeowners Association

---

PO Box 7735    Champaign, Illinois 61826    [westridgechampaign@gmail.com](mailto:westridgechampaign@gmail.com)

February 3, 2015

To Whom It May Concern:

We are writing to you on behalf of the West Ridge Homeowners Association and **Case 793-S-14**.

As you are likely aware, the West Ridge Subdivision is located on the northeast corner of the Bradley Avenue and Staley Road intersection in Champaign, directly across Staley Road from the property mentioned in **Case 793-S-14**.

On behalf of our homeowners, we ask that you **deny** this petition for a Special Use Permit for the following reasons:

- Eleven of our homes (on West Ridge Lane) back up onto Staley Road directly across from the property in question. They would experience a large amount of noise if no noise buffer is erected.
- Our subdivision has a walking path that winds along Staley Road directly across from the property in question. This path is very popular with runners, walkers, bikers, and families with children. We worry the foot traffic along this path would cause the noise and anxiety to increase even further, as dogs in the kennel react to walkers/runners of all ages.
- While only a portion of our subdivision's properties are within the 200 foot range specified by Section 6.1.3 of the Zoning Ordinance, we fear that the entire living experience of our subdivision would be adversely affected. There is already another kennel located about ½ mile north on Staley Road (just north of Sunset Ridge Park). Our northernmost homeowners, along with any visitors to Sunset Ridge Park, already experience occasional "dog noise" from this existing kennel. To allow another kennel directly west of our subdivision (with no noise buffer) would exacerbate the noise levels, with the potential to drive away homeowners or park visitors.

If you have any questions or need further clarification of our request, please feel free to contact any of the board members listed below via email at [westridgechampaign@gmail.com](mailto:westridgechampaign@gmail.com).

Sincerely,

The 2015 West Ridge Homeowners Association Board:

Tim Donohue, President (4105 Rayburn Court)  
Leroy Candler, Vice President (4110 Rayburn Court)  
Colleen Madera, Secretary (1304 Farley Lane)  
Jo Menacher, Treasurer (4114 Rayburn Court)  
Richard Martin, Assistant Treasurer (4106 Rayburn Court)

[westridgechampaign@gmail.com](mailto:westridgechampaign@gmail.com)  
<http://westridgechampaign.wordpress.com/>

# Your West Ridge Homeowners Association recommends the following.

1. **Sign** the petition.
2. **Write, call, or email** our two Champaign County Board members. Please refer to "Case 793-S-14."

**Jeff Kibler**

Home: 4005 Farhills Drive  
Champaign, IL 61822  
Cell: 815-200-9159  
Email: [JKibler@co.champaign.il.us](mailto:JKibler@co.champaign.il.us)

**Max Mitchell**

Home: 3345 Stoneybrook Drive  
Champaign, IL 61822  
Home: 359-4244

Office: 2009 Fox Drive  
Champaign, IL 61820  
Office: 373-4804  
Fax: 352-0501  
Cell: 369-0376  
Email: [Max@MaxMitchell.com](mailto:Max@MaxMitchell.com)

3. **Email** Susan Chavarria at the Champaign County Department of Planning and Zoning ([schavarr@co.champaign.il.us](mailto:schavarr@co.champaign.il.us)), who will enter your comments into record on this case. Please refer to "Case 793-S-14."
4. **Attend** the April 16 meeting of the Zoning Board of Appeals and register to **speak** at it. You will be able to address your concerns to the Board and answer their questions. You may also be asked questions by the petitioner or members of the audience.

Thurs April 16, 2015, 7 :00 pm  
Lyle Shields Meeting Room  
Brookens Administrative Center  
1776 E Washington Street, Urbana  
(NE side of building)

## Talking points:

**Personal safety:** The sidewalk along Staley Road is used by walkers, joggers, and families with babies in strollers. It is used by residents of West Ridge, Boulder Ridge, and Sawgrass subdivisions as well as others. Sunset Ridge Park north of West Ridge Subdivision is used by many Champaign residents. Safety will be a great concern in these areas if the dogs were to get loose.

**Noise:** The racket caused by multiple dogs with an unimpeded view of foot and vehicular traffic on Staley Road would be greatly distressing to residents and visitors. The presence of a barrier is essential to reduce the noise, and the dogs' view of Staley Road.

**Safety of animals:** The proposed accommodations for the dogs seem insufficient for their safety and comfort. In addition, the close proximity of their exercise area to Staley Road could easily result in their being hit by vehicles, should they escape.

**Odor:** The odor emanating from fifteen dogs and their excrement could be strong.

## **Links to information on the February 12 meeting which some of our residents attended.**

### **Zoning Board of Appeals February 12 meeting agenda and packet:**

<http://www.co.champaign.il.us/countybd/zba/2015/150212agendafull.pdf>

Agenda, pp. 1–2

Dog kennel proposal, pp. 66–133

### **Minutes of the February 12 Zoning Board of Appeals meeting**

<http://www.co.champaign.il.us/countybd/zba/2015/150212minutes.pdf>

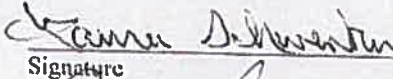
(Dog kennel material runs from the bottom of pg 31 to mid-page 46)

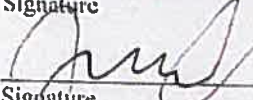
ZBA members present: Catherine Capel, Marilyn Lee, Brad Passalacqua, Jim Randol, Eric Thorsland


ZBA members absent: Debra Griest

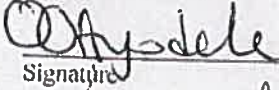
Zoning staff present: Connie Berry, Susan Chavarria, John Hall

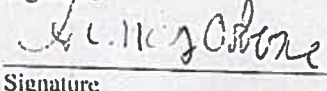
We, the undersigned, object to the kennel located at 1211 N. Staley Rd. However, if the kennel is to exist, we strongly urge that the variances requested in petition Case 793-S-14 be denied and all zoning rules be strictly enforced. Our personal safety, quality of life, welfare of the animals, and property values will be adversely affected if the waivers are granted.


 Laura Schwanker 1328 Farley Ln  
Signature Printed Name Address

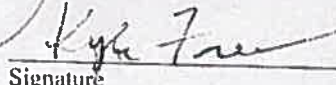
 Enrood Hussain 1310 Farley Ln  
Signature Printed Name Address

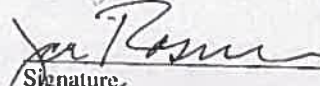
 Melissa Kieteman 1312 Farley Ln.  
Signature Printed Name Address


 Omolara Oyodele 1314 Farley Ln  
Signature Printed Name Address

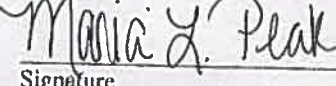
 Sandy Osborne 1311 Farley Ln  
Signature Printed Name Address

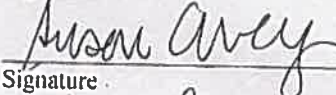
 Jason Rachtow 1307 Farley Ln  
Signature Printed Name Address

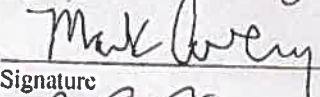
 Kyle Freeman 1303 Farley Ln  
Signature Printed Name Address

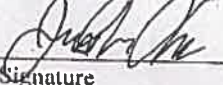
 Joe Rasmussen 1305 Farley Ln  
Signature Printed Name Address

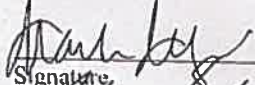
 Phil Peak 4007 Pebblebrook Ln.  
Signature Printed Name Address

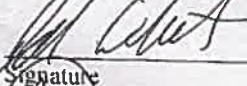
 Maria L. Peak 4007 Pebblebrook Ln.  
Signature Printed Name Address


 Susan Avery 4005 Pebblebrook Ln.  
Signature Printed Name Address

 Mark Avery 4005 Pebblebrook Ln.  
Signature Printed Name Address

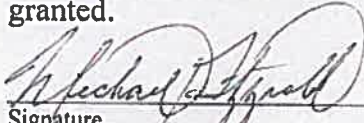
 Justin Miller 4103 Pebblebrook Ln.  
Signature Printed Name Address

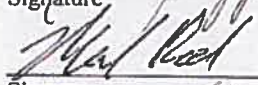
 MARION WEBER 1306 W. Ridge Lane  
Signature Printed Name Address

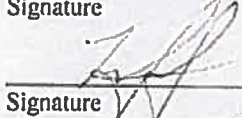
 Jacob Whittaker 1315 W. Ridge Lane  
Signature Printed Name Address

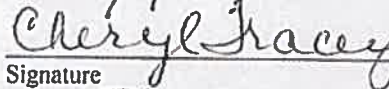
 ASHLEY WHITTAKER 1315 W. RIDGE LN  
Signature Printed Name Address

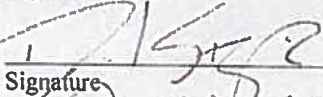
We, the undersigned, object to the kennel located at 1211 N. Staley Rd. However, if the kennel is to exist, we strongly urge that the variances requested in petition Case 793-S-14 be denied and all zoning rules be strictly enforced. Our personal safety, quality of life, welfare of the animals, and property values will be adversely affected if the waivers are granted.

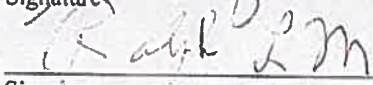
  
Signature Printed Name Address  
MICHAEL FITZGERALD 1327 WEST RIDGE LN

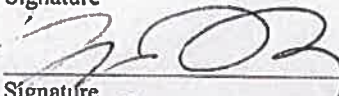
  
Signature Printed Name Address  
MARK REED 1330 WEST RIDGE LN

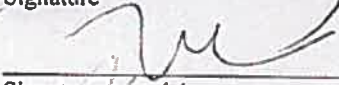
  
Signature Printed Name Address  
WILLIAM GOLDHILL 1320 W RIDGE LN


  
Signature Printed Name Address  
Cheryl Tracey Cheryl Tracey 1325 West Ridge

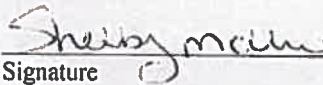
  
Signature Printed Name Address  
Donal Stephens 1319 W Ridge Ln


  
Signature Printed Name Address  
RALPH MILLER 1311 W Ridge Ln


  
Signature Printed Name Address  
Frances Sun 1309 W Ridge Ln

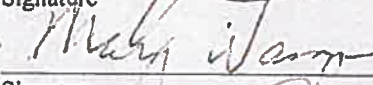
  
Signature Printed Name Address  
Tinh D/Qu 1307 W. Ridge Ln

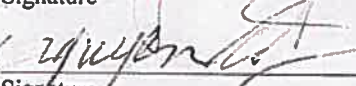
  
Signature Printed Name Address  
Dan Benham 1307 W Ridge Ln

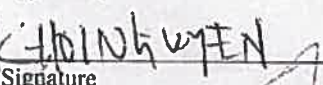
  
Signature Printed Name Address  
Shelby Mellow 4111 Pebblebrook Lane Campagn. IL

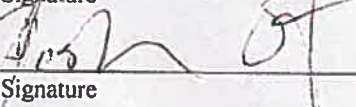
  
Signature Printed Name Address  
Samuel Skelley 4109 Pebblebrook Ln

  
Signature Printed Name Address  
NHUNG LE 4102 Pebblebrook Ln

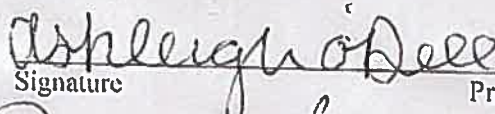
  
Signature Printed Name Address  
MAURA 4107 Pebblebrook

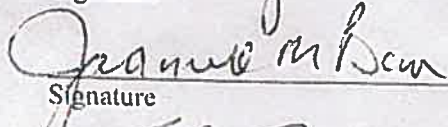
  
Signature Printed Name Address  
TU NGUYEN 4101 Pebblebrook Ln

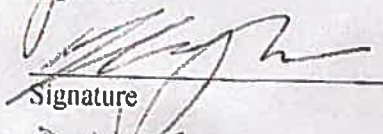
  
Signature Printed Name Address  
KHAI NGUYEN 1302 FARLEY

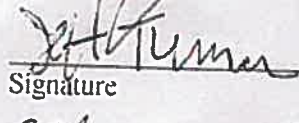
  
Signature Printed Name Address  
Joshua Storie 1306 Farley

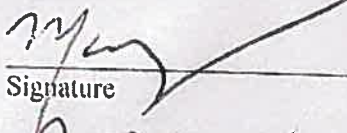
We, the undersigned, object to the kennel located at 1211 N. Staley Rd. However, if the kennel is to exist, we strongly urge that the variances requested in petition Case 793-S-14 be denied and all zoning rules be strictly enforced. Our personal safety, quality of life, welfare of the animals, and property values will be adversely affected if the waivers are granted.

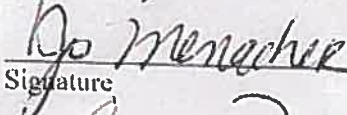
 Ashleigh O'Dell 1404 Farley Lane  
Signature Printed Name Address


 Jeannette Barrett 1410 Farley Lane  
Signature Printed Name Address

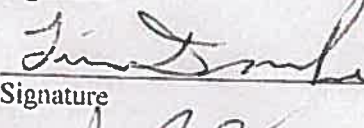
 Nicholas York 1414 Farley Lane  
Signature Printed Name Address

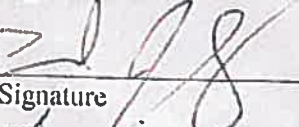
 Jeff Turner 4102 Rayburn Ct  
Signature Printed Name Address

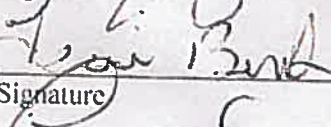
 Meagan Hennessy 4106 Rayburn Ct  
Signature Printed Name Address

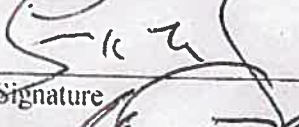
 Jo Menacher 4114 Rayburn Ct  
Signature Printed Name Address

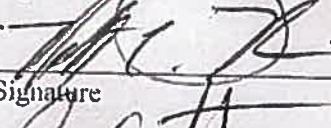
 Haajim Patton 4107 Rayburn Ct  
Signature Printed Name Address

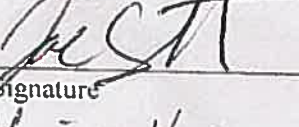
 Tim Donohue 4105 Rayburn  
Signature Printed Name Address

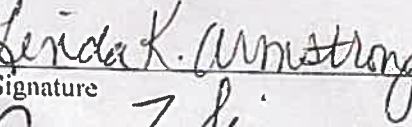
 Deborah By 4113 Farley  
Signature Printed Name Address

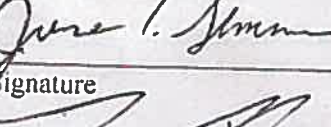
 Tezdi Benton 1487 Farley Lane  
Signature Printed Name Address

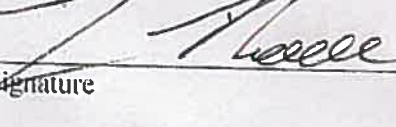
 Frank McPoy 1310 West Ridge Lane  
Signature Printed Name Address

 Robert C. Rosario 1312 West Ridge Lane  
Signature Printed Name Address

 Joe Sebright 1313 West Ridge Lane  
Signature Printed Name Address

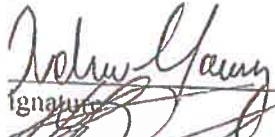
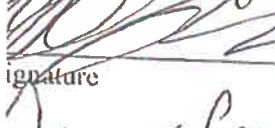
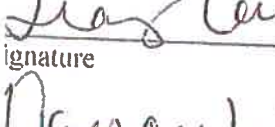
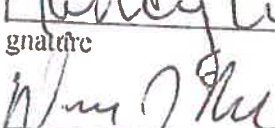
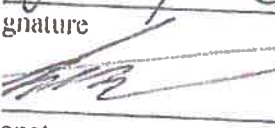
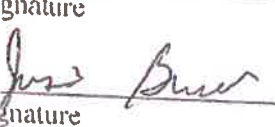
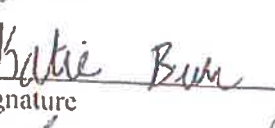
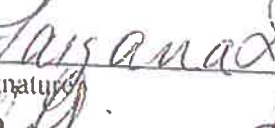
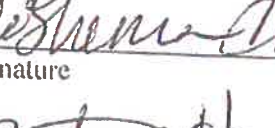
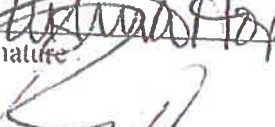
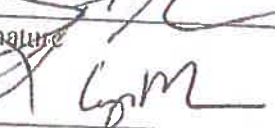
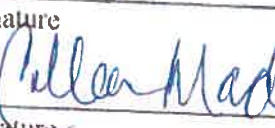


 Linda K. Armstrong 1314 West Ridge Lane  
Signature Printed Name Address

 James Simmons 1316 West Ridge Lane  
Signature Printed Name Address

 Tim Norrell 1328 West Ridge Lane  
Signature Printed Name Address



we, the undersigned, object to the kennel located at 1211 N. Staley Rd. However, if the kennel is to exist, we strongly urge that the variances requested in petition Case 793-S-14 be denied and all zoning rules be strictly enforced. Our personal safety, quality of life, welfare of the animals, and property values will be adversely affected if the waivers are granted.

- |  |                      |                                    |
|--|----------------------|------------------------------------|
|    | Andrew Yang          | 1317 W. Ridge Ln                   |
| Signature  | Printed Name         | Address                            |
|    | Jaelia Bocharnikova  | 1329 W Ridge Ln<br>4402 Farley Ln. |
| Signature  | Printed Name         | Address                            |
|    | Tracy Carlson        | 4 Crane 1203 Payburn               |
| Signature  | Printed Name         | Address                            |
|    | Nancy Willison       | 1409 Farley Ln Champ. Il 618       |
| Signature  | Printed Name         | Address                            |
|    | David Moor           | 1411 Farley Ln Dr 6182             |
| Signature  | Printed Name         | Address                            |
|   | Scott Bone           | 1412 Farley Ln 6182                |
| Signature  | Printed Name         | Address                            |
|  | Justin Burrell       | 1416 Farley Ln Champaign, IL       |
| Signature  | Printed Name         | Address                            |
|  | Katie Burk           | 1416 Farley Ln Champaign IL        |
| Signature  | Printed Name         | Address                            |
|  | Farzana Iraai        | 1420 Farley Ln                     |
| Signature  | Printed Name         | Address                            |
|  | Rosheema Dixon       | 4104 Rayburn Ct                    |
| Signature  | Printed Name         | Address                            |
|  | Christina Hoppin     | 4103 Payburn Champaign, IL         |
| Signature  | Printed Name         | Address                            |
|  | Brent Dear           | 4107 Reubens 61822                 |
| Signature  | Printed Name         | Address                            |
|  | Susan Cooper-Morphew | 411 Rayburn 61822                  |
| Signature  | Printed Name         | Address                            |
|  | Colleen Madera       | 1304 Farley Lane 61822             |
| Signature  | Printed Name         | Address                            |
| Signature  | Printed Name         | Address                            |
| Signature  | Printed Name         | Address                            |

Dear [add recipient name here]:

I am writing to express my opposition to the granting of waivers in Case 793-S-14 currently before the Champaign County Zoning Board of Appeals. A hearing before the board was held on 12 February 2015 and was continued until 16 April 2015.

Waivers of county zoning requirements are being requested to allow the operation of a dog kennel at 1211 North Staley Road without the visual and noise barriers required by zoning and closer to residences than allowed by zoning. The dog kennel, which is already in operation as "Little Doghouse on the Prairie," is situated directly across Staley Road from the West Ridge Subdivision of Champaign. My opposition to the waiver stems from concerns about personal safety, noise, safety of animals, and odor, as discussed in the following paragraphs.

The sidewalk along Staley Road is used by walkers, joggers, and families with babies in strollers. Residents of West Ridge, Boulder Ridge, and Sawgrass Subdivisions, as well as other people, use the walk for exercise and access to Sunset Ridge Park just north of West Ridge Subdivision. If dogs were to get escape the facility, they could threaten or attack persons and pets on the sidewalk, in Sunset Ridge Park, and in the subdivisions. This is particularly concerning since the animals already housed in the kennel are of the larger, more muscular breeds, and the operator has expressed an intent to work with dogs with behavioral problems.

The racket caused by multiple dogs with an unimpeded view of foot and vehicular traffic on Staley Road would be greatly distressing to residents and visitors. In fact, homeowners along West Ridge Lane, which parallels Staley Road just inside West Ridge Subdivision, are already reporting constant barking throughout the day and being awakened by barking. Dogs at the facility are currently kennelled only behind the existing residence on the kennel property. When the facility is operated at full capacity and dogs are placed in the exercise area immediately adjacent to Staley Road, the problem will become much worse. The presence of a substantial barrier is essential to reduce the noise and prevent the dogs from being agitated by the site of pedestrians and traffic along Staley Road.

Photographs provided by the operator at a 12 February 2015 hearing on the waiver request show cramped accommodations for the dogs that seem insufficient for their safety and comfort. Moreover, the close proximity of the facility to Staley Road could easily result in dogs being hit by vehicles, should they escape. Staley Road is a major traffic artery along the west side of Champaign.

The odor of fifteen dogs (the facility's proposed capacity), their accommodations, and their excrement will be unpleasant. The facility is just west of West Ridge and Boulder Ridge Subdivisions and northwest of Sawgrass Subdivision, and the prevailing west winds will carry the odor directly into the subdivisions. We are not aware of any particular provisions being made by the operator to manage the excrement.

For these reasons, I am opposed to the granting of zoning waivers for the kennel operation. I respectfully request whatever assistance you can provide to convince the Zoning Board of Appeals to deny the waiver request.

With thanks,

[your name here]