

ADDENDUM TO PROJECT NARRATIVE AND STANDARDS
PLANNED DEVELOPMENT – FINAL AMENDMENT

Date: August 1, 2025
Applicant: WCDR Libertyville, LLC dba K9 Resorts Luxury Pet Hotel of Libertyville
Property: 1405 Peterson Road, Libertyville, IL 60048
Subject: Addendum to Applicant’s July 11 Application to Amend Butterfield Square Planned Development
Proposed Text Amendment to C-4 Zoning District, Special Permit Use for the Establishment of a Dog Boarding and Day Care Use, and Request for Relief Regarding Proposed Signs

Amendment to Section 26-5-5.3 of the Municipal Code of the Village of Libertyville and Concurrent Request to Approve a Special Permit Use to Permit Dog Boarding/Kennel Use

As part of the Village’s review of this Application, a determination was made that the request for relief should include a request to amend the text of the C-4 Shopping Center Commercial District (“C-4”). Accordingly, the Applicant, in addition to a proposed amendment to the Butterfield Square Planned Development, seeks an amendment to Section 26-5-5.3, concerning the C-4 district, to “*Pet Care (except Veterinary) Services but limited to dog boarding and day care*”, as well as an application for a Special Permit Use for the establishment of such a use in the Butterfield Square Shopping Center Planned Development.

The proposed amendment would allow future applicants to seek approval of a special permit to operate an overnight dog boarding and day care use in other C-4 zoned properties throughout the City. Currently, there are a limited number of C-4 zoned properties in the Village, generally concentrated along Milwaukee Avenue in the southern half of the Village’s municipal limits. The proposed amendment is appropriate, since any proposed overnight dog boarding and daycare use would require review and approval by the Village staff and appropriate review bodies to determine whether any future proposal is compatible with its neighborhood uses.

In accordance with the above, the Applicant concurrently seeks an application for a Special Permit use. We have included responses to the Village’s text amendment standards and its standards for the approval of a Special Permit use in this Addendum to the initial Application submitted by the Applicant. Applicant’s responses to the applicable standards will show that the proposed use is compatible, in this case, with the existing shopping center, and will not have an adverse impact either on the businesses nearby nor on the homes approximately 300 feet to the west of the proposed use.

Amendment to Butterfield Square Planned Development – Site Plan, Design, Signs

Based on the above the amendment to the Butterfield Planned Development is limited to a revised plan for the exterior walls and outdoor play area, which were not contemplated as proposed in Butterfield square at the time it was approved.

The proposed exterior improvements to the standalone building, formerly a FedEx location, will include painting the existing façade to be consistent with the K9 resort brand. The proposed color is called K9 Resorts Beige, and is similar to the off-white color of the upper portions of the existing buildings in Butterfield Square. The front façade will be upgraded with black anodized aluminium storefront doors and

STANDARDS FOR AMENDMENTS
§ 26-16-14.5

(a) The consistency of the proposed amendment with the purposes of this Code.

Applicant's proposed text amendment to the Code to include "Pet Care (except Veterinary) Services but limited to dog boarding and day care" as a Special Permitted Use in the C-4 Shopping Center Commercial District is consistent with the purposes of the Code in that it implements goals of the Village of Libertyville's 2030 Comprehensive Plan, encourages compatibility between different land uses, protects scale and character of the existing uses from encroachment of incompatible uses, facilitates the most efficient use of planned public facilities and utilities, protects and enhances a pattern of interconnected streets, and protects and enhances the taxable value of land. Because the proposed use will be established in an existing structure, which has been vacant for some time, the reuse of the building will help activate the Butterfield Square Planned Development while promoting the goals of the Comprehensive Plan.

(b) The existing uses and zoning classifications of properties in the vicinity of the subject property.

The existing uses of properties in the C-4 Shopping Center Commercial District are various retail-oriented commercial uses. Applicant's proposed luxury dog boarding and daycare operation is consistent with the surrounding uses in that it offers a service to the community during normal business hours. Furthermore, the design and choice of sound mitigating materials, as detailed in the Acoustical Evaluation of Dog Sound enclosed in this application prepared by Ostergaard Acoustical Associates, and dated July 2, 2025.

(c) The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present zoning classification.

The trend of development in the vicinity of the subject property since placed in the C-4 Shopping Center Commercial District has remained consistent in retail and commercial services and businesses. Applicant's proposed business operation is consistent with the trend of development. Sound mitigation for the proposed use has been designed to create a use not unlike conventional retail uses that would otherwise be permitted in the site without amendment to the shopping center. Specifically, the use of high quality, sound-mitigating fencing material will dampen noise such that it will be inobtrusive to neighbors will help achieve this goal.

(d) The extent to which the value of the subject property is diminished by its present zoning classification.

The subject property has been vacant for over two (2) years. If approved, the value of the subject property would not be diminished by Applicant's occupation of the space.

(e) The extent to which such diminution in value is offset by an increase in the public health, safety and welfare.

Applicant's occupation of the subject property and business operations will enhance the public health, safety and welfare. The Applicant, adhering to the band standards of K9 Resorts, will use effective, non-toxic cleaning solutions and products to ensure that the site is kept clean of any waste generated by its clientele. As referenced in the attached Narrative, solid waste will be double-bagged and disposed of in scented bags and disposed of promptly. While ordinary garbage pickup is generally sufficient to ensure no smells or excess refuse at these facilities, in the event more garbage is generated than expected, the Applicant will arrange for prompt additional pickups. In addition the air inside the facility will be filtered with a high quality, hospital grade air filtration system to combat any smells or airborne matter both for the benefit of the community as well as the Applicant's staff and the animals for which they care.

(f) The extent, if any, to which the use and enjoyment of adjacent properties would be adversely affected by the proposed amendment.

The use and enjoyment of adjacent properties would not be adversely affected by Applicant's proposed business. As further detailed above, Applicant's sound mitigation efforts and efficient disposal of all waste will prevent any adverse impact on adjacent properties. Conversely, Applicant's business will bring more visitors to the C-4 Shopping Center Commercial District and Butterfield Square Shopping Center without adversely impacting the adjacent properties.

(g) The extent, if any, to which the value of adjacent properties would be adversely affected by the proposed amendment.

The value of the adjacent properties will not be affected by Applicant's proposed business. As detailed in prior responses, the Applicant will take all actions necessary to ensure that sound, smells and traffic are kept at levels not significantly greater than an ordinary retail use. Furthermore, the increased traffic to the shopping center will help drive traffic to other businesses there as well and has the potential to increase value for those businesses.

(h) The extent, if any, to which the future orderly development of adjacent properties would be adversely affected by the proposed amendment.

The proposed business operation is consistent with the Village of Libertyville's 2030 Comprehensive Plan and will not have an impact on future development. The Applicant seeks to provide a dog boarding and daycare facility to the Village, in which only one exists today. The Applicant is committed to establish the proposed use in a way that is uniquely designed to address the perceived negative aspects of such uses in order to accomplish the reuse of an existing tenant space. In accordance with the Comprehensive Plan, this will accomplish the efficient use of the existing shopping center, while maintaining compatibility among the uses located there.

(i) The suitability of the subject property for uses permitted or specially permitted under its zoning classification.

The subject property is suitable for the proposed use as it is an existing structure. There will not be any exterior construction or changes to the existing building, but for the construction of an outdoor play area, which will be screened by an 8.0-foot screening fence fabricated with a sound mitigating fence material resembling a neutral colored stone. The proposed use is consistent with

the surrounding uses as discussed in further detail above. The proposed changes to the exterior of the building including the construction of the outdoor space, the change to the color to a shade of beige unique to the Applicant's brand and application of black details to windows and doors is particularly suitable for the subject location because it is an outlot located in an interior corner of the existing planned development. While the proposed aesthetic is not identical to the remainder of the shopping center, it is compatible, and the location of the building makes it such that any change will blend in and will not be obviously visible from either of the PD's street frontages.

- (j) The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.**

The Traffic and Parking Analysis, prepared by Eriksson Engineering Associated, Ltd., enclosed with Applicant's application materials, shows adequate ingress to and egress from the subject property. There will also be no impact on traffic conditions in the immediate vicinity of the subject property. Applicant's proposed use does not require any alterations to existing access points or roads.

- (k) The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or specially permitted under its present and proposed zoning classification.**

There are adequate utilities and essential public services to the subject property for Applicant's proposed use.

- (l) The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.**

This property has been vacant for over two (2) years. The previous tenant, FedEx, vacated the property on April 28, 2023.

- (m) The community need for the proposed amendment and for the uses and development it would allow.**

The community need for the proposed use is described in the Fiscal Impact Analysis attached to Applicant's application.

STANDARDS FOR SPECIAL USES
§ 26-16-9.5

- (1) Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

Applicant's proposal for a Special Permitted Use "Pet Care (except Veterinary) Services but limited to dog boarding and day care" is consistent with the purposes of the Code in that it implements goals of the Village of Libertyville's 2030 Comprehensive Plan encourages compatibility between different land uses, protects scale and character of the existing uses from encroachment of incompatible uses, facilitates the most efficient use of planned public facilities and utilities, protects and enhances a pattern of interconnected streets, and protects and enhances the taxable value of land. Because the proposed use will be established in an existing structure, which has been vacant for two (2) years, the reuse of the building will help activate the Planned Development while promoting the goals of the Comprehensive Plan.

- (2) Adverse Impact. The proposed use and development will not have a substantial adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.

The proposed special permitted use will not have an adverse effect on or diminish the value of the surrounding properties but rather Applicant's occupation of the subject property and business operations will positively impact surrounding properties by encourage visitors to the Butterfield Square Shopping Center.

Additionally, Applicant's mitigation efforts and brand standards with respect to waste disposal, sound mitigation, and animal safety ensure that there will be no impact on public health, safety and general welfare. As further described in the attached Narrative, solid waste will be double-bagged and disposed of in scented bags and disposed of promptly. While ordinary garbage pickup is generally sufficient to ensure no smells or excess refuse at these facilities, in the event more garbage is generated than expected, the Applicant will arrange for prompt additional pickups. In addition the air inside the facility will be filtered with a high quality, hospital grade air filtration system to combat any smells or airborne matter both for the benefit of the community as well as the Applicant's staff and the animals for which they care. If approved, Applicant will use an 8-foot tall fence around the outdoor area designed to safely enclose the dogs. The material of the fence is designed to mitigate and soften sounds emanating from Applicant's business.

- (3) Interference with Surrounding Development. The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

The subject property is suitable for the proposed specially permitted use as it is an existing structure. There will not be any exterior construction or changes to the existing building but for the construction of an outdoor play area, which will be screened by an 8.0 foot screening fence

fabricated with a sound mitigating fence material resembling a neutral colored stone. The proposed changes to the exterior of the building including the construction of the outdoor space, the change to the color to a shade of beige unique to the Applicant's brand and application of black details to windows and doors is particularly suitable for the subject location because it is an outlot located in an interior corner of the existing planned development. While the proposed aesthetic is not identical to the remainder of the shopping center, it is compatible, and the location of the building makes it such that any change will blend in and will not be obviously visible from either of the PD's street frontages.

The proposed use is consistent with the surrounding uses. As further described above, odors and sound originating from the Applicant's business will be effectively mitigated such that there will be minimal interference with surrounding properties and neighbors.

- (4) Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

There are adequate utilities and essential public services to the subject property for Applicant's proposed use.

- (5) Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through local streets and will, when required by the Board of Trustees, incorporate appropriate vehicular trip reduction features such as, but not limited to, pedestrian/bicycle linkages within and between land uses, the use of traffic mitigation plans, and the incorporation of elements to encourage and facilitate the use of public transportation.

The Traffic Study attached to Applicant's application shows adequate ingress to and egress from the subject property. There will also be no impact on traffic conditions in the immediate vicinity of the subject property. Applicant's proposed use does not require any alterations to existing access points or roads.

- (6) Destruction of Significant Features. The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

The existing Butterfield Shopping Center Planned Development does not include any significant natural, scenic or historic features of importance and accordingly, the limited refresh of the existing building will not result in the damage, loss, or destruction of such features.

- (7) Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

In addition to Applicant's request for approval of a Special Permitted Use, Applicant also submitted requests for (i) a text amendment to the Code to include "Pet Care (except Veterinary) Services but limited to dog boarding and day care" as a Special Permitted Use in the C-4 Shopping

Center Commercial District, and (ii) an amendment to the Butterfield Square Shopping Center Planned Development Final Plan in order to make site changes to the subject property. Applicant's proposed use will comply with all submitted plans and approved deviations from the Code as detailed in the responses to standards, in the project narrative and related documents submitted with the subject application packet

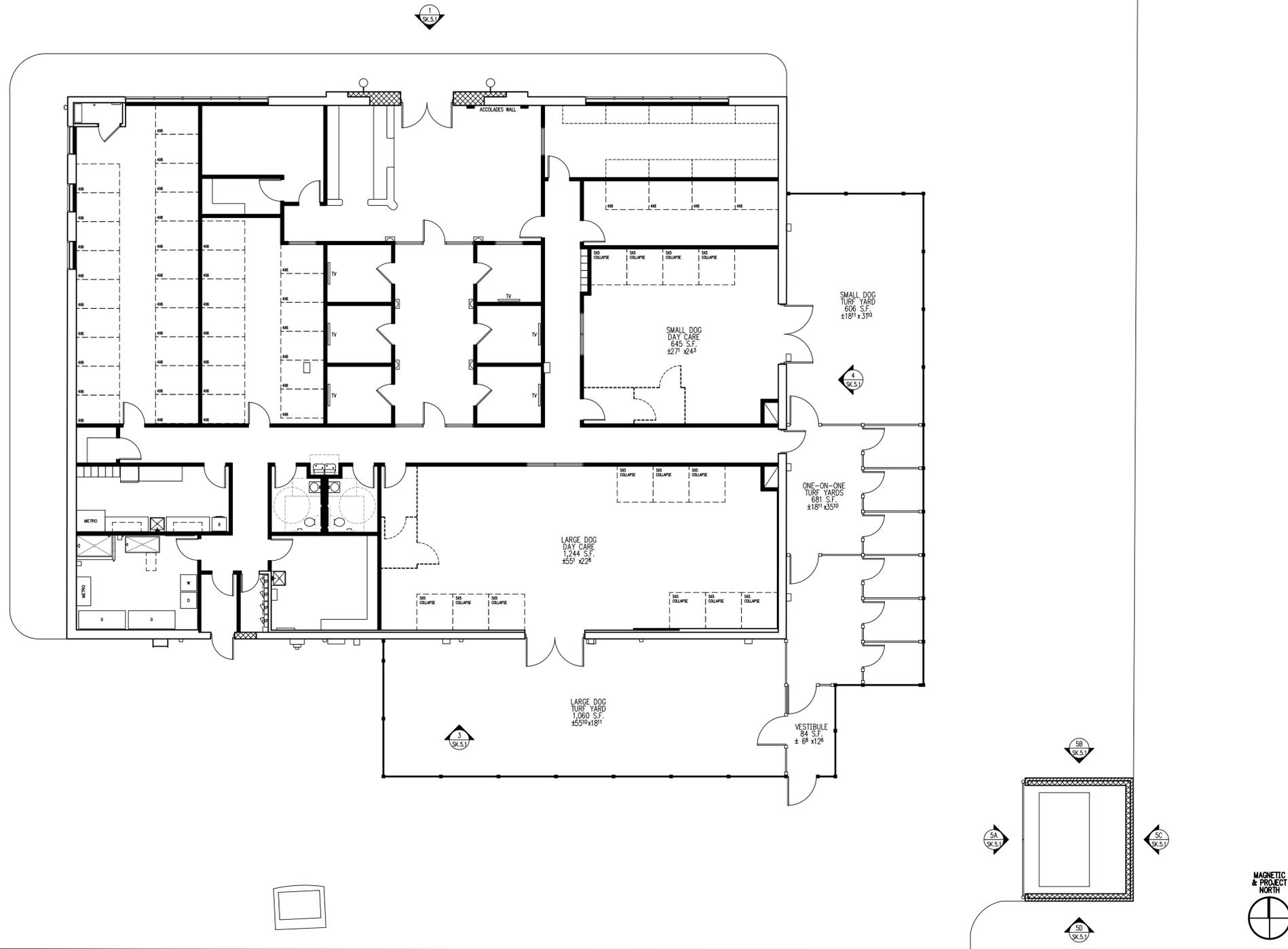
a transom window with a grille that appears like wrought iron. The windows will be maintained, but altered to appear to have black mullions. The outdoor space will also have a neutral color and classic style, with an 8 foot tall screening fence made of a neutral colored, material resembling stone. Given that this is a standalone building, its design maintains the continuity of the shopping center, while allowing a modern refresh to the PD on an outlot. It is also significant that the proposed location is in the southeast corner of the shopping center, and will not be readily visible either from Peterson Road or from Butterfield Road.

The proposed look, while not identical to the look of the existing shopping center, does match its general design with respect to the off-white color, and is a modern take on very classic style. Accordingly, the proposed amendment to the site plan and aesthetic of the Butterfield Square Planned Development will be compatible with the neighborhood.

Signs

The proposed signage on the North facade, in the portion of the structure having a peaked roof, will adhere to the sign codes, and is detailed in our sign plans. The signs to the east and west of the central sign are informational, unobtrusive signs that are compatible with the character of the planned development in their simplicity. Because the proposed location is a standalone building, and it was previously a FedEx location, which did feature two signs, the Applicant seeks relief from the otherwise applicable sign standards in Butterfield Square in order to maintain the proposed signs as shown on the north elevation in the sign plans submitted with this application.

The sign plan has been revised from its initial submission to update the pylon panels per the request of the Village.



1 - PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"

SK.5.0

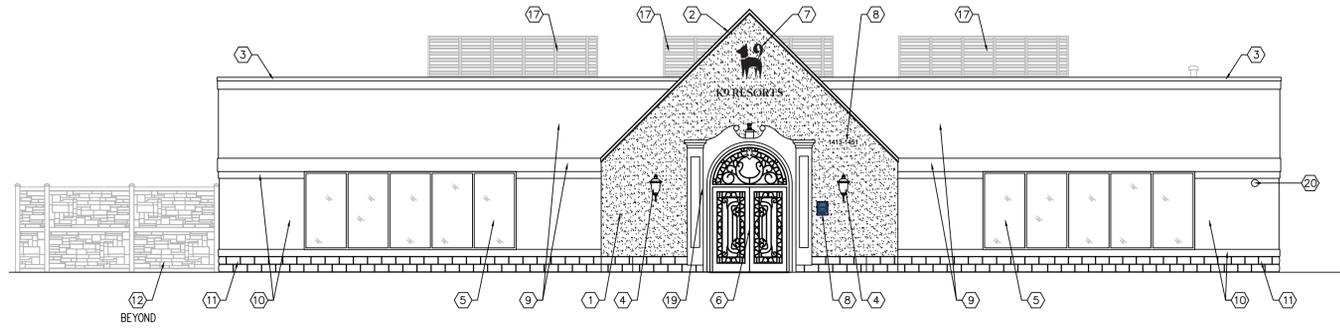
PROPOSED IMPROVEMENTS FOR:
K9 RESORTS
 1413-1451 PETERSON ROAD
 LIBERTYVILLE, ILLINOIS 60048

RHJ ASSOCIATES, PC
 ARCHITECTS · PLANNERS · DESIGNERS

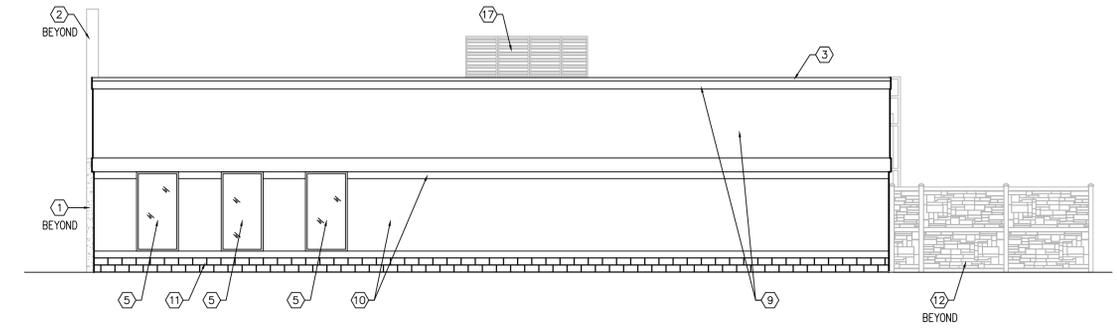
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 DATE: 04.10.2025
 PROJECT NO. 2025-0186

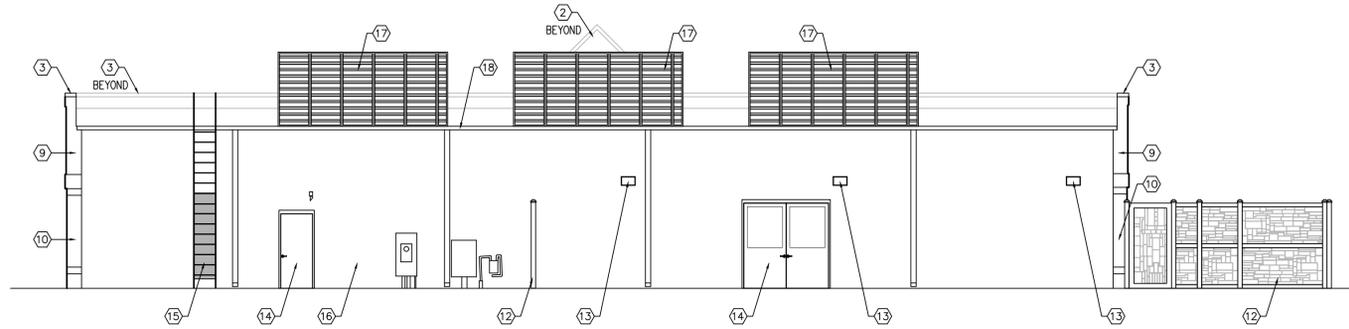




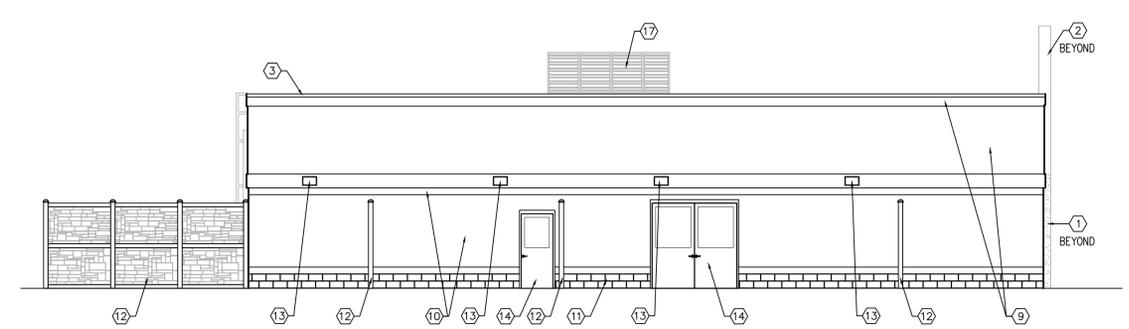
1 - MAGNETIC NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 - MAGNETIC WEST ELEVATION
SCALE: 1/8" = 1'-0"

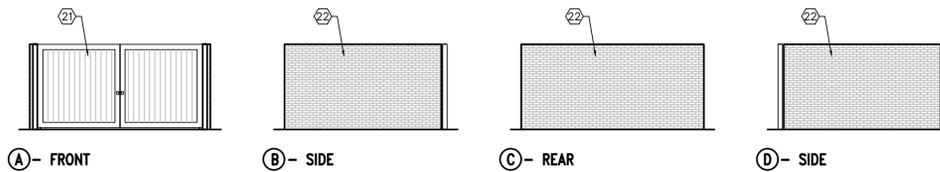


3 - MAGNETIC SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 - MAGNETIC EAST ELEVATION
SCALE: 1/8" = 1'-0"

- SKETCH ELEVATION KEYED NOTES:**
- 1 STIPPLED TO SHOW NEW EIFS FINISHED WALL SYSTEM IN "K9 RESORTS BEIGE".
 - 2 NEW ALUMINUM COPING. COLOR TO BE BLACK.
 - 3 EXISTING COPING. PAINT BLACK.
 - 4 NEW DECORATIVE WALL SCONES.
 - 5 EXISTING STOREFRONT WINDOWS. APPLY A BLACK OUT FILM TO APPEAR LIKE BLACK SPANDREL GLAZING. PAINT MULLIONS BLACK.
 - 6 BLACK ANODIZED ALUMINUM STOREFRONT DOORS AND TRANSOM WINDOW WITH A WROUGHT-IRON APPEARING DECORATIVE GRILLE.
 - 7 BRAND ILLUMINATED SIGNAGE.
 - 8 BRAND INFORMATIONAL SIGNAGE OR BUILDING NUMERICAL ADDRESS SIGNAGE.
 - 9 EXISTING EIFS OR STUCCO WALL SURFACE AND PROFILE BANDS. PAINT "K9 RESORTS BEIGE".
 - 10 EXISTING BRICK WALL SURFACE AND DECORATIVE SOLIDER COURSINGS. PAINT "K9 RESORTS BEIGE".
 - 11 EXISTING SPLIT FACED CMU. CLEAN AND PAINT "K9 RESORTS BEIGE".
 - 12 BARRETTE SIMTEK MOLDED PVC "ECOSTONE" FENCE IN BEIGE GRANITE FINISH. HEIGHT TO BE 8'-0" ABOVE THE PLAY YARD SURFACE.
 - 13 WALL MOUNTED LIGHT FIXTURE. COLOR TO BE BLACK. UNDERSIDE AT 9'-6" ABOVE THE PLAY YARD SURFACE.
 - 14 PAINTED NEW DOOR AND FRAME. COLOR TO BE BEIGE.
 - 15 EXISTING ROOF LADDER. PAINT "K9 RESORTS BEIGE".
 - 16 EXISTING SPLIT FACED CMU. PAINT "K9 RESORTS BEIGE".
 - 17 NEW "ENVISOR BY CITYSCAPE" METAL DECORATIVE HVAC UNIT MOUNTED SCREENING SYSTEMS FULLY SCREENING A NEW HVAC UNIT. COLOR TO BE "PUTTY" (BEIGE).
 - 18 EXISTING GUTTER AND DOWNSPOUT. PAINT "K9 RESORTS BEIGE".
 - 19 EIFS DECORATIVE WRAP IN "K9 RESORTS BEIGE" FINISH COLOR.
 - 20 EXISTING FIRE SPRINKLER BELL TO REMAIN.
 - 21 NEW 8'-0" TALL GALVANIZED METAL GATES MOUNTED TO 5" DIA. GALVANIZED STEEL GATE POSTS. COLOR TO BE WHITE.
 - 22 NEW 8'-0" TALL BRICK FINISHED DUMPSTER ENCLOSURE. PAINT "K9 RESORTS BEIGE".



5 - NEW DUMPSTER ENCLOSURE ELEVATIONS
SCALE: 1/8" = 1'-0"

SK.5.1

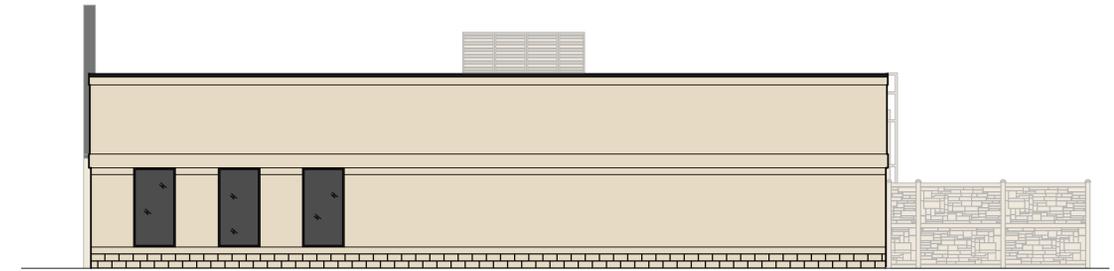
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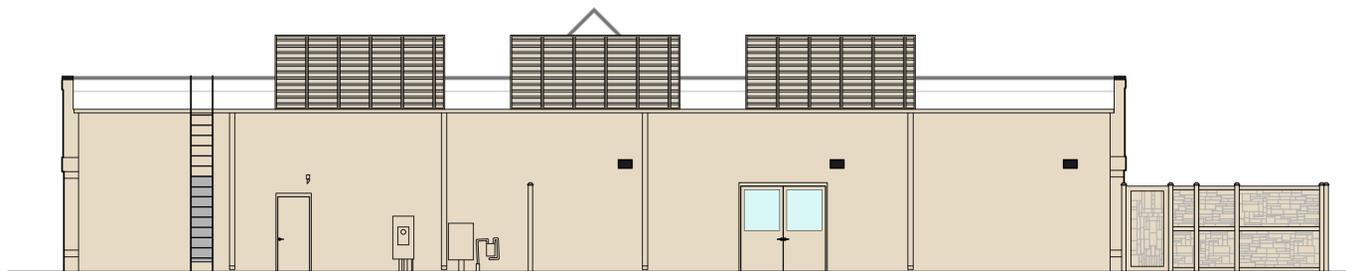
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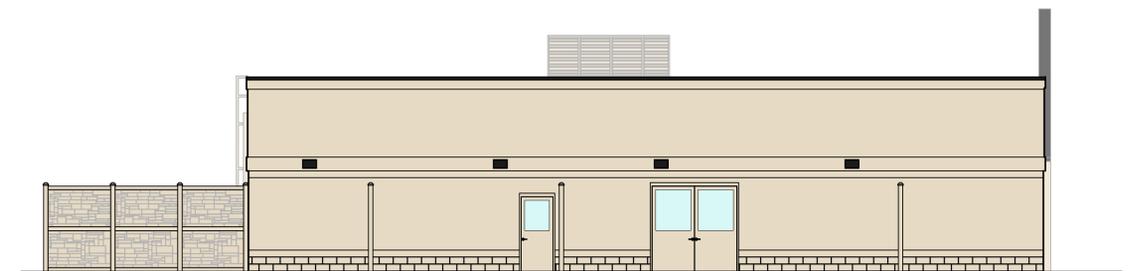
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SCALE: 1/8" = 1'-0"



2 - MAGNETIC WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 - MAGNETIC SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 - MAGNETIC EAST ELEVATION
SCALE: 1/8" = 1'-0"



(A) - FRONT



(B) - SIDE



(C) - REAR



(D) - SIDE

5 - NEW DUMPSTER ENCLOSURE ELEVATIONS
SCALE: 1/8" = 1'-0"

SK.5.2

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REPLACEMENT FACES w/ VINYL GRAPHICS FOR PYLONS

SCALE: 1 1/2"=1'-0"

QTY.: TWO (2)

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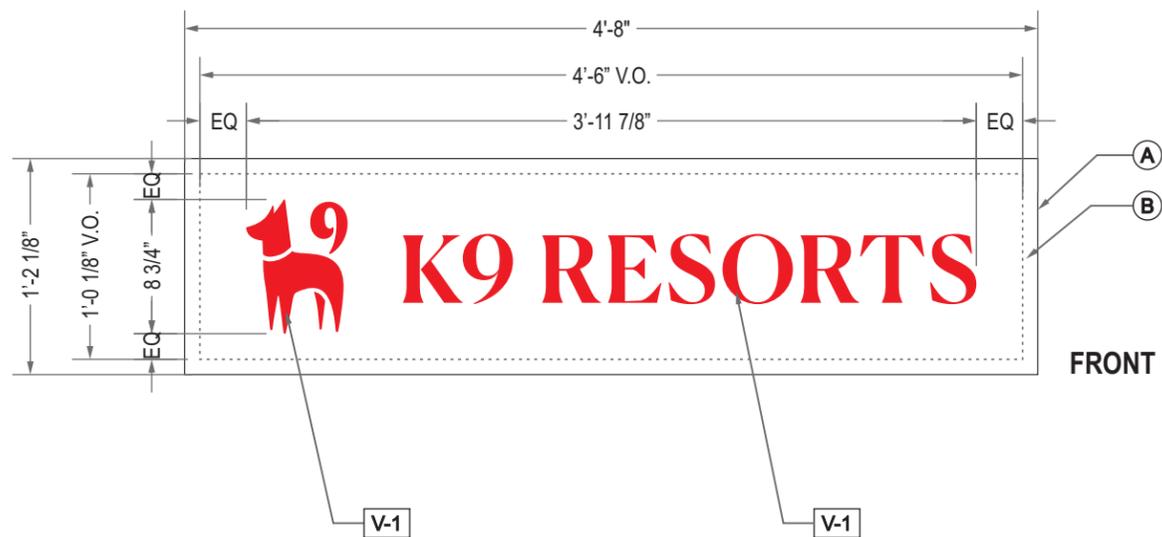


EXISTING @ N BUTTERFIELD RD
SCALE: N.T.S.



PROPOSED @ N BUTTERFIELD RD
SCALE: N.T.S.

SIZES TO BE VERIFIED



NEW VINYL GRAPHICS / REPLACEMENT PYLON FACES

(A)	FACES	NEW
	MATERIAL:	3/16" LEXAN WHITE #7328
(B)	RETAINER	EXISTING
	SIZE:	2"
	FINISH MATRIX	
V-1	VINYL	TO MATCH RED ACRLYIC #2283
	FINISH	TRANSLUCENT
	APPLIED	1ST SURFACE

FINISH SCHEDULE

TRANS. VINYL TO MATCH #2283	LEXAN
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REPLACEMENT FACES w/ VINYL GRAPHICS FOR PYLONS

SCALE: 1/2"=1'-0"

QTY.: TWO (2)

M

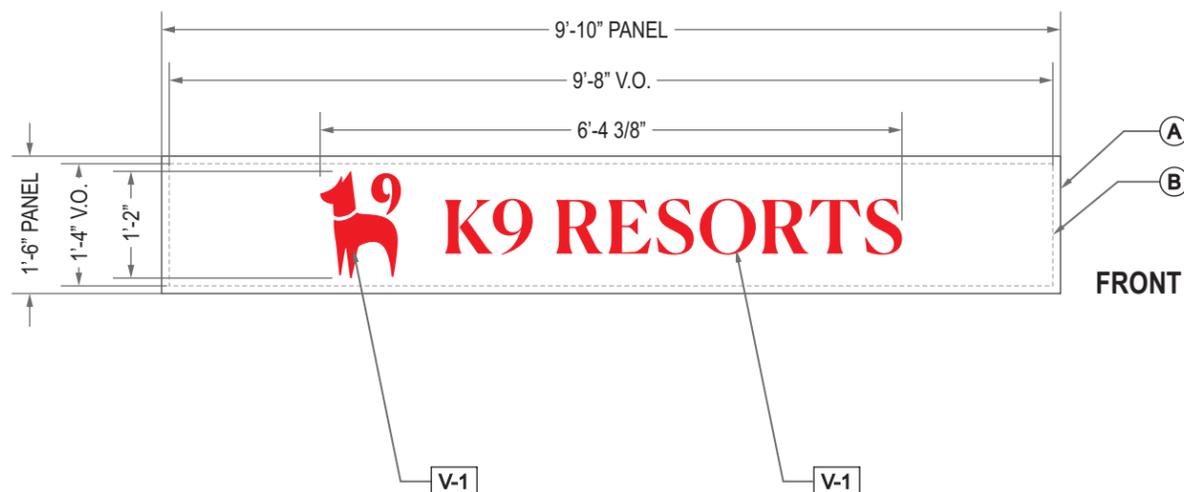


EXISTING
SCALE: N.T.S.



PROPOSED
SCALE: N.T.S.

SIZES TO BE VERIFIED



NEW VINYL GRAPHICS / REPLACEMENT PYLON FACES

(A)	FACES	NEW
	MATERIAL:	3/16" LEXAN WHITE #7328
(B)	RETAINER	EXISTING
	SIZE:	2"
	FINISH MATRIX	
V-1	VINYL	TO MATCH RED ACRLYIC #2283
	FINISH	TRANSLUCENT
	APPLIED	1ST SURFACE

FINISH SCHEDULE

TRANS. VINYL TO MATCH #2283	LEXAN
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