STATE OF ILLINOIS)
) SS
COUNTY OF DEKALB)

ORDINANCE O2026-006

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A KENNEL ON PROPERTIES LOCATED AT 28234 BRICKVILLE ROAD IN SYCAMORE TOWNSHIP

WHEREAS, Ali Evanson is seeking a Special Use Permit to establish and operate a kennel, on the properties at 28234 Brickville Road, in Sycamore Township, said subject properties being legally described as shown in Exhibit "A", attached hereto; and

WHEREAS, following due and proper notice by publication in the Daily Chronicle not less than fifteen (15) nor more than thirty (30) days prior thereto, and by mailing notice to all owners of property abutting the subject property at least ten (10) days prior thereto, the DeKalb County Hearing Officer conducted a public hearing on February 19, 2026, at which the petitioners presented evidence, testimony, and exhibits in support of the petition, and wherein testimony and correspondence was received from six members of the public expressing concerns about the project and from two members of the public in support of the project; and

WHEREAS, the Hearing Officer having considered the evidence, testimony and exhibits presented has made his findings of fact and recommended that the Amendment be approved with conditions, as set forth in the Report of Proceedings and Recommendation of the DeKalb County Hearing Officer, a copy of which is appended hereto as Exhibit "B"; and

WHEREAS, the Planning, Zoning, & Development Committee of the DeKalb County Board having considered the testimony and exhibits from the public hearing and having considered the findings of fact and recommendation of the Hearing Officer, has forwarded to the County Board a recommendation of approval, with conditions, of the requested Amendment; and

WHEREAS, the DeKalb County Board having considered the Report of Proceedings and Recommendation of the Hearing Officer and the recommendation of the Planning, Zoning, & Development Committee, and has determined that has determined that granting the Special Use Permit to allow the operation of a kennel on the subject properties would be consistent with the requirements established by Section 53-I-2.B.3 of the DeKalb County Code;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY BOARD OF DEKALB COUNTY, ILLINOIS, as follows:

SECTION ONE: The Report of Proceedings and Recommendation of the DeKalb County Hearing Officer, Exhibit "B", attached hereto, is hereby adopted as the findings of fact and conclusions of the DeKalb County Board.

SECTION TWO: Based on the Findings of Fact set forth above, the request for a Special Use Permit to allow the operation of a kennel on the subject properties located at 28234 Brickville Road, in Sycamore Township, is hereby approved, said property being legally described in Exhibit "A" attached hereto.

SECTION THREE: This approval of a Special Use Permit is subject to the following conditions:

1. The properties shall be developed and operated in substantial conformity to the plans and exhibits submitted as part of the petitioner's Special Use Permit application and presented at the public hearing.

2. The Special Use Permit shall be in force and effect only so long as the kennel is owned and operated by Ali Evanson.

3. No more than a maximum of ten (10) dogs that may be boarded in the kennel at any one time.

4. Prior to the business beginning operation, the petitioner shall acquire and be in compliance with all required building permits for the conversion of the outbuilding into a kennel.

5. Hours:
   a. Drop off hours shall occur between 8:00 am and 12:00 pm.
   b. Pickup hours shall occur between 8:00 am and 6:00 pm.
   c. No more than one (1) client vehicle shall visit the property, whether for drop off or pickup, at a given time.

6. The petitioner shall be in compliance with all applicable County Code requirements.
   a. The requirement that the parking area be curbed and landscaped shall be waived.

7. Prior to operation, the petitioner shall confirm that the kennel is in compliance with the regulations of the DeKalb County Health Department.

8. Representatives of the DeKalb County Health Department shall have the right to enter onto the subject property and inspect the kennel as often as the Department deems necessary.

9. Waste disposal associated with the proposed kennel on the subject property shall be in accordance with the requirements of the DeKalb County Health Department.

SECTION FIVE: This Ordinance shall be in full force and effect upon its adoption by the County Board of DeKalb County, Illinois.

PASSED BY THE COUNTY BOARD THIS 15TH DAY OF APRIL, 2026, A.D.

ATTEST:

Tasha Sims
DeKalb County Clerk

SIGNED:

John Frieders, Chair
DeKalb County Board

Exhibit "A"

Legal Description of the Subject Property

That part of Assessor's Lot 43 in Assessor's Plat of Section 7, Township 41 North, Range 5 East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of Assessor's Lot 45 of said Section 7; thence Northerly, along the East line of said Lot 45, a distance of 879.90 feet to the South line of Lot 44 of said Section 7; thence Easterly, at an angle of 90 degrees 03 minutes 47 seconds measured counterclockwise from said East line, along said South line, 98.39 feet to the West line of said Lot 43; thence Northerly, at an angle of 90 degrees 03 minutes 47 seconds measured clockwise from said South line, along said West line, 150.05 feet for a point of beginning; thence continuing Northerly, 300.00 feet to the North line of said Lot 43; thence Easterly, at an angle of 90 degrees 03 minutes 47 seconds measured counterclockwise from the last described course, along said North line, 30.00 feet; thence Southerly, at an angle of 89 degrees 56 minutes 13 seconds measured counterclockwise from the last described course, 300.00 feet; thence Westerly, at an angle of 90 degrees 03 minutes 47 seconds measured counterclockwise from the last described course 3000 feet to the point of beginning; ALSO, Assessor's Lot 44 in Assessor's Plat of Section 7, Township 41 North Range 5 East of the Third Principal Meridian; ALSO, Assessor's Lot 45 in Assessor's Plat of Section 7, Township 41 North Range 5 East of the Third Principal Meridian, EXCEPTING THEREFROM the following: Beginning at the Northwest corner of said Lot 45; thence Southerly, along the West line of said Lot 45, a distance of 1332.25 feet; thence Easterly, at an angle of 90 degrees 19 minutes 29 seconds measured clockwise from said West line, along the South line of said Lot 45, a distance of 1100.00 feet to the centerline of Kishwaukee River; thence Northeasterly, at an angle of 125 degrees 17 minutes 51 seconds measured clockwise from said South line, 430.00 feet; thence Northerly, at an angle of 147 degrees 59 minutes 37 seconds measured clockwise from the last described course, 294.00 feet; thence Northeasterly, at an angle of 158 degrees 43 minutes 43 seconds measured counterclockwise from the last described course, 144.00 feet; thence Northwesterly, at an angle of 139 degrees 25 minutes 08 seconds measured clockwise from the last described course, 185.00 feet; thence Northwesterly, at an angle of 162 degrees 49 minutes 02 seconds measured clockwise from the last described course, 206.00 feet; thence Northwesterly, at an angle of 172 degrees 5 minutes 41 seconds measured clockwise from the last described course, 272.10 feet to the North line of said Lot 45; thence Westerly, at an angle of 131 degrees 11 minutes 22 seconds measured clockwise from the last described course, along said North line, 1090.00 feet to the point of beginning; All situated in DeKalb County, Illinois.

P.I.N.s: 06-07-300-015 & 06-07-451-014

Exhibit B

Petition SY-26-03

Petitioner:	Ali Evanson
Nature of Petition:	Petition for Special Use - Dog Boarding Facility
Date of Hearing:	February 19, 2026 Time of Hearing: _3:00 P.M._
Prop. Address:	9.45 Acre parcel - 28234 Brickville Rd. Sycamore Township
Location of Hearing:	DeKalb County Administrative Building Conference Room East 110 East Sycamore Street Sycamore, IL

NATURE OF THE ACTION

The petitioners are requesting to be granted a special use permit on the subject property to construct a dog boarding facility.

Before such a special use can be considered and/or granted, a public hearing must be held. The hearing was held pursuant to the applicable published notice on the above date and time.

Present for the County –	Derek Hiland, DeKalb County Planning Director Marcellus Anderson, Assist. Director
Present for Petitioners:	Ali Evanson, Petitioner

RECEIVED IN THE RECORD:

1. Public Notice, duly published within the time required by law, setting this matter for hearing.

2. DeKalb County Staff Report, with Staff Comments and recommendations, relating to the petition.

3. The application petition, and attachments.

1

4. Correspondence from Greg Maurice of the DeKalb County Health Department, indicating a couple of concerns that petitioner would need to address if the petition is approved.

5. Other correspondence from members of the public and other interested individuals., including the following persons:

Tom and Pam Taylor - an email dated March 1, 2026 which will not be considered in this report and recommendation, but was sent to the County for their consideration at the next stage of the application process.

Tom and Pam Taylor - an email dated February 17, 2026, which was sent, but apparently not received by the County prior to the hearing date on this matter, listing various concerns with the petitioner's proposal. This email is timely and is received and considered in the report and recommendation. The concerns center on dog noise, cleanliness of the kennels, and property values.

Mary Shipman - an email dated February 19, 2026 expressing concerns regarding the potential for increased traffic, dog noises, and the potential in her opinion for dogs from the kennel to get loose.

Dick Krause and Karen Krause - correspondence dated February 14, 2026, in support of the petitioner's application for special use to operate the dog kennel/boarding facility.

I. SUMMARY OF THE PROCEEDINGS

This matter commenced at 3:00 p.m. as scheduled, and my personal thanks again to the County and the petitioner for adjusting the commencement time based on my unexpected court calendar. The public hearing concluded at approximately 3:50 p.m.

Assistant Director Anderson provided a brief initial summary of the nature of the proceedings and the request by the petitioner to construct and operate the proposed dog boarding facility. a grass runway on their property. Thereafter, the petitioner presented her application for special use.

In her testimony and presentation of her application, the petitioner described the nature and intended use should the petition be granted. She discussed her qualifications as a certified dog trainer and dog behavioral consultant. She described the proposed facility to be limited in scope, with an anticipated maximum of 10 dogs at any one time, split between indoor and outdoor, based on past association with clients who have used her services for their dogs at her

Exhibit B

prior locations. She described the limited, client-only pick up and drop off daily times. She described the facility as a boarding facility, and not a "doggy day care" so traffic would be more limited.

With respect to noise and safety, she described that she of course will live on the premises, in close proximity, and has a young son so she is very safety-conscious in her approac to the facility. She has always and will always take all precautions to reduce noise, and operate the boarding facility in a safe manner, she stated. She described the double-entrance nature, ADT security, and kennel monitors. She described that at no times will dogs be off-leash outside of the facility. She described her active license and continued licensing from the Department of Agriculture.

She stated she had been in contact with the county health department to address that agency's concerns, and also stated she was in receipt of the county staff report and would abide by the recommendations and requirements identified in that report.

PUBLIC COMMENT

Sheila Bragg, Sycamore Township - expressed noise concerns, particularly when the dogs hear the loud noises from some of the businesses operated in that unincorporated area.

Kathy Stelford, Sycamore Township - expressed concerns as to how the boarded dogs will respond to local hunting/recreational shooting, and coyotes, that are present in the area.

John Olson, Sycamore Township - described the area as largely a "golf cart" community, and lots of families out walking their kids. He had questions as to who would be walking her boarded dogs and the level of control/supervision.

Amber Schertz, Sycamore Township - described barking as her main concern, particularly "chain-barking" when one or more dogs would get other dogs to start barking and the cumulative effect would be noisy and bothersome. She also expressed public safety concerns, particularly with children in the area.

Laura Lind, Sycamore Township - described her daycare operation and that if unsafe conditions are present at a kennel, should they occur within a prescribed distance from her licensed daycare facility, it could cause inspection and contractual concerns between her operation and the licensing agency.

Exhibit B

II. RECOMMENDATIONS

Under the criteria established pursuant to Section 53-1.2.B.3 of the County Ordinance, I find that the petitioner has met their burden for approval of the requested special use, and I recommend that the county approve the request, with the following conditions:

1. The request, if granted, should be conditioned on the special use being valid and in force only so long as the kennel is owned and operated by Ali Evanson.

2. The special use, if granted, should state that a maximum of ten (10) dogs may be boarded at any one time.

3. The special use, if granted, shall abide by the hours of operation as identified in the county staff report, paragraph 3, sub-paragraph 4, and subsections (a) - (c) , inclusive.

4. Prior to commencing operations, the petitioner shall acquire and be in compliance with all required building permits for the conversion of the outbuilding into a kennel.

5. The petitioner shall otherwise comply with all lighting, noise, parking, and other applicable county code requirements

6. The boarding operation shall at all times conform substantially to the manner as testified to at the public hearing.

Respectfully submitted,

Dale J. Clark
Hearing Officer

4