



City of Aurora

44 E. Downer Place
Aurora, IL 60505
www.aurora-il.org

Legistar History Report

File Number: 22-0424

File ID: 22-0424

Type: Petition

Status: Draft

Version: 2

**General
Ledger #:**

In Control: Building, Zoning,
and Economic
Development
Committee

File Created: 05/17/2022

File Name: Hounds Town Aurora / 2011 W. Galena Boulevard /
Conditional Use

Final Action:

Title: An Ordinance Approving a Revision to the West Aurora Plan Description for
Lot 6 of the West Aurora Plaza Resubdivision (Hounds Town USA - 22-0424 /
AU18/4-22.159-CUPD - SB - Ward 5) (PUBLIC HEARING)

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" - Legal Description - 2022-05-20 -
2022.159, Exhibit "B" Plan Description Revision -
2022-06-15 - 2022.159, Qualifying Statement -
2022-06-13 - 2022.159, Site Plan - 2022-05-17 -
2022.159, Land Use Petition and Supporting
Documents - 2022-05-17 - 2022.159, Parcel Maps -
2022-06-16 - 2022.159

Enactment Number:

Planning Case #: AU18/4-22.159-CU

Hearing Date:

Drafter: broadwells@aurora.il.us

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
2	Planning and Zoning Commission	06/22/2022	Forwarded	Building, Zoning, and Economic Development Committee	06/29/2022		Pass
Action Text: A motion was made by Mrs. Anderson, seconded by Mr. Gonzales, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 6/29/2022. The motion carried.							
Notes: Mr. Broadwell said this is the Plan Description Revision for Lot 6 of West Aurora. You can see the property up on the screen there. Hounds Town is here, and they are going to give a presentation in a little bit. On Lot 6, you can see there are actually 4 buildings here. This one on the east is 1981-1989 and then 2009 W. Galena is this one. I think that's a restaurant. The one on the east here is like a multi-tenant commercial. 2005 W. Galena is the one in the back. I think that's an old commercial							

building and then 2011 W. Galena where Hounds Town is, that's here on the west side, That's a former drive-thru restaurant. That's a little bit of the background. The nature of the request here is that they're revising the West Aurora Plan Description to allow for the kennel with outdoor pens and runs on Lot 6. I'll pull up the Plan Description Revision here. The Plan Description that was approved in 2018 allowed for these 3 uses, the retail sales or service, the drive-thru, the general contractor office and a restaurant with a drive-thru facility and they are just revising the Plan Description for Lot 6 for this outdoor pen and run. We have a site plan that kind of shows the scope of work here with this outdoor pen, which they are adding on the west side of the building. They can talk more about this in a second when they come up, but they're building essentially this 2,000 square foot outdoor pen and run on the west side of the building, leaving the drive-thru for the most part there and removing, I think it was, 14 parking spaces there on the west side and rerouting the drive isle on the west side of the pen. There are 59 parking spaces on the site right now and then after they remove the 14 spaces, there will be 45 parking spaces. The minimum parking requirement is 17, so there is an abundance of parking. Any questions of staff at this point?

Chairman Pilmer said any questions for staff? Hearing none, does the Petitioner want to come forward and just provide a brief presentation or overview or add anything?

The Petitioner was sworn in.

I'm Karen Pauly. I'm the owner and manager at Hounds Town Aurora. We are a daycare and boarding facility, so we are looking to add a couple more play areas for the dogs on the outdoor area to give them some fresh air and things like that so that dogs who have long boarding stays and stuff like that can get outside into the outdoor space while still being safely contained. We have 5 play areas within the facility that are all indoors right now, constantly monitored, supervised, things like that, but just allowing us some more space to have some more doggy guests and be able to accommodate longer stays a little better, I think.

Chairman Pilmer said any questions of the Petitioner?

Mrs. Anderson said so right now they are contained inside and there is no outside space for them to play in is what you are saying?

Ms. Pauly said correct. The indoor spaces are all big play areas, about 500 square feet. It basically is just like an indoor dog park. They do everything inside. I think it would just be nice to let them get some more. They get a lot of sunlight. The front half of the building is all windows, so they do have some light, but I think just that fresh air aspect would really improve the quality of the boarding stay.

Mrs. Anderson said I agree 100% because my dog goes to doggie daycare once a week and he is outside like most of the day, so he loves it. It is very important. I understand.

Mrs. Pauly said absolutely.

Mrs. Owusu-Safo said so the outside space, are you planning on tearing up the asphalt and making it grassy? What is entailed in that?

Ms. Pauly said so we don't want to add dirt and grass, just because then the dogs will get very dirty. Probably we are looking to add some AstroTurf to allow that more natural environment, but also making an environment that is easy to clean and disinfect, making sure that we are able to keep a very clean space for the animals, just like we do indoors.

The public input portion of the public hearing was opened. No witnesses came forward. The public input portion of the public hearing was closed.

Mr. Broadwell said I'll do the Findings of Fact.

1. Staff does not believe that the establishment, maintenance or operation of the Conditional Use will be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general

welfare.

2. Staff does not believe that the Conditional Use will be injurious to the use and enjoyment of other properties within the immediate vicinity. To that point, the Petitioner has prepared a proposal that limits the impact of the outdoor animal enclosure on the surrounding residential and commercial properties through the enclosure's screening and location on the property and also in the Qualifying Statement is says that it will limit outdoor activities to daylight hours.

3. Staff does not believe that the establishment of the Conditional Use will at all impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

4. Will the proposal provide for adequate utilities, access roads, drainage and/or other necessary facilities as part of the Conditional Use? Staff does not believe that the proposal will have an impact on the utilities, roads or drainage and/or other facilities.

5. Staff believes that the proposal takes adequate measures because the property is already built out, there are adequate measure to minimize traffic congestion in the public streets and that's already existing.

6. Staff believes that the Conditional Use in all other respects does conform to the applicable regulations of the district in which it is located.

Chairman Pilmer said does staff have a recommendation?

Mr. Broadwell said staff would recommend approval of the Ordinance approving a Revision to the West Aurora Plan Description on 3 acres for Lot 6 of the West Aurora Plaza Resubdivision.

MOTION OF APPROVAL WAS MADE BY: Mrs. Anderson

MOTION SECONDED BY: Mr. Gonzales

AYES: Chairman Pilmer, Mrs. Anderson, Mr. Chambers, Mr. Gonzales, Mr. Kuehl, Mrs. Owusu-Safo

NAYS: Nays

Chairman Pilmer said we do have 6 Findings of Fact for this case. The staff has read those into the record. Are there any additions or corrections? Hearing none, I would ask for a motion to accept the Findings of Fact as read into the record.

MOTION OF APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mr. Gonzales

AYES: Chairman Pilmer, Mrs. Anderson, Mr. Chambers, Mr. Gonzales, Mr. Kuehl, Mrs. Owusu-Safo

NAYS: Nays

Mr. Broadwell said this will next be heard at the Building, Zoning and Economic Development Committee meeting on Wednesday, June 29th at 4:00 p.m. in Council Chambers.

Aye: 6 Chairperson Pilmer, At Large Anderson, At Large Chambers, At Large Gonzales, At Large Owusu-Safo and At Large Kuehl

Text of Legislative File 22-0424