



City of Aurora

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

Legistar History Report

File Number: 22-0402

File ID: 22-0402

Type: Petition

Status: Draft

Version: 2

**General
Ledger #:**

In Control: Building, Zoning,
and Economic
Development
Committee

File Created: 05/10/2022

File Name: All Pets Wellness Centers / 1975 Melissa Lane /
Conditional Use

Final Action:

Title: An Ordinance Establishing a Conditional Use Planned Development and Approving the All Pets Wellness Center Plan Description for the Property Located at 1975 Melissa Lane. (All Pets Wellness Centers - 22-0402 / SG12/2-22.152-CU - SB - Ward 5) (PUBLIC HEARING)

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" - Legal Description - 2022-06-01 -
2022.152, Exhibit "B" Plan Description - 2022-06-02 -
2022.152, Qualifying Statement - 2022-06-01 -
2022.152, Site Plan - 2022-06-03 - 2022.152, Land
Use Petition and Supporting Documents - 2022-05-10
- 2022.152, Property Research Sheet - 2022-06-02 -
2022.152, Findings of Fact - 2022-06-06 - 2022,152

Enactment Number:

Planning Case #: SG12/2-22.152-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	06/08/2022	Forwarded	Building, Zoning, and Economic Development Committee	06/15/2022		Pass
Action Text: A motion was made by Mrs. Owusu-Safo, seconded by Mrs. Anderson, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 6/15/2022. The motion carried.							
Notes: 6 Our next case this evening is Item							
7 No. 22-0402, an ordinance establishing a conditional							

8 use planned development and approving the All Pets
9 Wellness Center plan description for the property
10 located at 1975 Melissa Lane by All Pets Wellness
11 Center, Ward 5. This is a public hearing.
12 MR. BROADWELL: Hi, everyone. It's good to
13 see you all again. My name is Steve. I'm here with
14 the City Zoning Division on behalf of the
15 conditional use planned development for All Pets
16 Wellness Center. I believe we have the petitioner
17 here.
18 So a little bit of background here.
19 This is a plan description for 1975 Melissa Lane.
20 Essentially this is a plan description that will
21 allow the existing commercial property and parking
22 lot part to be used for I guess what I would
23 describe as a comprehensive care and services
24 facility for small breed animals.

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1 The petitioners can give you more
2 background in just a minute. So let's see, we have
3 it up there on the screens there.
4 I believe this used to be like a
5 gym, slash, physical therapy building.
6 Approximately 60,700 square feet -- 7 -- 60,700
7 square feet. There are about 208 parking spaces
8 here -- out there in the Podolski Orchard 88 Phase 1

9 development.

10 So a little bit of information on

11 the plan description, which is in your packet.

12 In order to, I guess, bring this

13 use into compliance with the -- with the applicable

14 zoning requirements, the property is zoned ORI, the

15 office/research/light industrial zoning district.

16 So they're proposing to allow for

17 these four uses; the pet and animal sales or

18 services, veterinary, the 2700 use, a kennel with

19 outdoor pens and runs, the animal hospital, and then

20 also the food and beverage, all three of these in

21 the ORI.

22 So a little bit of background on

23 what these actual use categories are. So the pet

24 and animal sales or services, that would include

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1 establishments which would provide animal services

2 such as grooming, training, caretaking, animal

3 shelters, kennel services for the dogs and cats and

4 other small animals.

5 The title -- one thing I want to

6 point out is that based on various state and local

7 ordinances, there are limits on animal sales, like

8 going to buy a dog or a cat, which isn't in the

9 scope of this service, but the use would have to

10 *comply with these additional uses that might not be*

11 *included in the zoning ordinance.*

12 *Is that -- Ed, would you say*

13 *that's --*

14 *MR. SIEBEN: Correct, yeah.*

15 *MR. BROADWELL: Okay. So then the second use*

16 *is the kennel with the outdoor pens and runs.*

17 *Tracey, I don't know if there's a*

18 *site plan in the packet, if you want to pull that*

19 *up.*

20 *So petitioner went to -- did a*

21 *pretty good job of outlining how the site will be, I*

22 *guess, used for this use.*

23 *So pretty much everything is going*

24 *to be inside the building except for this*

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1 *1,700-square-foot outdoor pen with an eight-foot*

2 *fence. So they're going to be able to bring the*

3 *dogs out to play and exercise and, you know, do*

4 *things within this confined area. So that's the*

5 *outdoor pens and runs.*

6 *As you can see in the petitioner's*

7 *qualifying statement, the animals won't be kept out*

8 *there overnight and there's no pens in the -- no*

9 *like cages for the animals in the pen. It's just*

10 *for exercise.*

11 And then the third use category is
12 the animal hospital, which is, I guess, essentially
13 the veterinary services, which would also be able to
14 use the outdoor pen and -- the outdoor pen. So I
15 think that's that.

16 Oh, and then there's also part
17 of -- as you can see in the qualifying statement,
18 the petitioner has included a request for like a
19 cafe kind of area, Internet cafe for people --
20 visitors to come, you know, for example, while the
21 animals are being trained or while they're being
22 operated on or what have you.

23 So the food and beverages, the 2500
24 use category is included in the plan description

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1 because that's not otherwise allowed in the ORI
2 zoning district.

3 As far as the actual inside of the
4 building, the petitioner is planning to use about --
5 right now about two-thirds of the existing building
6 with the additional third being used by other
7 services in the building. So that all told, the
8 entire building will require a minimum of 145
9 spaces, and there's around 200 parking spaces on the
10 property. So there's, I would say, an additional
11 45, 50, maybe, parking spaces on-site for

12 everything.

13 So I think that's -- I think that's

14 everything. I don't know if there are any questions

15 for staff at this point.

16 CHAIRMAN PILMER: Any questions of staff?

17 (No response.)

18 MR. BROADWELL: And if petitioner wants to

19 come up.

20 CHAIRMAN PILMER: I would ask the petitioner

21 to come forward and anyone that's going to speak on

22 behalf of the petitioner, I would ask -- I'll swear

23 them in here now.

24 I would ask you to raise your right

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1 hand.

2 (Audience participants sworn.)

3 CHAIRMAN PILMER: Thank you.

4 If you'll just state your name and

5 address for the record, please.

6 MS. MINICK: Mary Ann and Jim Minick,

7 18 Elizabeth Lane, Downers Grove, Illinois.

8 CHAIRMAN PILMER: And then if there's

9 anything you want to add or cover.

10 MR. MINICK: A lot.

11 MS. MINICK: Well, no. We'll keep it short.

12 Basically what we're proposing is a

13 wellness center for small breed animals, as was
14 mentioned.
15 Initially we were looking at doing
16 an animal hospital. The animal hospital portion
17 we're looking at starting as a day practice and
18 growing into an emergency practice, 24-hour
19 emergency, which is -- having worked in emergency
20 now for a while is -- is needed in the -- in the --
21 in the area, but 24-hour emergency and concentrating
22 initially on rehabilitation.
23 There are many ways that there --
24 there are many things that we can do to help an

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1 animal extend their life, to help them be more
2 mobile throughout their life; so that's one of the
3 things that we want to focus on.
4 Eventually we want to grow into a
5 more -- a more specialized center, specialty center
6 similar to that of --
7 MR. MINICK: Veterinary Specialty.
8 MS. MINICK: Yeah, Veterinary Specialty
9 Center -- I'm sorry -- in Buffalo Grove.
10 In addition to the animal hospital,
11 we know that there is a need for other services that
12 kind of coincide, including day care and boarding,
13 and then so the -- what we're looking at doing with

14 the outdoor pen area is to enhance our day care and
15 our boarding so that the animals can have some
16 outdoor -- outdoor time, time in the sun, you know,
17 time to play outside.
18 We are not doing a -- we're not --
19 I mean, I kind of cringe sometimes when I hear
20 "kenneling" just because it's not the typical
21 kennels that you hear about or that you generally
22 think about. We're more of an open -- you know, an
23 open type of a -- of a -- we function more open.
24 You know, the animals are not going to be crated in

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1 small crates and -- and in separate ones and things
2 like that.
3 So -- and they will -- all of our
4 animals will be temperament tested when they come
5 in before they can participate in any of our
6 services. We believe that's really important to
7 understand and to know that they can get along well
8 with the other animals.
9 We are also going to have a
10 training component which will help us to work with
11 those animals who do need additional training,
12 whether it be in socialization or even working in
13 performance-type things like nosework and obedience
14 and things like that.

15 We are also looking at putting in,
16 as was mentioned, an Internet cafe.
17 Having had our animals in rehab for
18 many years, when you go to have them worked on, you
19 know, most times the pet -- the owner is not with
20 them. Sometimes they are, but there's always time
21 to hang around or when an animal is in surgery or
22 some other long service. So we would like the
23 Internet cafe be a place where people can be
24 comfortable, where they can kind of hang out and be

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1 close to their animals while the services are being
2 performed.

3 And then a gift store for, of
4 course, the unique kinds of things that you won't
5 necessarily find in a regular store. It's not going
6 to be a typical pet store.

7 We will be working with rescues in
8 order to try to re-home animals, but we will not be
9 necessarily housing a rescue within our confines,
10 and we will not -- and there will be no sales of any
11 animals. That's not one of the things that we are
12 looking at.

13 MR. MINICK: My name is Jim Minick. I'm
14 involved in the operations. This has been in
15 development for 13 years. We've spent a tremendous

16 amount of time laying out this program. We've
17 looked at other facilities; and through the act of a
18 lot of the things that have happened through Dan
19 Dolan and Bill Caton, this facility became
20 available.
21 It is a conversion of about 40,000
22 square feet of a gym, As You Were USA, and it's wide
23 open, so the conversion actually becomes very cost
24 effective in what we're doing.

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1 Some of the things that make this
2 as unique as a theme park experience, we're looking
3 at unique optics. We're looking at air purification
4 systems that will eliminate the odor transmissions.
5 We're looking at some other unique
6 things. We're bringing in people as partnerships
7 where you got four-year canine out of Lombard will
8 be handling the boardings, the doggie training side.
9 They also do agility, they do nosework.
10 There's another, a local groomer,
11 dog --
12 MS. MINICK: Dog groomers.
13 MR. MINICK: She's a very famous groomer who
14 does specialty animals, especially show dogs. She's
15 going to be in it. Both of those third-party
16 providers will also be adding schools in there to

17 train people.

18 *The uniqueness of what we're doing*

19 has involved in not only medicine but

20 rehabilitation, the largest growing modality in

21 veterinary medicine.

22 *One of things that's going to set*

23 us apart from anybody in the country is the

24 commitment to the capital equipment for technical,

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1 diagnostic, and for procedural.

2 *Most clinics buy their equipment.*

3 We lease our capital goods. We've got equipment

4 coming in from all over the world. And the reason

5 we're doing this is because veterinarians need

6 quality equipment to make the diagnostics.

7 *If you've had an animal, you've*

8 been to a veterinarian, how many times have they

9 told you, we'll try this, we'll try that. That's

10 not the way this is going to work. We're going to

11 bring in some of the finest capital equipment so

12 that we can make a very unique diagnostic component

13 right up front.

14 *The biggest challenge in the world*

15 of medicine for rehab is the fact that it's not a

16 licensed modality. We will be only using DVMs who

17 are certified either two places in the country;

18 *University of Tennessee or at the Rehabilitation*
19 *Institute in Colorado.*
20 *So what we're allowing that to do*
21 *is you take any animal that's considered a senior,*
22 *which is about 60 percent of the dog community*
23 *today, and we'll be able to -- for very*
24 *cost-effective measures be able to take them and*

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1 *give them additional mobility.*
2 *You have aches and pains. What do*
3 *you do? You take a pill or you don't do anything*
4 *you do for the pain.*
5 *Animals can't tell you that. And*
6 *when you deal with water treadmills, hyperbaric*
7 *chambers, chiropractic, all types of things you're*
8 *doing for humans we're going to be doing for*
9 *animals.*
10 *One of the very unique things we're*
11 *doing is we're putting an animal transport system in*
12 *place. So as clients become more our clients, we're*
13 *going to be able to pick up animals and bring them*
14 *into our facilities from other locations. And*
15 *that's going to really be a major component in the*
16 *marketplace.*
17 *We start out as a GP practice. We*
18 *go to an emergency. We go to specialty. We'll*

19 bring out an equine component later on where we go
20 out to the field. But more importantly, as animal
21 owners, we are having customer service advocates.
22 So you will have your own relationship manager who
23 deal with you.
24 How many times have you called a

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1 veterinarian and said, What's going on? Nobody
2 tells you anything. That's where the advocate
3 becomes the major player in this whole component.
4 Optics, the look, the store, all
5 the things we've spent so much time putting
6 together, the layout, the fencing, turf, also soft
7 pour product line inside the building, LVT tiling,
8 the whole atmospheric and componentry.
9 We're even looking at putting in a
10 small pool which would be used more for swim -- for
11 the person -- one of our employees who takes an
12 animal. That is not considered therapy but it's
13 saltwater driven.
14 So there's a lot of pieces of this
15 that had gone in for a long -- we put a year and a
16 half putting this thing together at that location,
17 and we know we're going to -- it's going to be very
18 unique, very, very unique.
19 CHAIRMAN PILMER: Thank you.

20 MR. MINICK: *I can go on and on, but I don't*

21 *want to do that to you.*

22 CHAIRMAN PILMER: *Any questions for the*

23 *petitioner?*

24 COMMISSIONER ANDERSON: *Yeah. I know it's*

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1 *unique. I can see that from what I read here. I'm*

2 *just curious about the Internet cafe, why you're*

3 *offering beer and wine.*

4 MR. MINICK: *Well, we had a section in the*

5 *building we were going to convert to the hospital*

6 *and because of what -- we think we're going to be*

7 *able to move the hospital to the other end of the*

8 *building. So the idea was to put the indoor dog*

9 *park.*

10 *The idea of a beer and wine*

11 *component was more of a refreshment. We may not put*

12 *the beer and wine. We may just do the refreshment*

13 *site. We don't know. But we're looking at it*

14 *because the dog parks that currently are indoor --*

15 *and there's a few of them around -- people*

16 *congregate. They want to be part of something. So*

17 *people don't, even though don't bring their animal*

18 *there, they have a chance to be with other people*

19 *with animals.*

20 *So we looked at this and it made a*

21 lot of sense for 6,000 feet within the building to

22 convert that in there.

23 COMMISSIONER ANDERSON: So it's a --

24 MR. MINICK: The beer and wine was an

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1 afterthought. We may or may not do it.

2 COMMISSIONER ANDERSON: Okay.

3 MR. SIEBEN: And, just to be clear, the

4 zoning would not approve that. That's a separate

5 liquor license, but they would then have the ability

6 to apply for that.

7 COMMISSIONER ANDERSON: Okay.

8 CHAIRMAN PILMER: Any additional questions?

9 MR. MINICK: Wow.

10 CHAIRMAN PILMER: Thank you. Very thorough.

11 MR. MINICK: Thank you.

12 CHAIRMAN PILMER: Did you sign in, by chance?

13 MS. MINICK: Yes, we did earlier. Thank you.

14 CHAIRMAN PILMER: This is a public hearing,

15 so if anyone in the audience would like to speak

16 up -- I'm sorry. Hold on. Hold on here. There's a

17 process.

18 MS. MINICK: Can we go --

19 CHAIRMAN PILMER: Yeah, you can sit down, and

20 then I'm going to open up the public hearing; and if

21 anyone in the audience would like to speak to the

22 Commission about this case, they would have an
23 opportunity to do so. I'll need to swear you in.
24 Did you have a question, sir?

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1 Yeah, why don't you come forward.
2 Does anybody else want to speak to
3 the Commission on this case?
4 And what I'll do is if you can ask
5 the Commission your question, and we'll record it,
6 and then we'll ask the petitioner -- if we can't
7 answer it, we'll ask the petitioner to come back up
8 and answer it for you.
9 I need to swear you in. If you'll
10 raise your right hand, please.
11 (Audience participant sworn.)
12 CHAIRMAN PILMER: Thank you.
13 And then if you'll just state your
14 name and address for the record.
15 MR. GRACIA: Carlos Gracia, 333 Sunset
16 Avenue.
17 My question is pretty simple. All
18 the dog waste, what's going to happen with that?
19 Does it go into the Fox Metro or --
20 CHAIRMAN PILMER: We'll get an answer for
21 you. Is that the only question?
22 MR. GRACIA: Yeah.

23 CHAIRMAN PILMER: All right. Thank you.

24 THE REPORTER: Mr. Pilmer, can I please have

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1 the spelling?

2 CHAIRMAN PILMER: Yeah.

3 I'll need you to sign in, so if you

4 can sign your name and then we'll have that for the

5 record. Thank you.

6 And then I would ask the petitioner

7 to come back up. And then the question is -- I

8 don't know if you heard, but what would you do with

9 the dog waste?

10 MR. MINICK: The internal waste will be

11 picked up on a continual basis by our personnel.

12 There's also -- there's two competitive vacuum

13 systems that are out there today that are used for

14 industrial pickup and, more importantly, animal

15 pickup, and these are incorporated in the building

16 and are used to clean up any additional -- any

17 waste.

18 Now, when you're talking about a

19 soft poured floor, there is no drain system. So we

20 actually -- the vacuum cleaner becomes like a

21 wet-dry vac and picks up in the building. And then

22 the outside, you're in a turf area which is green

23 turf. It's not human -- I mean, it's artificial

24 turf, and it's the same thing; it's picked up and

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1 it's vacuumed. We have a vacuum system that's used
2 out there.

3 CHAIRMAN PILMER: So once it's in the -- to
4 be transported off the site, where does it end up?
5 Does it -- regular refuse?

6 MR. MINICK: Depending on -- we probably
7 would use a service, a pickup service. There are
8 pickup services that go to your house and pick it up
9 and take it and do what they do. We'll be probably
10 employing a service to do that. We haven't
11 finalized the right one, but there is a service that
12 does that.

13 MS. MINICK: I also thought about the
14 potential to compost, you know, basically because,
15 you know, you put that -- that stuff goes into
16 the -- it's like horse manure, you know, it can be
17 reused.

18 I haven't investigated that yet,
19 but, you know, anything that we can do to be a
20 little more green I would like to try to do.

21 MR. MINICK: Yeah, we will do all types of
22 green.

23 MS. MINICK: Yeah, it's not going to go into
24 the river.

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1 MR. MINICK: One of the things that if you've
2 ever used kennels and boarding areas, that's where
3 this air purification system is unbelievably -- the
4 GPS people -- they're out of the Carolinas -- they
5 actually have been very instrumental in the COVID to
6 eliminate a lot of areas, and they're actually doing
7 a clinical study in the building on their air
8 purification systems. Not only are they used for
9 air cleaning, but also for killing airborne virus.

10 CHAIRMAN PILMER: Okay. Thank you.

11 Any other questions for the
12 Commission on this case?

13 (No response.)

14 CHAIRMAN PILMER: Seeing no one, I will close
15 the public hearing and would ask staff, any
16 additional questions of staff?

17 (No response.)

18 CHAIRMAN PILMER: Do you want to cover the
19 findings of fact?

20 MR. BROADWELL: Yes, of course.

21 Number one, will the establishment,
22 maintenance or operation of the conditional use be
23 unreasonably detrimental to or endanger the public
24 health, safety, morals, comfort, or general welfare.

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1 Staff does not believe that this
2 proposal will be unreasonably detrimental.

3 Number two, will the conditional
4 use be injurious to the use and enjoyment of other
5 properties in the immediate vicinity of the purposes
6 already permitted or substantially diminish and
7 impair property values with the neighborhood,
8 factors including, but not limited to, lighting,
9 signage, outdoor -- signage and outdoor
10 amplification, hours of operation, refuse,
11 disposal -- disposal areas, and architectural and
12 building operation.

13 Staff believes that the proposal
14 will not be injurious to the use and enjoyment of
15 other properties in the immediate vicinity for the
16 purposes already permitted are substantially
17 diminished and impair property values within the
18 neighborhood.

19 Number three, will the
20 establishment of the conditional use impede the
21 normal and orderly development and improvement of
22 surrounding properties for use in the district.

23 The staff doesn't believe that this
24 will be the case.

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1 *Sorry, I lost my spot.*

2 *Staff believes that not only has*
3 *petitioner gone to great lengths to find a suitable*
4 *location in an industrial area, but has also made*
5 *great efforts to adapt their proposal to the*
6 *surrounding area, especially in regards to locating*
7 *the outdoor pen in an unobtrusive location on the*
8 *property.*

9 *Number four, will the proposal*
10 *provide for adequate utilities, access road,*
11 *drainage, and/or other necessary facilities as part*
12 *of the conditional use.*

13 *Staff does not believe that the*
14 *proposal will have any impact on the subject*
15 *properties, surrounding areas, utilities, access*
16 *roads, drainage and/or other necessary facilities.*

17 *Number five, does the proposal take*
18 *adequate measures or will they be taken to provide*
19 *ingress and egress so designed to minimize traffic*
20 *congestion on public streets.*

21 *Staff believes that the proposal*
22 *takes adequate measures to provide ingress and*
23 *egress so designed to minimize traffic congestion on*
24 *public streets.*

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1 And then number six, does the
2 conditional use in all other aspects conform to the
3 applicable regulations of the district in which it
4 is located since its regulations may in each
5 instance be modified by the City Council pursuant to
6 recommendations of the Commission.

7 And staff believes that the
8 proposal does in all other aspects -- in all other
9 respects conform to the applicable regulations of
10 the district in which it is located.

11 CHAIRMAN PILMER: Those are the findings of
12 fact. Does staff have a recommendation?

13 MR. BROADWELL: Yes. Staff would recommend
14 approval of the ordinance establishing the
15 conditional use plan development and approving the
16 All Pets Wellness Center plan description for the
17 property located at 1975 Melissa Lane.

18 CHAIRMAN PILMER: You've heard staff's
19 recommendation. Is there a motion?

20 COMMISSIONER OWUSU-SAFO: Move for approval
21 with staff's recommendation.

22 COMMISSIONER ANDERSON: I'll second that.

23 CHAIRMAN PILMER: The recommendation -- the
24 motion has been made and seconded.

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1 Please call the roll.

2 MS. JACKSON: Chairman Pilmer?

3 CHAIRMAN PILMER: Yes.

4 MS. JACKSON: Mrs. Anderson?

5 COMMISSIONER ANDERSON: Yes.

6 MS. JACKSON: Mr. Chambers?

7 COMMISSIONER CHAMBERS: Yes.

8 MS. JACKSON: Mr. Gonzales?

9 COMMISSIONER GONZALES: Yes.

10 MS. JACKSON: Mrs. Martinez?

11 COMMISSIONER MARTINEZ: Yes.

12 MS. JACKSON: Mrs. Owusu-Safo?

13 COMMISSIONER OWUSU-SAFO: Yes.

14 CHAIRMAN PILMER: Motion carrier.

15 We also heard staff's reading into

16 the record the findings of fact for this case. Are

17 there any additions or corrections?

18 (No response.)

19 CHAIRMAN PILMER: Hearing none, is there a

20 motion to accept those findings of fact?

21 COMMISSIONER ANDERSON: Move for approval.

22 COMMISSIONER CHAMBERS: Second.

23 CHAIRMAN PILMER: Motion has been made and

24 seconded to accept those findings of fact.

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1 Please call the roll.

2 MS. JACKSON: Chairmen Pilmer?

3 CHAIRMAN PILMER: Yes.

4 MS. JACKSON: Mrs. Anderson?

5 COMMISSIONER ANDERSON: Yes.

6 MS. JACKSON: Mr. Chambers?

7 COMMISSIONER CHAMBERS: Yes.

8 MS. JACKSON: Mr. Gonzales?

9 COMMISSIONER GONZALES: Yes.

10 MS. JACKSON: Mrs. Martinez?

11 COMMISSIONER MARTINEZ: Yes.

12 MS. JACKSON: Mrs. Owusu-Safo?

13 COMMISSIONER OWUSU-SAFO: Yes.

14 CHAIRMAN PILMER: Motion carries.

15 If staff will just state where this

16 will next be heard.

17 MR. BROADWELL: This will next be heard at

18 the Building, Zoning, Economic Development Committee

19 meeting Wednesday, June 15th at 4:00 PM in the City

20 Council Chambers.

21 CHAIRMAN PILMER: Good luck.

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

Text of Legislative File 22-0402