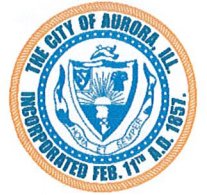


City of Aurora

Development Services Department | Zoning and Planning Division

44 E. Downer Place | Aurora, IL 60505

Phone: (630) 256-3080 | Fax: (630) 256-3089 | [Web: www.aurora-il.org](http://www.aurora-il.org)



2022.159

Land Use Petition

Subject Property Information

Address / Location: 2011 W. Galena Boulevard

Parcel Number(s): 15-18-454-038

Petition Request

Requesting approval of a Plan Description Revision of the West Aurora Plaza Planned Development District for Lot 6 of the West Aurora Plaza Resubdivision, being north of West Galena Boulevard and west of Redwood Drive.

Attachments Required

(a digital file of all documents is also required)

PDF Copy of:

Word Document of: Legal Description (Format Guidelines 2-1)

One Paper and PDF Copy of:

Floor & Site Plan

Plan Description Revision

One Paper and PDF Copy of:

Qualifying Statement (Format Guidelines 2-1)

Plat of Survey (Format Guidelines 2-1)

Legal Description (Format Guidelines 2-1)

Letter of Authorization (Format Guidelines 2-2)

Petition Fee: \$815.00

Payable to: City of Aurora

I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signatory invites City representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Petition.

The Subject Property Owner must sign this form unless the Contact Person has been authorized to do so per a letter that is attached hereto. If Signator is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.

Authorized Signature: James C. Parley, President

Date: 5/13/2022

Print Name and Company: J&K Parley Group Inc, DBA HoundsTown Aurora

I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 13 day of May 2022.

State of ILLINOIS

) SS

County of Kane

NOTARY PUBLIC SEAL

Jane McGarry
Notary Signature



Filing Fee Worksheet

Project Number: 2020.160

Petitioner: HoundsTown USA

Number of Acres: 3.00

Number of Street Frontages: 1.00

Non-Profit No

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 0.00

Area of site disturbance (acres): 0.00

Filling Fees Due at Land Use Petition:

Request(s):	Plan Description/Revision	\$ 800.00
	Public Hearing Notice Sign(s)	\$ 15.00

Total: **\$815.00**

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

Verified By: Steve Broadwell

Date:

Project Contact Information Sheet

Project Number: 2020.160

Petitioner Company (or Full Name of Petitioner): HoundsTown USA

Owner

First Name: Richard Initial: Last Name: Fang Title: _____
Company Name: Windmill Hill, LLC
Job Title: Asset Manager
Address: PO Box 17
City: Davenport State: IA Zip: 52805
Email Address: rfang@windmillhillllc.com Phone No.: 224-515-0440 Mobile No.: _____

Main Contact (The individual that signed the Land Use Petition)

Relationship to Project: Owner
Company Name: J&K Pauly Group, Inc. DBA Hounds Town
First Name: Jim Initial: Last Name: Pauly Title: _____
Job Title: _____
Address: 2386 Amy Ln
City: Aurora State: IL Zip: 60506
Email Address: jimpauly@houndstownusa.com Phone No.: Mobile No.: _____

Additional Contact #1

Relationship to Project: _____
Company Name: Cordogan Clark
First Name: Nathaniel Initial: Last Name: Cox Title: _____
Job Title: Project Manager
Address: 960 Ridgeway Ave
City: Aurora State: IL Zip: 60605
Email Address: ncox@cordoganclark.com Phone No.: 630-896-4678 Mobile No.: _____

Additional Contact #2

Relationship to Project: _____
Company Name: _____
First Name: Initial: Last Name: Title: _____
Job Title: _____
Address: _____
City: State: Zip: _____
Email Address: Phone No.: Mobile No.: _____

Additional Contact #3

Relationship to Project: _____
Company Name: _____
First Name: Initial: Last Name: Title: _____
Job Title: _____
Address: _____
City: State: Zip: _____
Email Address: Phone No.: Mobile No.: _____

Additional Contact #4

Relationship to Project: _____
Company Name: _____
First Name: Initial: Last Name: Title: _____
Job Title: _____
Address: _____
City: State: Zip: _____
Email Address: Phone No.: Mobile No.: _____

Qualifying Statement of Petition

The proposed development project is for new exterior animal play areas / enclosures to provide enhanced services for existing and new clientele at Hounds Town USA located at 2011 Galena Blvd. While Hounds Town is operating an animal daycare providing daytime care, dog grooming, overnight dog boarding, and cat boarding, this proposed development will provide an increase to the quality of service being provided for the animals serviced at this facility.

Hounds Town is open to the public typically between 6:00 am and 8:00 pm. Animals would be taken to the exterior enclosures typically between 9:00 am and dusk on a rotating schedule to provide a few hours of outdoor time per day for the animals during their stay.

Hounds Town will be removing 14 parking spaces to accommodate this additional service and maintain access around the building for vehicular traffic. The traffic flow will be clarified as one way travel from east to west through the parking lot. This will ensure vehicles will have sufficient room to navigate past the enclosures without creating a hazard to the employees or animals. There will also be concrete filled metal bollards at 5' o.c. at specific locations along the perimeter of the fencing to further protect the enclosures from vehicular traffic.

There is an existing canopy with pillars that will be incorporated into the enclosures to limit the impact of the changes to the existing construction. A new exterior door will be added to allow for direct controlled access to the enclosures. The exterior side of this door will require a new sidewalk infill to ensure there is a safe travel path for employees and animals.

This is consistent with the Permitted Uses of the Business District.

Additional information regarding:

1. *The public health, safety, morals, comfort and general welfare:* This request for final plan approval of exterior animal play areas / enclosures, is being made to promote and protect the public health, safety, morals and comfort and general welfare of the neighborhood.
2. *The use and enjoyment of other property already established or permitted in the general area:* The Subject Property is surrounded by the West Aurora Plaza Business Subdivision and will only serve to increase the general wellbeing of the area.
3. *The normal and orderly development and improvement of surrounding property for uses established within their respective zoning districts:* The proposed uses are consistent with the nature and character of surrounding land uses.
4. *Utilities, access roads, drainage and/or other necessary facilities:* All utilities are present or readily available to the Subject Property.
5. *Ingress and egress as it relates to traffic congestion in the public streets:* There is sufficient roadway capacity on the surrounding public roadways to accommodate the development of the Subject Property; and development of the Subject Property will not significantly impair ingress and egress, nor affect traffic congestion in the public streets.
6. *The applicable regulations of the zoning district in which the Subject Property is proposed to be or is located:* The Subject Property is currently zoned B-2 and located within the City. No variances are being requested.

7. *Property values within the neighborhood:* Any development of the Subject Property will not diminish the value of surrounding land and buildings. Development will be consistent with the surrounding uses and will further stabilize property values.
8. *Modifications to the City's Codes and Ordinances:*
That the following additional uses shall be permitted following Section 1.3.1.b but limited in number:
(4) Up to one (1) Kennel with Outdoor Pens and Runs (2710) shall be allowed on Lot 6 of West Aurora Plaza Resubdivision.



Windmill Hill LC

Office: 2720 West Locust Street-Unit 11B, Davenport, IA 52804
Mailing Address: PO Box 17, Davenport, IA 52805

Phone 563-322-1515

5/16/2022

From: Laurie Rudbeck
Title: Office Manager
Windmill Hill LC
2720 West Locust Street-Unit 11B, Davenport, IA 52804

Mr. Jim Pauly
President
J&K Pauly Group Inc. DBA Hounds Town
2386 Amy Lane
Aurora, IL 60506

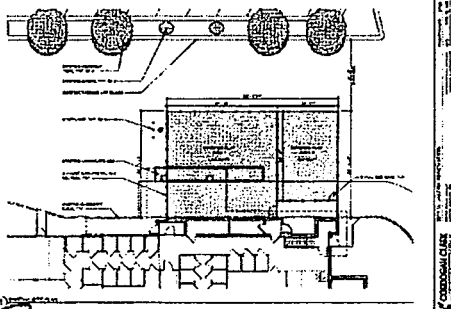
TO: City of Aurora, Planning and Zoning Division
44 E. Downer Place, Aurora IL 60507
630-256-3080
coaplaning@aurora-il-org

RE: Authorization Letter for West Aurora Plaza, 1901-2011 West Galena Rd, Aurora, IL 60506

To Whom it may concern:

As the record owner of the above stated property, I hereby affirm that I have full legal capacity to authorize, J&K Pauly Group Inc. DBA Hounds Town and its representatives, to act as the owner's agent through the Plan Description Revision Land Use Petition process with the City of Aurora for said property

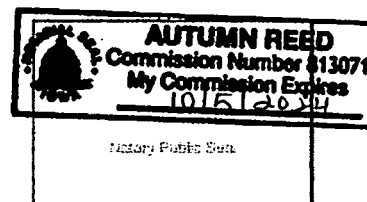
Hounds Town Aurora and it's owner J & K Pauly Group Inc DBA Hounds Town Aurora is authorized to add an outdoor play area to our property, 2011 West Galena Rd, Aurora, IL 60506 at their expense. We have reviewed the revised plan provided by Cordogan Clark dated March 18,2022. It meets our approval as is drawn



Signature: [Signature] Date 5-16-22

Subscribed And Sworn To Before Me This 16 Day
Of May, 2022

Notary Signature [Signature]



**EXHIBIT A TO LAND USE PETITION
SUBMITTED BY HOUNDS TOWN - AURORA**

ADDRESS AND LEGAL DESCRIPTION

Hounds Town - Aurora
2011 W. Galena Blvd
Aurora, Illinois 60506

West half of Lot 6 of the West Aurora Plaza Business Subdivision, north of Galena Boulevard, east of Constitution Drive, South of Best Place, and west of Redwood Drive as recorded in Kane County as Document Number 2018K045260, in the City of Aurora, County of Kane, Illinois.

Part of Parcel No.: 15-18-454-038

Parking and Stacking Requirement Worksheet

Project Number: 2020.160

Petitioner: HoundsTown USA

Parking Requirement

Total Parking Requirement	17
Enclosed Parking Spaces	-
Surface Parking Spaces	17

Note: All parking spaces must be individually accessible spaces in order to count towards this requirement

Stacking Requirement

Total Stacking Requirement (number of stacking spaces)	-	
Drive-through facilities	-	5 stacking spaces at each bay, window, lane, ordering station, machine or similar.
Car wash facilities, automated	-	20 stacking spaces or 10 per approach lane, whichever is greater.
Car wash facilities, self-service	-	3 stacking spaces per approach lane, plus 2 drying spaces per stall
Preschool or daycare facilities, drop-off area	-	5 stacking spaces for facilities 5,000 SF or less or 10 spaces for facilities greater than 5,000 SF.

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

OFFICE USE ONLY

Verified By: Steve Broadwell

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
5,225	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA	17