



City of Aurora

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

Legistar History Report

File Number: 25-0035

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General Ledger #:

In Control: Building, Zoning, and Economic Development Committee

File Created: 01/13/2025

File Name: Rec Haus / 100 S. River Street / Plan Description Revision

Final Action:

Title: An Ordinance Approving a Revision to the River Street Plaza Plan Description for Property located at 100 S. River Street being at southeast corner of River Street and Benton Street (Rec Haus - 25-0035 / AU22/3-24.530 - CUPD/R - TV - Ward 4) (PUBLIC HEARING)

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Legal Description - 2025-01-16 - 2024.530, Exhibit "B" Plan Description Revision - 2024-12-04 - 2024.530, Floor Plan - 2024-12-04 - 2024.530, Conditional Use Planned Development Findings of Fact Sheet, PZ Presentation, Maps

Enactment Number:

Planning Case #: AU22/3-24.530 - CUPD/R

Hearing Date:

Drafter: tvacek@aurora-il.org

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning and Zoning Commission	01/22/2025	Forwarded	Building, Zoning, and Economic Development Committee	01/29/2025		Pass
Action Text:		A motion was made by Mrs. Owusu-Safo, seconded by Mrs. Martinez, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 1/29/2025. The motion carried.					
Notes:		<i>Mrs. Vacek said good evening. Tracey Vacek with the Zoning and Planning Division. The Subject Property, which is the former Pocus automotive building located at 100 South River Street, is zoned DF with a Conditional Use...Downtown Fringe zoning with a Conditional Use Planned Development which was formerly called the Special Use Planned Development. This is part of the River Street Plaza Plan Description. In 2017, the Plan Description Revision, just to give you a little bit of background, was approved for the Subject Property for some additional uses to provide the community with a creative social space for both the 1st and 2nd floors of the building, known as Society 57. However, Society 57 never expanded into the 2nd floor and only occupies the 1st floor of the property which is being used as a coffee shop and event space. The Petitioner, Rec Haus, is requesting a Plan Description Revision to the Conditional Use Planned</i>					

Development to allow for the addition of an arcade use. Rec Haus is an upscale activity and game bar which will have a diverse array of interactive games, such as bocce ball, shuffleboard, pool tables, darts, modern pinball, and a variety of arcade games. They will also be partnering with some local nearby restaurants to offer a diverse range of food.

And I just wanted to make clear that this use would be only allowed for this property at 100 South River and not for the other buildings within the Plan Description.

So, with that, the Petitioner is here. They do have a short presentation for you, so I can turn it over to the Petitioner unless there's questions for me.

Chairman Pilmer said any questions of Staff? Thank you. If the Petitioner would like to come forward. And if you'll raise your right hand, I'll swear you in, please. Do you swear to tell the truth, the whole truth, and nothing but the truth?

Mr. Gilly said I do.

Chairman Pilmer said thank you. If you'll just state your name and address for the record.

Mr. Gilly said my name is Erik Gilly. I am the owner of Rec Haus. As Tracey described, in the former Pocus Motors building, the 2nd story I hope to transform into the future Rec Haus, which will be consistent of a game and activity bar. My goal for Rec Haus is to bring people together, very similar to the 1st floor of the building with Society 57 where they really lean on community. I want to bring together people in the form of games. You know, my wife and I love to gather with friends and family in the form of games, so we turned this into a business and under one roof, we're going to have bocce ball, we're going to have skee-ball, we're going to have basketball, we're going to have an array of arcade games. Modern pinball, pool, darts, shuffleboard, and others. In addition, we're going to have a lot of leagues, which brings a lot of people frequently Downtown Aurora during the week, so it's not our goal to see people, you know, once every few months, once a year. We want to see people, you know, once a week, we want to be familiar with everyone's faces. We want to make sure that everyone's having a good time.

We chose this building quite a few months ago. I fell in love with the 2nd story, the barrel roof, wooden ceilings. I fell in love with Society 57 and what it means, and what it means to go Downtown Aurora, and I think that it really blends in nicely with Rec Haus. So, to be...to have 2 businesses that share the same values under 1 roof means a lot to us.

These photos are not necessarily mock-ups, they're inspiration. So, to give you some visuals of what you can expect. For bocce ball, when you rent out the lanes, you can rent out and play bocce ball, you can rent out bags, or if you're from the south, you can play cornhole. You can rent out shuffleboard lanes. One of my favorite games to play is shuffleboard table. And if you're lucky enough to find one out in the wild, it's usually an 8 or 9-foot shuffleboard table. We're going to be proud to have 2 18-foot shuffleboard tables. Also, we will be conducting leagues on those as well. Pool and darts are going to be a big component of Rec Haus. We're going to have 3 dart boards and 2, possibly 3 pool tables. Also having leagues with those.

We're going to have a lot of new types of games that many people haven't seen. So, one thing that I love to research on is new games that people are developing around the country. This one, in particular on the screen is called terraball. It was developed in Napa Valley. It's kind of a blend of pool and shuffleboard, so it gives kind of a twist on both of those games. Just something fun and new that people haven't seen. So, when we bring in new games, we're going to market it and basically say, "Hey, come and try something you've never seen before." Everyone's seen a pool table and a dart board, which people love, but these types of games are really going to attract people to come back to Rec Haus, come back to Downtown Aurora.

Modern pinball is very much alive and well. If you have been to a brewery around the region, you've probably seen pinball in there. If you've been to Yetee Station, they have pinball. Pinball is being made non-stop every day. Currently, I work for a pinball manufacturer, so we manufacture about 100 games a day, and come out with quite a different themes every year. But most importantly, there's a huge following of pinball, and people really like to gather and play in tournaments and leagues. And again, if you haven't gathered already, Rec Haus will be themed around leagues.

Skee-ball and basketball, everyone's favorite pastime. And then, an array of different arcade games. Fun, competitive games that, you know, people can play in pairs or groups, threes and fours, just to keep people entertained for a long time.

This is the current layout. So, this is 8,000 square feet open layout currently. It will remain opened. We really want to keep the current integrity of the design of the barrel roof open. We want to keep the brick walls open. We want to just highlight the history of the building. So, everything's going to be pretty much wide open. In the upper right corner, you have the elevator shaft, the staircase, that's the entrance. You can see down below you have the pinball...10 pinball machines, 2 pool tables, dart boards, the new bathrooms, and a beautiful big bar in the middle. It will be a full-service bar and we're

going to have...we're going to lean heavily on local breweries. It's been always a passion of mine, craft beer, so as many local breweries we can get on draft, we are going to have on draft. We want people to come in and recognize the beer that they're drinking, and to kind of give a little bit of a history, or at least a location to where they can enjoy it after they leave Rec Haus. So, we really want to promote local business, whether it's in Aurora or nearby towns.

Down to the left, you have this row of arcade games with the skee-ball and the driving games. You have the bocce ball courts which you'll rent out on an hourly basis, and then tables all around.

And feel free to ask any questions before I move on if you need to.

As I alluded to earlier, we're leaning heavily on leagues. Every night of the week, whether it's the first Tuesday of every month or the third Thursday, we want to have leagues, whether it's pinball, skee-ball, darts, pool, you know. Just like a lot of places, we want to have bingo and trivia and karaoke. Just different events to get people to come down during the week to enjoy Downtown Aurora. Again, it's all about creating events that people love to have fun around. And that's really what Rec Haus is. We will have live music, once or twice a week, but not large bands, just, you know, a single, you know, a duo band. Maybe some jazz every now and then, just to get people to engage on a Thursday and Friday night.

So, what is available to eat and drink? So, Rec Haus will, again, lean heavily on the local breweries. We're going to have hand-crafted signature cocktails, we're going to have wines and seltzers, and, you know, we're going to have a great selection of non-alcoholic drinks because not everyone like to indulge in alcohol. We will not have a dedicated kitchen, but we will have prepackaged snacks, savory pretzels and popcorn. We will have QR codes on every table that people can order from the adjacent restaurants, which they will deliver up the stairs to them. Also, we will be really emphasizing making their trip Downtown an event. So, what I mean by that is suggesting that they come earlier or stay later to go out to the local restaurants in Downtown; Leilani, you know, Craft Urban, all these new restaurants that are popping up. We really want to partner with all of those so they can grab dinner before or after they come to Rec Haus. It doesn't matter to us if they're, you know, ordering from their table or getting dinner beforehand. We just want them to come Downtown Aurora and have fun and make a memory and obviously spend some money, which helps us all.

So, I kind of jumped ahead on this slide. So, this is what I mean. I really want to encourage people to visit all these new restaurants before or after and really help all the local businesses.

So, our hours right now are proposed to be closed on Monday. During the week, 3 to Midnight, and on the weekends 11 am to 1 am. We will be family-friendly, very similar to most breweries that you've visited. You know, we just...I have a 5- and 3-year-old. My wife and I are avid beer lovers. We do like to visit and try out different breweries. So, we like to take our kids there. I love when the breweries have either pinball or a shelf full of board games so we can play. But after 9 pm, it will be 21 and over. So, that does change the dynamic of Rec Haus after 9 pm. So, we do have a very clear-cut time period where under 21 will not be allowed in the building.

This is a proposed sign that we're working with Aurora Sign Company on. This is the latest rendition of what they've proposed. This picture is on Benton Street. This will be where the main entrance will be. We'll have double doors...double door entrance, the sign directly above. Within the double door entrance, there will be the elevator just inside, and where this picture...if you were taking this picture, you would be just on the bridge there right on the Fox River.

Any questions?

Chairman Pilmer said questions for the Petitioner?

Mr. Lee said on a good night, what's capacity?

Mr. Gilly said well, roughly...if you're...if every game station is occupied, there's about 105 to 110 seats in the stools, if you're at every game station. Tables and actual stools, there's another 100. So, comfortably, about 200. Standing room, you know, we have not determined an official capacity, but we're probably leaning into about 250, probably not over 300, but we need to talk to the City about that.

Mr. Lee said alright, thank you.

Chairman Pilmer said any other questions?

Mr. Roberts said what's your timeline for getting approved and for getting open?

Mr. Gilly said if all goes well over the next couple of weeks, we hope to begin construction...well, next City Council is February 11th....February 12th, and then about 12 weeks from there. So, mid-May, you know, possibly June 1st is the opening date for Rec Haus.

Chairman Pilmer said anything additional? Thank you. This is a Public Hearing. I assume some in the audience want to speak to the Commission. They have a right to do so, so if maybe could I get a show of hands of who has questions, or who wants to address the Commission? So, why don't...it's probably easier if I...whoever wants to speak, if I just have you stand and I'll swear you in while you're standing, and then we'll just take one of you at a time up front.

So, please, I'll swear you in. Those who want to speak, if you'll stand and raise your right hand. Oh, you can stand...anybody that wants to speak, if you'll stand and raise your right hand. Do you swear to tell the truth, the whole truth, and nothing but the truth?

From audience: Yes.

Chairman Pilmer said and then what we'll do is we can start with either one of you. We'll take all the testimony first, so if there's questions, I will record that, and then once all the testimony is done, we'll either ask Staff or the Petitioner to come back up. So, go ahead and come forward. And I'll just have your state your name and address for the record please. You'll have to go to the microphone please. Thank you.

Mr. Williams said my name is Jeff Williams. I'm at 140 South River Street, the building next to Society 57. If you're...if they're...my question would be that if they're planning on doing the kind of business that they think they're going to do, it's going to be a significant burden on the garbage collection. Society 57 depends on our building to let them use part of our trash corral. Our trash corral is currently overflowing on a routine basis, and we've had quite a bit of trouble with that. The...the amount of garbage will...there's...I don't know what you're planning on doing with the garbage. There's an opportunity that they have to use the other side of their building on Benton Street, which has a garage door and an elevator they could convert to a place to store their garbage until it's picked up in the morning. It even includes a driveway ramp. They refuse to use that since they've opened. I don't know why. Maybe the cost. But if we're gonna take on the extra garbage and the whole thing, that's a significant change and I hope they're prepared to figure out some way to deal with it. The other question that I have is on parking. Their construction parking, their delivery parking cannot be using our ramp. They need to be on Benton Street or some other place. All the other restaurants downtown park on the street. They don't use the ramps...they don't have ramps. But the other thing is that parking in general on River Street near our building, especially in the evening at rush hour is very heavy. There's no...there's no place for these people to be parking. If you've got 200-some people coming into your place, that's a lot of parking, and it's all street parking where we're at. River Street itself has diagonal parking and parallel parking, and it's gets very...they speed a lot on that street. Across the street from us, the dance studio, they all pick up their kids around 5...5 o'clock, and then 6 o'clock, and they all double park and park in unregulated parking spaces near the intersection. It's a very congested spot, and I don't know what they're planning on having for, you know, to deal with their parking because it's a good walk to find a place, especially when the Paramount is having shows. They use the big parking lots all over. They are full to capacity. So, that's about all I have to say right there.

Chairman Pilmer said alright, thank you. Thank you. Next?

(SPEAKING FROM AUDIENCE)

Chairman Pilmer said oh, I'll wait. Yeah, and it's okay. You can come forward and just state your name and that you agree.

Ms. Norris said my name is Jeanne Norris and I live in the same building. And my only question is (to Mr. Gilly in audience) have you made plans for your trash disposal?

Mr. Gilly said (from audience) yes.

Chairman Pilmer said so, we'll...we'll...I'll record the questions and then we'll have...because we record these so feel free to ask, but we will ask the Petitioner about refuse...

Ms. Norris said okay. Alright. I would like to know what those plans are?

Chairman Pilmer said alright. We'll get that answer.

Ms. Norris said thank you.

Chairman Pilmer said thank you. I think...yeah, next.

Mrs. Williams said thank you. I'm Joan Williams. My address is 140 South River, as well. I think one of the other concerns we is the fact that this is going to...to be a bar. And is there licensing in place for that? I'm not aware of Society 57 having a liquor license. I'm just curious if Rec Haus has one? Is it something that has to go through the City again for this location? And, if so, what's the timeline for that? It seems like a very accelerated timeline for their planned approval and build-out of the space. And so, I'm just curious about that.

Chairman Pilmer said alright, thank you. Is there anyone else that would like to address the Commission? Sure. Come forward. I'll need to swear you in. Do you swear to tell the truth, the whole truth, and nothing but the truth?

Ms. Miller said I do.

Chairman Pilmer said thank you.

Ms. Miller said I'm Tracy Miller and I live in the 140 building. And my unit is right along the driveway and along Society 57, and my questions are, you know, in the windows will you be having any lights, beer signs, neon...anything like that that would be shining through? And I'm a little concerned about the noise level. I don't know if you're doing anything to, you know, insulate for noise. If you're gonna have live music or some of those games can get a little loud. I don't...I'm just, you know, those are my 2 questions. (Off mic, to audience member: Anything else? That it? Okay.)

Chairman Pilmer said thank you.

Ms. Miller said thank you.

Chairman Pilmer said sure, come forward.

Ms. Boudouin said Amy Boudouin and I...

Chairman Pilmer said I'll have to swear you in.

Ms. Boudouin said oh.

Chairman Pilmer said do you swear to tell the truth, the whole truth, and nothing but the truth?

Ms. Boudouin said I do.

Chairman Pilmer said thank you.

Ms. Boudouin said I'm in the 140 building also. I just wanted to know, from the City, the maximum capacity that people can be in this building. If Society 57 has an event downstairs for 150, and he's got 300, how many people are allowed in the building?

Chairman Pilmer said thank you. Anyone else in the audience have a question? Alright, I've got a number of questions so I'll...I might start with the Staff. Can you just explain liquor license and the process for that?

Mrs. Vacek said yeah, so this does need a liquor license. They will need to go through the process to get a liquor license. I believe they've already started that process so it's kind of going to coincide with this and it will end at City Council at the same night that this will end at City Council. So, I think that was one of the questions. And I just wanted to make clear that a bar is a permitted use under this zoning, so I just wanted to make that clear to everybody.

Chairman Pilmer said under the existing, what's in place today?

Mrs. Vacek said the existing. So, the only thing that is really up tonight for discussion is really kind of the arcade portion of it. So, they could've just come in if it was just going to be a bar itself. They could've come in and just gotten a permit for that.

The other question about maximum capacity, I can't answer that. It will...they'll have to meet the building codes, so when they do all of their permitting and everything, they would have to meet all of the building codes for the maximum number for that building.

Chairman Pilmer said so, the City will help, at the time of permit, assign a maximum occupancy.

Mrs. Vacek said correct, they will, at the time of building permit.

Chairman Pilmer said are there parking requirements by the City?

Mrs. Vacek said so, the parking requirements is through the Plan Description, so they do...they are able to use that parking lot for the library. That parking that is out in front is actually for the patrons of those...the 3 buildings from the Plan Description. So, all of that outdoor parking is actually parking for the commercial. I know that there are some residents that probably park there too, but the majority of that is supposed to be for that. Obviously, there's onsite parking also so, there is parking that is designed and that we do have a parking agreement that they are allowed to use some of that library parking that's further south.

Chairman Pilmer said and that was put in place in 2017, I think, was the existing Plan Description.

Mrs. Vacek said something...yeah, I believe it was, somewhere around there.

Chairman Pilmer said but to the question, you know, as far as the City will have to determine maximum occupancy but, you know, if it's 200, 250 people, you know, that's 250 additional or could be up to 250 vehicles. So, certainly it would spread, likely, throughout the Downtown area, mostly City lots or garages.

Mrs. Vacek said yeah, and I would hope that if they are, you know, going to patronize some of the restaurants, that if they park in the parking garage, they would just walk to, you know, any of the other places that they're going to go.

Chairman Pilmer said alright. Do you want to comment about speeding or double parking?

Mrs. Vacek said yeah, I'm not aware of that so I would have to check into that. You know, I can talk to the police officers to see if they've had any issues with that. But I am not aware of that.

Chairman Pilmer said alright. I might ask the Petitioner if he could come forward and help with some of the other questions. I know there was a question regarding...that would be on the south...additional lighting, signage that would impact the neighborhood.

Mr. Gilly said so, as of now, the south side of the building which is the entrance to the parking garage of the residential unit; we don't have any plans for signage there. Our main entrance will be on Benton Street, so we have, as you saw from the mock-up, we have a planned hopefully 8 to 10-foot sign on Benton Street, will not have any lights shining into the other side of the building.

Chairman Pilmer said and then, noise, as far as...

Mr. Gilly said as far as the noise goes, you know, out of all 4 sides of the building, the side...the south side of the building has the fewest windows. I will also mention that, you know, the arcade games themselves do not make that much noise to filter through a brick wall. As far as the live music, again, we're not having large bands there. You know, we're having maybe jazz night, or maybe single, duos. As far as music on the speakers, it would be no different than the weddings that Society 57 has on the 1st floor.

Chairman Pilmer said and then any...I know the ramp...there was a comment about parking on the ramp, but I believe...will that impact you at all?

Mr. Gilly said no, the ramp...the ramp on the south side of the building goes down to the trash bins, and then down towards the entrance to the lower level of the parking garage for the apartment building. So, there's actually no legal parking on that side. As far as the trash, I'll comment on that. Society 57 has designated dumpsters. We're just going to increase the frequency of pickup for those. Since we're not going to have a full-service kitchen, we don't expect there to be all that much trash, especially since we're going to be leaning heavily on draft beer, glasses, you know, not a lot of cans, not a lot of bottles but, again, we're going to be increasing the pickup of those trash cans.

Chairman Pilmer said do you know how often it comes now? The trash?

From Audience, Off Mic: As needed.

Mr. Williams said (from audience, off mic) it comes twice a week.

Chairman Pilmer said twice a week?

Mr. Williams said (from audience, off mic) three times a week.

Chairman Pilmer said three times a week? So, it sounds like your plan is to increase that based on usage or need.

Mr. Gilly said correct. If we're overusing it, then we, Scott and I will increase the pickup as needed. And just to clarify, we will not be using any of the adjacent apartment building's dumpsters. We will not be infringing on their space.

Mr. Williams said (from audience, off mic) Ha! Ha! We've heard that...

Chairman Pilmer said any other questions from the Commission?

Mr. Lee said just one. In the warmer months, will windows be open or anything?

Mr. Gilly said these windows, actually, I don't believe open. Right, Scott? No, I wish they did. But, no, they don't.

Chairman Pilmer said thank you.

Mr. Gilly said thank you.

Chairman Pilmer said I might just ask Staff to...regarding noise...I think the City has a noise ordinance as well they have to maintain and follow.

Mrs. Vacek said correct. There is a noise ordinance in place that they will have to follow. That, you know, that would be one of the conditions when going in there, just like anybody else would have to follow.

Mr. Lee said one question for Staff. The parking lots toward the south of the Santori Library; are those time limited?

Mrs. Vacek said I believe that there are some overnight parking in there, and I don't want to tell you wrong, so I'm going to say I believe there is some overnight or 24 hours, if I remember correctly. (To Mr. Sieben) Do you remember?

Mr. Sieben said (from audience, off mic) I think you can buy them.

Mrs. Vacek said I think you can also buy overnight passes too.

Chairman Pilmer said thank you. I am going to close the Public Hearing. At this point, I know that there's Finding of Fact, if you can read those.

Mrs. Vacek said yes:

1) Will the establishment, maintenance or operation of the conditional use be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare?

The addition of an arcade use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. In fact, this will serve as a draw for both locals and tourists, contributing to the downtown area's economy by increasing foot traffic and providing a unique entertainment option.

2) Will the Conditional Use be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish and impair property values within the neighborhood; factors including but not limited to lighting, signage and outdoor amplification, hours of operation, refuse disposal areas and architectural compatibility and building orientation?

No, the Conditional Use revision will not be injurious to the use and enjoyment of other property or impair property value with the neighborhood as this use will be fully located within an established

building and will utilize a commercial space that has been vacant for several years.

3) Will the establishment of the Conditional Use impede the normal and orderly development and improvement of surrounding property for uses permitted in the district?

No, the Conditional Use will not impede the normal and orderly development and improvement of surrounding property. The surrounding properties are all already established, and this contribute to the downtown area's economy and create additional activity within the downtown.

4) Will the proposal provide for adequate utilities, access roads, drainage, and/or other necessary facilities as part of the Conditional Use?

Yes, there are already adequate utilities and other necessary facilities provided.

5) Does the proposal take adequate measures, or will they be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets? (For automobile intensive uses including but not limited to, gas stations, car washes, and drive through facilities, the concentration of similar uses within 1000 feet of said subject property should be given consideration as to the impact this concentration will have on the traffic patterns and congestion in the area.)

Yes, this property is located at the intersection of Benton Street and River Street with on-street parking and wide sidewalks to accommodate foot traffic.

6) Does the Conditional Use in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the City Council pursuant to the recommendations of the Commission?

Yes, the Conditional Use conforms to all other respects of the applicable regulations.

7) Are the uses permitted by such exceptions necessary or desirable and appropriate with respect to the primary purpose of the development?

Yes, the arcade is desirable and appropriate as this building was always designed for commercial uses. This 2nd floor space has been vacant for several years; therefore, the Conditional Use will add to the desirable uses and social experience within the downtown.

8) Are the uses permitted by such exception of a nature or so located as to not exercise an undue detrimental influence on the surrounding neighborhood?

Yes, this is located fully within an established building so this should not have any detrimental influence to the neighborhood.

9) Are the use exceptions so allowed reflected by the appropriate zoning district symbols and so recorded on the zoning district map?

Yes, the Conditional Use is shown on the zoning map.

With that, I can give you my recommendation.

Chairman Pilmer said please.

Mrs. Vacek said Staff would recommend approval of the Ordinance Approving a Revision to the River Street Plaza Plan Description for the property located at 100 South River Street being at the southeast corner of River Street and Benton Street.

Chairman Pilmer said you've heard Staff's recommendation. Is there a motion?

MOTION OF APPROVAL WAS MADE BY: Mrs. Owusu-Safo

MOTION SECONDED BY: Mrs. Martinez

AYES: *Chairman Pilmer, Mr. Gonzales, Mr. Lee, Mrs. Martinez, Mrs. Owusu-Safo, Mr. Pickens, and Mr. Roberts.*

NAYS: 0

Motion carried.

Chairman Pilmer said motion carries. Staff did read into the record 9 Findings of Fact. Are there any corrections or additions? Hearing none, is there a motion to accept the Findings of Fact as read?

MOTION OF APPROVAL OF FINDINGS OF FACTS WAS MADE BY: *Mr. Roberts*

MOTION SECONDED BY: *Mr. Gonzales*

AYES: *Chairman Pilmer, Mr. Gonzales, Mr. Lee, Mrs. Martinez, Mrs. Owusu-Safo, Mr. Pickens, and Mr. Roberts.*

NAYS: 0

Chairman Pilmer said motion carries. If Staff will state where this will next be heard.

Mrs. Vacek said this will next be heard at our Building, Zoning, and Economic Development Committee on January 29th, here at City Hall, at 4 pm here in the Council Chambers.

Chairman Pilmer said good luck.

Aye: 7 *Chairperson Pilmer, At Large Lee, At Large Gonzales, At Large Owusu-Safo, At Large Pickens, At Large Roberts and At Large Martinez*

Text of Legislative File 25-0035