

PINs:
07-15-304-022

ADDRESS:
1847 WEST JEFFERSON AVENUE
NAPERVILLE, IL 60540

PREPARED BY:
CITY OF NAPERVILLE
LEGAL DEPARTMENT
630/420-4170

RETURN TO:
(CITY OF NAPERVILLE)
CITY CLERK'S OFFICE
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

AUG. 30, 2018 8:59 AM
OTHER \$34.00 07-15-304-022

008 PAGES R2018-081774

PZC Case #18-1-043

ORDINANCE NO. 18- 093

AN ORDINANCE APPROVING A CONDITIONAL USE TO PERMIT A PET CARE ESTABLISHMENT TO HAVE AN OUTDOOR AREA IN THE CITY'S I (INDUSTRIAL) DISTRICT FOR THE PROPERTY LOCATED AT 1847 WEST JEFFERSON AVENUE

WHEREAS, WNP Pool N Park, Inc. (herein after "Petitioner" or "Owner"), owns certain property located at 1847 West Jefferson Avenue, Naperville, Illinois which property is legally described on Exhibit A and depicted on Exhibit B ("Subject Property"); and

WHEREAS, Petitioner has petitioned the City of Naperville ("City") for approval of a conditional use to permit a pet care establishment to have an outdoor area on the Subject Property; and

WHEREAS, the Petitioner intends to construct a 2,838 square foot fenced, outdoor area that is attached to an existing indoor dog park as depicted on Exhibit C ("Site Plan"); and

WHEREAS, the Subject Property is currently zoned I (Industrial District); and

WHEREAS, an outdoor area for a pet care establishment is an allowable conditional use in the I District provided that all outdoor activity complies with Section 6-2-25 (Veterinary Office And Pet Care Establishment) of the Code; and

WHEREAS, the requested conditional use meets the Standards for Granting a Conditional Use as provided in Exhibit D attached hereto; and

WHEREAS, on July 18, 2018, the Planning and Zoning Commission conducted a public hearing to consider PZC 18-1-043 and recommended approval of the Petitioner's request; and

WHEREAS, the City Council of the City of Naperville has determined that the Petitioner's request should be granted as provided herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAPERVILLE, DUPAGE AND WILL COUNTIES, ILLINOIS, in exercise of its home rule powers, as follows:

SECTION 1: The foregoing recitals are incorporated as though fully set forth here. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

SECTION 2: A conditional use to permit an outdoor area for a pet care establishment on the Subject Property pursuant to Section 6-8C-3 (I District: Conditional Uses) of the Municipal Code is hereby granted.

SECTION 3: This Ordinance is subject to all conditions and requirements set forth in the Naperville Municipal Code, as amended from time to time.

SECTION 4: The City Clerk is authorized and directed to record this Ordinance with the DuPage County Recorder.

SECTION 5: If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision, shall not affect any of the remaining provisions of this Ordinance or any other City ordinance, resolution, or provision of the Naperville Municipal Code.

SECTION 6: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this 21st day of August, 2018.

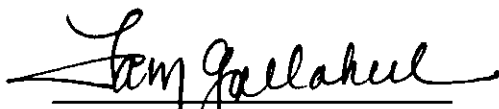
AYES: CHIRICO, ANDERSON, BRODHEAD, COYNE, GUSTIN,
HINTERLONG, KRUMMEN, OBARSKI, WHITE

APPROVED this 22nd day of August, 2018.



Steve Chirico
Mayor

ATTEST:


Pam Gallahue, Ph.D.
City Clerk



1847 West Jefferson Avenue, Naperville IL

LOT 1 IN THE PLAT OF GLACIER PARK RESUBDIVISION NO. 7, BEING A RESUBDIVISION OF LOT 2 IN GLACIER PARK RESUBDIVISION NO. 6, BEING A RESUBDIVISION OF LOT 4 IN GLACIER PARK RESUBDIVISION NO. 4 IN THE WEST HALF OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 29, 1997 AS DOCUMENT NO. R97-065481, IN DUPAGE COUNTY, ILLINOIS.

PIN: 07-15-304-022

EXHIBIT A

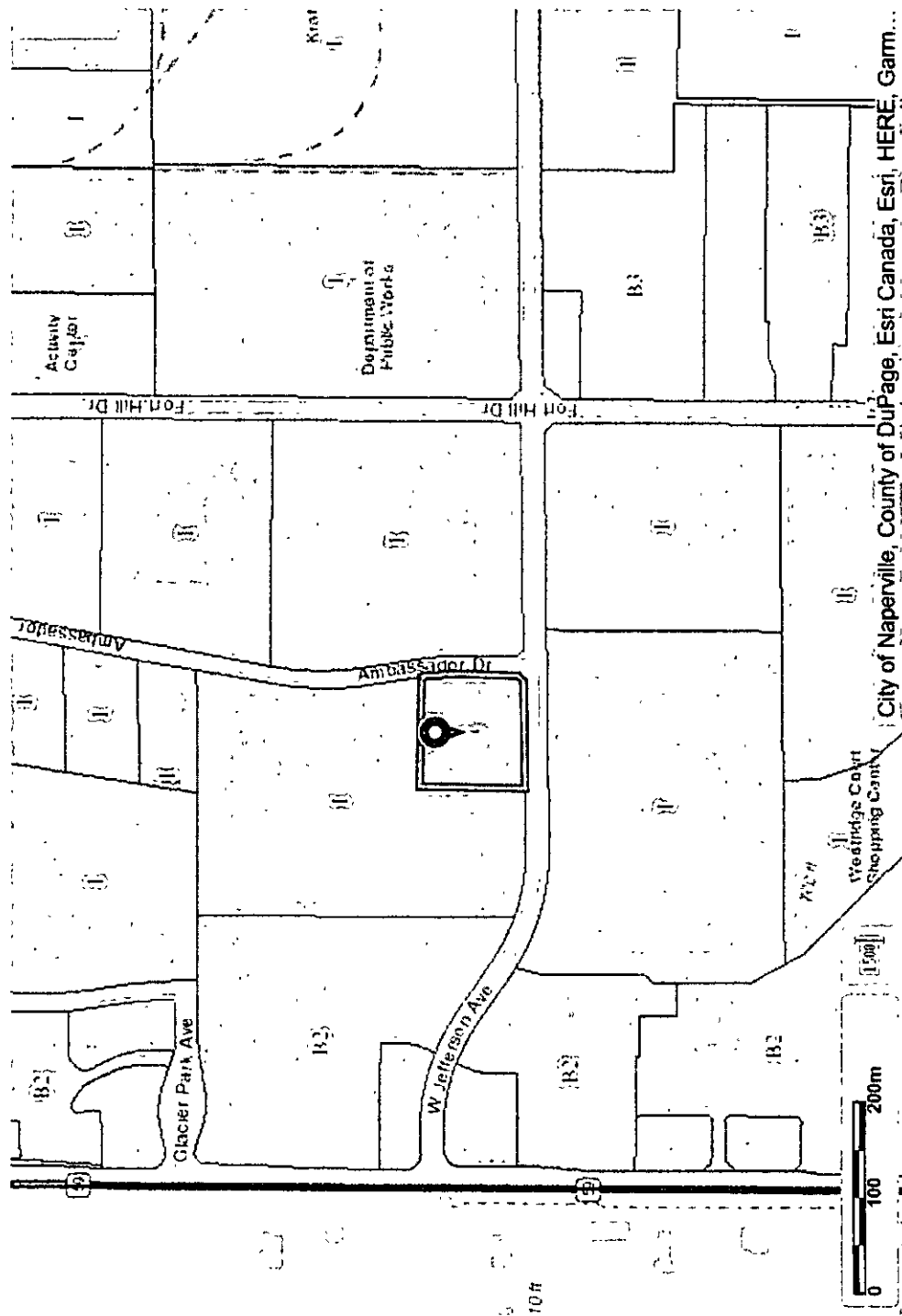
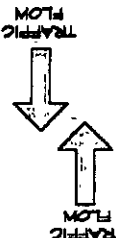


EXHIBIT B

EXISTING PARKING
AREA

60 TOTAL
SPACES
(5) ACCESSIBLE
SPACE



NEW CONCRETE CURB TO
MATCH EXISTING

NEW FENCE TO BE
SELECTED BY OWNER

8 FT. WIDE GATE TO HAVE
PANIC EGRESS HARDWARE
AND CLOSER

NEW CONCRETE WALK

OUTDOOR FENCED AREA

2030 SQUARE FEET

100'±

INDOOR DOG PARK

TRAFFIC FLOW

TRAFFIC FLOW

TRAFFIC FLOW

TRAFFIC FLOW

Exhibit 1: Wag n' Paddle

1. The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare

- The outside park area for the dogs will be fenced in with a solid/private 8 foot high fence – made of concrete, wood or composite material and surrounded by clean landscaping on the outside (mulched and boxwood or other evergreen shrub to maintain color year round).
- All solid waste will be removed from the outside area and deposited in a receptacle that will be removed from the property on an as needed basis depending on weather (to eliminate any chance of offensive smells to our members or neighbors).
- All other waste will be neutralized with a natural/organic cleaning solution that will be rinsed also with water to prevent unwanted bacterial growth as well as eliminate offensive smell - <https://www.htproducts.net/>
- The hours of operation for our outdoor park area will be no earlier than 9am and remain open no later than 8pm. Excessively cold days during the winter season, our outdoor area will be closed.
- Dogs will be with their owners at all times on our property. Staff members will also be on site during all operating hours of the park
- All dogs must be on a leash and in the owners control when entering and exiting our facility/property

2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood

- Our establishment is located within an industrial zoned area.
- Our facility is not open 24 hours.
- The exterior of the building as well as the outside fenced area will be aesthetically pleasing and in compliance with all rules and guidelines put forth by the City of Naperville and the High Grove Industrial Park.
- Although there will be some noise related to barking dogs, the solid fence will block some of the noise and the staff will work to control excessive barking with the dog owner

3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district

- There may be a slight increase in traffic, but there are multiple entrances into and exits from our property out to multiple main roads. It should not significantly

affect our neighbors. Hopefully our park will draw more traffic/activity to the 'neighborhood' and will increase the amount of patrons visiting the surrounding businesses.

4. The establishment of the conditional use is not in conflict with the adopted comprehensive master plan.

- All changes to the outside of our property will be submitted to and approved by the High Grove Industrial Park board/architectural committee.