



Legislation Text

File #: 22-0824, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance approving a minor change to the conditional use for Wag'N Paddle - PZC 22-1-045

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Kathleen Russell, AICP, Community Planner

BOARD/COMMISSION REVIEW:

Not required. The Property Owners provided required notice (mailed written notice; sign posted on the property) in accordance with Section 6-3-5 (Procedures for Processing Petitions) of the Naperville Municipal Code.

BACKGROUND:

The subject property, 1847 West Jefferson Avenue, is comprised of approximately 3.24 acres and is zoned I (Industrial District). The Property Owners, WNP Pool N Park (Wag'N Paddle) Shannon and Matt Bergman, have petitioned the City for a minor change to the conditional use to permit a new fenced-in outdoor pet area at the subject property. Wag'N Paddle is a pet care establishment that currently provides an indoor climate-controlled and outdoor dog park. Staff concurs.

DISCUSSION:

A conditional use was approved at the subject property in 2018 to permit a pet care establishment to have an outdoor area in the Industrial District. Per the conditional use, the existing outdoor area is 2,838 square feet. The original conditional use was required because of the outdoor area component of the business.

Minor Change to the Conditional Use

A minor change to amend the previously granted conditional use is requested to allow for an additional outdoor area that will be approximately 800 square feet with corresponding updates to the approved site plan. Section 6-3-8:5 (Conditional Uses) of the Municipal Code identifies the differences between major and minor changes to a conditional use, as well as administrative adjustments.

Since no variances are being sought, and the proposal is otherwise compliant with the property's underlying zoning designation of Industrial, staff has identified the proposal as a minor change to the previously granted conditional use for a pet care establishment with an outdoor area. The new outdoor area will be enclosed with a 6' tall black aluminum fence. The proposed outdoor area will remove three parking spaces. With the removal of the spaces, there will still be a surplus of spaces required for the use.

The use is required to comply with the standards in Section 6-2-25 of the Municipal Code, Veterinary Office and Pet Care Establishment. The overall use of the property will remain the same as was proposed in the conditional use, so it will continue to comply with all underlying zoning regulations, as well as the guidelines established for pet care establishments.

In reviewing the site plan, staff confirms that the minimum requirements of the Code have been exceeded. No elevation changes are proposed concurrent with the outdoor area expansion. The hours of operation for the outdoor park area will be no earlier than 7 am and no later than 8 pm, and the subject property is surrounded by other industrially zoned properties, which ensures there will not be any disturbances to nearby homeowners. Based on the information provided, staff is supportive of the requested minor change to the conditional use.

Findings of Fact

The Property Owners' responses to the Standards for Granting a minor change to the Conditional Use can be found in the attachments. Upon review, the staff agrees with the Property Owners' Findings and recommends their adoption by the City Council.

Key Takeaways

- The Property Owners request approval of a minor change to the conditional use to permit a pet outdoor area in the City's I (Industrial) District.
- Staff is in support of the request due to compliance with the City's Pet Care Establishment guidelines and compatibility with surrounding properties.

FISCAL IMPACT:

N/A