



Legislation Text

File #: 18-602B, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the 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 (Wag N' Paddle) - PZC 18-1-043

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Sara Kopinski, AICP

BOARD/COMMISSION REVIEW:

The Planning and Zoning Commission considered this matter on July 18, 2018 and voted to recommend approval of the request (Approved 6-0). Staff concurs.

BACKGROUND:

The subject property is part of the High Grove Industrial Park, and consists of 3.24 acres and a 16,100 square foot building currently operated by Wag N' Paddle. Wag N' Paddle is a pet care establishment that currently provides an indoor, climate-controlled dog park. At this time, the petitioner requests approval of a conditional use to permit the pet care establishment to have an outdoor area in the City's I (Industrial) District.

DISCUSSION:

The petitioner seeks to expand the amenities they offer by creating a 2,838 square foot fenced, outdoor area that is attached to an existing indoor dog park. [Section 6-8C-3 \(Industrial District; Conditional Use\)](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH8INDI_ARTCIINDI_6-8C-3COUS) <https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH8INDI_ARTCIINDI_6-8C-3COUS> of the Naperville Municipal Code identifies the outdoor area of a pet care establishment as a conditional use that is permissible so long as all outdoor activity complies with [Section 6-2-25 \(Veterinary Office And Pet Care Establishment\)](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH2GEZOPR_6-2-25VEOFPECAES) <https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH2GEZOPR_6-2-25VEOFPECAES> of the Code.

Wag N' Paddle's proposed outdoor area complies with all underlying zoning regulations, as well as the additional guidelines established for pet care establishments. The petitioner has identified the following: all dogs must be on a leash and in the owners' control when entering and exiting the property; the proposed outdoor area will be fenced by an 8 foot, solid fence; outdoor areas will be cleared of excrement daily; and, any proposed changes to the property will be submitted to and approved by the High Grove Industrial Park board/architectural committee.

Staff has reviewed the proposed site plan, parking, and fencing and confirms that the minimum requirements of the Code have been exceeded. No elevation changes are proposed concurrent with

the outdoor expansion, and the petitioner is not installing any additional lighting as part of the proposal. The hours of operation for the outdoor park area will be no earlier than 9 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 conditional use.

Findings of Fact

The petitioner's responses to the Standards for Granting a Conditional Use can be found in the attachments. Upon review, the Planning and Zoning Commission and staff agree with the petitioner's Findings and recommend their adoption by the City Council.

Planning & Zoning Commission Action

The Planning and Zoning Commission considered this matter at their meeting on July 18, 2018. No members of the public provided testimony. Following limited comments, the Planning and Zoning Commission closed the public hearing, moved to adopt the findings of fact as presented by the petitioner, and approve PZC 18-1-043 (approved 6-0). Staff concurs with the Planning and Zoning Commission's recommendation.

Key Takeaways

- The petitioner requests approval of a conditional use to permit a pet care establishment to have an 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, compatibility with surrounding properties, and the aesthetics of the fence proposed around the perimeter of the outdoor area.

FISCAL IMPACT:

N/A