



City of Aurora

5th Floor Conference
Room of City Hall
44 East Downer Place
Aurora, Illinois 60505
www.aurora-il.org

Planning Council Meeting Minutes

Tuesday

January 22, 2019

10:00 AM

CALL TO ORDER

Mr. Sieben called the meeting to order at 10:00 a.m.

ROLL CALL

The following members were present: Mr. Sieben, Mrs. Morgan, Mr. Broadwell, Mr. Minnella, Mr. Phipps and Mr. Thavong.

OTHERS PRESENT

Others Present: Mike Frankino (Fox Metro) and Greg Christoff (Abbey Paving).

APPROVAL OF MINUTES

19-0041 Approval of the Minutes for the Planning Council meeting on January 8, 2019.

A motion was made by Mrs. Morgan, seconded by Mr. Broadwell, that the minutes be approved and filed. The motion carried by voice vote.

19-0044 Approval of the Minutes for the Planning Council meeting on January 15, 2019.

A motion was made by Mrs. Morgan, seconded by Mr. Broadwell, that the minutes be approved and filed. The motion carried by voice vote.

AGENDA

[17-00875](#)

Requesting a Public Hearing to Consider the Revisions to Aurora's Comprehensive Plan to Change the Land Use Designation for the Property located at east of Commons Drive, west of Route 59, north of Montgomery Road and south of the Burlington Northern railroad tracks (City of Aurora - 17-00875 / KDWK-17.169-COMP - AM - Wards 8 and 10)

Mr. Sieben said this is set for public hearing on February 13th.

[19-0005](#)

Requesting approval of an Annexation Agreement for 1.0 acres located south of Diehl Road, east of County Line Road, and north of the Prairie Path for Abbey Paving Co., Inc. Development (Abbey Paving Company, Inc. - 19-0005 / NA07/1-18.076-PA/A/ SU/PD/R/Fsd/Fpn/R - JM- Ward 10)

Representative Present: Greg Christoff

I'm Greg Christoff. I'm with Abbey Paving.

Mr. Sieben said so what's happening is the very southerly acre, which is kind of that triangle piece just north of the Prairie Path, is being annexed and incorporated into the development with a new building and some new pavement. Greg if you want to touch on the project.

Mr. Christoff said we purchased that south part there, the acre, from Invest Aurora. It was originally part of DuPage County, so what we are asking to do is to annex it into Aurora and then include it within our Planned Development. Currently, you can see our building above the line right before that. Our plan is to use a small storage building with some additional paving. The piece on the north is already paving. We are just redoing it. The piece to the east would be incremental. I think for us, one of the pieces that was good learning is that we had worried that we may have needed additional detention, but if you look at the north part of our property, the analysis says that we can use that, which will allow us to preserve more of the existing trees that are in that property. The size of the building is going to be 6,400 square feet. The intention is to have just an attractive barn-like building where the entrances really don't face the residents. There are some residents about 300 feet away. There will be nobody using it as an office space. There will be entrances on the east side and the north of the building, which face our property. I'm not sure there is anything we need to talk about with the engineering or those pieces there. We'll put a fence along the southern border of this to make sure that we have good protection for the residents about 250 feet to the south of us. I think the other piece here is we are asking to have a change in our Plan Revision that would allow us to keep 100 feet for primary buildings and 40 feet for accessory structures such as this as measured by the building line.

Mr. Sieben said so as far as buffering to the south, you're going to do a slatted chain link fence as shown. You may be keeping some of the trees. I think you've identified them on the landscape plan.

Mr. Christoff said we have. This is really kind of our doing and one of the things we have to come back to. This is what we believe we will be able to preserve based on our landscape review when Engineering was looking at it. Then there are some others that we will be planting as we go along.

Mrs. Morgan said staff is working with them for February 6th. We've done the advertisement for Planning Commission and we have the sign, so we should be ready for the February 6th Planning Commission. Planning has sent out some comments, mostly formatting, but there was a landscaping comment.

Mr. Christoff said the landscaping was the most challenging, but I think we can get that done.

Mrs. Morgan said we had asked for some additional evergreen trees kind of between the building and the fence just to add some additional buffering to the Prairie Path.

Mr. Sieben said that was really the main thing.

Mrs. Morgan said we will be voting this out next Tuesday.

Mr. Christoff said all the notices went out last week.

Mr. Thavong said Mike from Fox Metro asked if there is going to be sanitary. Could you comment on any utility service?

Mr. Christoff said there is no need for that. There will be some electrical that comes into the building. It is pure storage. Because of where the core building is, I think it provides for those needs.

Mrs. Morgan said the Fox Valley Park District just wants me to remind you that you need to annex into the Park District. It is in the Annexation Agreement, but they just wanted me to remind you about that.

Mr. Thavong said did you get my comments?

Mr. Christoff said I got your comments and I think you sent them to Mark originally, which was good. I did see those and he is using both of the comments.

Mr. Thavong said they were minor comments. I think the big comment is the expansion of the SSA. Right now currently the SSA stops at the current property. Now that you are expanding your property and we are adding this 1 acre, you've just got to modify your SSA.

Mr. Sieben said and I believe the Fire Marshall has already approved the Fire Access Plan. That's been approved. So just get the revisions into Jill and then we will see you on February 6th at 7:00 p.m.

[19-0006](#)

Requesting the Annexation, pursuant to an Annexation Agreement, of 1.0 acres located south of Diehl Road, east of County Line Road, and north of the Prairie Path (Abbey Paving Company, Inc. - 19-0006 / NA07/1-18.076-PA/A/ SU/PD/R/Fsd/Fpn/R - JM- Ward 10)

Representative Present: Greg Christoff

I'm Greg Christoff. I'm with Abbey Paving.

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Mr. Sieben said and I believe the Fire Marshall has already approved the Fire Access Plan. That's been approved. So just get the revisions into Jill and then we will see you on February 6th at 7:00 p.m.

[19-0007](#)

Requesting the Establishment of a Special Use Planned Development, pursuant to an Annexation Agreement, on the property located south of Diehl Road, east of County Line Road, and north of the Prairie Path, to be incorporated under the existing Special Use Planned Development for MTJ, LLC with an underlying ORI Office, Research, and Light Industrial District zoning district (Abbey Paving Company, Inc. - 19-0007 / NA07/1-18.076-PA/A/ SU/PD/R/Fsd/Fpn/R - JM - Ward 10)

Representative Present: Greg Christoff

I'm Greg Christoff. I'm with Abbey Paving.

Mr. Sieben said so what's happening is the very southerly acre, which is kind of that triangle piece just north of the Prairie Path, is being annexed and incorporated into the development with a new building and some new pavement. Greg if you want to touch on the project.

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Mr. Sieben said and I believe the Fire Marshall has already approved the Fire Access Plan. That's been approved. So just get the revisions into Jill and then we will see you on February 6th at 7:00 p.m.

[19-0008](#)

Requesting a Plan Description Revision to the Special Use Planned Development on the property located at 1949 County Line Road being south of Diehl Road, east of County Line Road, and north of the Prairie Path (Abbey Paving Company, Inc. - 19-0008 / NA07/1-18.076-PA/A/SU/PD/R/Fsd/Fpn/R - JM- Ward 10)

Representative Present: Greg Christoff

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[19-0009](#)

Requesting approval of a Final Plat Revision incorporating property into Lot 1 and 2 of Madden Molitor Subdivision located at 1949 County Line Road being south of Diehl Road, east of County Line Road, and north of the Prairie Path, and establishing Lot 1 and 2 of Madden Molitor Resubdivision (Abbey Paving Company, Inc. - 19-0009 / NA07/1-18.076-PA/A/ SU/PD/R/Fsd/Fpn/R - JM- Ward 10)

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[19-0010](#)

Requesting approval of a Final Plan Revision for Lot 1 and 2 of Madden Molitor Resubdivision located at 1949 County Line Road being south of Diehl Road, east of County Line Road, and north of the Prairie Path for Paving and Related Businesses use (Abbey Paving Company, Inc. - 19-0010 / NA07/1-18.076-PA/A/ SU/PD/R/Fsd/Fpn/R - JM- Ward 10)

Representative Present: Greg Christoff

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PENDING

ANNOUNCEMENTS

ADJOURNMENT

Mr. Sieben adjourned the meeting at 10:10 a.m.

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<https://www.aurora-il.org/AgendaCenter>**