



City of Aurora

2nd Floor Council
Chambers
44 E Downer Place
Aurora, IL 60507

Planning and Zoning Commission Meeting Minutes

Wednesday

March 02, 2022

7:00 PM

CALL TO ORDER

Chairman Pilmer called the meeting to order at 7:00 p.m.

ROLL CALL

The following Commission members were present: Chairman Pilmer, Mrs. Anderson, Mr. Choudhury, Mr. Elsbree and Mr. Gonzales. Mr. Chambers and Mr. Kahn called in and excused themselves from the meeting. Mrs. Owusu-Safo was absent.

OTHERS PRESENT

The following staff members were present: Mr. Sieben, Mrs. Vacek, Mrs. Morgan and Mrs. Jackson.

Others Present: Kellie McIvor (Redwood), Mazie Harris (Leafing Life Dispensary), Bernie Harper (Wayside Cross), Clara Diaz (Balderas Beauty Salon), Mark Hogan (Tavern on Broadway), Dulce Vargas (21 N. Broadway), Rigo Pouce (Bella Jewelry), Nancy Grey (14 N. Broadway) and Scot Bode (Knightsbridge Global, LLC).

APPROVAL OF MINUTES

22-0160

Approval of the Minutes of the Planning and Zoning Commission meeting on February 16, 2022.

A motion was made by Mrs. Anderson, seconded by Chairman Pilmer, that the minutes be approved and filed. The motion carried.

PUBLIC COMMENT

Chairman Pilmer said if you are here for an item that does not appear on the agenda as a public hearing and you wish to speak to the Commission, we can give you 3 minutes to do so.

No one came forward.

AGENDA

- 21-0949** A Resolution Approving the Final Plat for Redwood of Aurora Subdivision, on vacant land located north of W. Indian Trail and east of N. Randall Road (Redwood USA, LLC - 21-0949 / AU08/4-21.335-Fsd/Fpn - JM - Ward 6)

See Attachment for Items 21-0949 and 21-0950.

A motion was made by Mr. Choudhury, seconded by Mrs. Anderson, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 3/9/2022. The motion carried.

- 21-0950** A Resolution Approving a Final Plan on Lot 1 and Lot 2 of Redwood of Aurora Subdivision, located north of W. Indian Trail and east of N. Randall Road for a ROW Dwelling (Party Wall) (1130) Use (Redwood USA, LLC - 21-0950 / AU08/4-21.335-Fsd/Fpn - JM - Ward 6)

See Attachment for Items 21-0949 and 21-0950.

A motion was made by Mrs. Anderson, seconded by Mr. Choudhury, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 3/9/2022. The motion carried.

Attachment for Items 21-0949 and 21-0950:

21-0949 A Resolution approving the Final Plat for Redwood of Aurora Subdivision on vacant land located north of W. Indian Trail and east of N. Randall Road (Redwood USA, LLC – 21-0949 / AU08/4-21.335-Fsd/Fpn – JM – Ward 6)

Mrs. Morgan said I will just briefly introduce this and then turn it over to the developer who does have a presentation. If you recall, this came before the Commission for a rezoning and a preliminary plan and plat late last fall. So they are coming back with a Final Plan and Plat, which is consistent with the preliminary. Here is the preliminary plan. As you may recall, the project is for 50 buildings, 198 units that range in size from about 1,200 to 1,600 square feet. These are all 2 bedroom, 2 baths, patios, a 2 car driveway and a 2 car garage. This will be a rental townhome development and it will be managed by the developers, who are also basically managers for all Redwood projects. As you recall, we worked a lot with Redwood before they even came in to get this nice layout with the roads kind of circulating throughout, several detentions, and we have paths that go around those detention facilities. What we didn't see at preliminary was the landscape plan. The landscape plan they submitted included a lot of heavy clustering with canopy and evergreen trees around the perimeters that border the single family homes to provide some buffering. There are also 3 detention facilities in that area as well, and it has their own vegetation, so a lot of buffering for those. The elevations, and the developer will go into more detail about that, but we've also worked with them to make sure we could get some changes to variations so it is not all static.

My name is Kellie McIvor. I'm with Redwood Living. We're at 7007 E. Pleasant Valley Road, Independence, Ohio 44131. I just want to give everybody a brief refresh because it's been so long since I've seen everyone. I'll talk just briefly about how Redwood is and what we build and then we'll talk specifically about what we're going to build here. Before I start, I did want to thank Jill and Tim DuSell. Both of them gave a lot of time and attention and guidance to the project and the reason it looks like it

does is in no small part to all their efforts. So first a little about who Redwood is. We are single story apartment neighborhood developers. We build one thing and one thing only. It is single story apartments, each with 2 bedrooms, 2 baths, a 2 car attached garage, a 2 car driveway in front of that and a 10 by 10 patio on the back. So if you drove past it, you might think it was a single family ranch condominium neighborhood. We have over 13,800 actually, 13,800 homes, CO'd and occupied right now. I'll just talk very briefly about who our residents are a little later, but I do like to talk about that 13,800 number upfront because I'm going to give you some pretty specific facts and it means one thing when those facts come from a sample size of 50 home or 2,000 homes. When you start to get up to almost 14,000 homes, there are outliers, but it gets hard to move the average on either side. We own everything that we've ever built. That was very important to the Councilmen because the neighborhood will always remain under Redwood ownership. We have about 470 employees now. What I do is the smallest part of what we do, acquisitions and development, about 50. The rest of the company is all in the property management side. Everyone of our neighborhoods has at least 1 dedicated Property Manager and 1 dedicated Maintenance Technician and that is what we do. We build neighborhoods for our property management side to then maintain and that is how we grow our company. So we do own everything that we've ever built. This is just where we are over the Midwest. You can start to see a little bit of our standard elevation. They're a little bit of differentiations than what we'd like to build in Aurora, but you can see that one of the ways we vary the roof elevations here is with the dormer on the top there. You see the upgraded garage doors with the windows, the carriage details, the stone accents. Again, you can see that. If you looked at it or drove past it, you wouldn't necessarily think apartment home when you looked at it. Just to stress again, we have 1 owner. We are actually structured around perm loans with private lenders. We are structured to remain to keep our portfolio in hand and to remain under that common unified ownership. The Plan Description language actually insures that. It was not a problem for us to agree to that because it is what we do. Just a little bit about our residents. Across our portfolio, about 70% of our residents are empty nesters. The average age is 51 years old, so you'll find people on either side of that, but right around 51 is the average. Most of our residents do come from within a 3 mile radius of the neighborhood, so they are people who are already in Aurora, coaching softball teams, volunteering at the library and their kids have moved out and they would like a place to stay. They don't want to mow the lawns anymore and this is a place that they can go. We are not age restricted and we are not assisted living, but we build the inside of our homes in a way that's attractive to empty nesters, so there is zero entry between the garage and the home. The light switches are at wheelchair radii, plumbed for grab bars. We are all ADA accessible on the interior. Again, just a way to make ourselves really attracted to people who wish to age in place. We've got about 7 children per 100 homes. It was 11 school children per 100 homes when we started this project, but we updated our information at the end of last year and it is now at 7 children. More homes in the portfolio, fewer children in those neighborhoods and that just, again, bears out that empty nester demographic. A lot of times when you hear the word renters, there can be sort of a knee jerk negative reaction to that. What's going to happen to my property values? Are these people good people? Whenever I get their reaction, I just want to turn around and ask everyone in the room who here has ever lived in an apartment, right? I would hazard a guess to say in any given room, most people have rented an apartment at one time in their lives. I would also hazard a guess to say most of us are pretty good people, but we don't rely on that to qualify our residents. Every person who lives in our homes must go through the exact same rental qualification process. If you are going to be over 18 and you are going to live in the home, you need to appear on the home on the background check and you need to appear on the lease. So there's not a situation where like mom and dad are in absentia paying for their kid's apartment home.

Everyone goes through credit checks, rental history checks. If you've been evicted, we don't rent to you. If you have a passive attack to a landlord, we don't rent to you. Criminal background checks. If you have a certain amount of DUI's in a certain amount of time, we don't rent to you. Felony convictions in a much longer time, we don't rent to you. So in that way, we are able to control who lives in our neighborhoods more tightly than single family neighborhoods whose HOA declaration doesn't address that. That was very important to our neighbors, this part of our business plan, was very important to our neighbors in the single family subdivision around us. We are stricter in our rental practices. We meet or are stricter than Aurora's rental ordinance in that. We're starting our rents around \$1.67 a square. That's just under \$2,300 a unit. At the bottom of the page, you can see what the homes are to look like. Again, there is a different garage door here. There are the shake accents over the gable. Again, the concrete driveways. All our roads and driveways are concrete. They are more expensive, but if we are going to maintain them then we want to be solid upfront. Just a couple of our exteriors here, which you'll see the actual renderings in a minute. Interiors, we have minimum 1,300 square foot floor plans, they are like 1,294, granite countertops, wood plank flooring, all the upscale finishes that you would expect to see in a neighborhood asking these rents. But what I think is so cool about this is the picture on this side with the bedroom where you can look out the window and you can see what it looks like to live in a home in a Redwood neighborhood. You can see that streetscape and it's very warm and attractive and, again, not the sort of parking lot that you would typically associate with traditional garden story multi-family. So here is the site. North of us is Indian Trail and east is Randall. You can see we are surrounding by Golden Oaks there and the Walgreens on the corner and the massive water tower there. My CEO keeps asking me can we get Redwood on the water tower. I'm like no, they're not going to let you put the Redwood on the water tower. This is our concept plan. Jill already previewed it up for you and you've all seen it in your packets. It is 36 acres, 198 homes, which is 10% fewer than we had originally proposed. There is 7 acres of detention. All that green space adds up to about 55% of the site. There are sidewalks highlighted throughout, walking trails, a big shelter and some of these might be familiar to you. Nothing has changed on this since our original presentation. We are still committed to this sort of beautiful entry. This rendering has not changed at all. We've been committed to this from the front, so the beautiful double boulevard entry. You've got the detention ponds on each side with fountains. You've got that really nice curvy view coming up to that main detention pond, which leads to the overlook area. This is when you are coming in the entry. If you turn to the left, you can see our leasing office and if you kept going straight, you curve around to see those front porch homes leading up and around to that main detention pond. Then here are some of the homes along the way. You can see that there is stone on the front elevation, the dormer to kind of vary the streetscape. The other way we can vary the roofing is with raised roof trusses, which we have a few of here to deal with some of the elevations, the shake over the eaves. This is when you come up and around the corner with the shelter and sort of the overlook onto that really nice pond. These are the Forestwoods. Again, we've got variation in color. This one has the raised roof truss and, again, everything's got the upgraded garage door with the windows and the carriage details. A really pretty neighborhood here. Some shake accents on the buildings. There should be no surprises in here. This is just a comparison with our homes around the corner, our neighbors in Golden Oaks. We are very aesthetically compatible with what they have over in their neighborhood. You can even see some of it in this comparison of the photos side by side on the bottom with the trims and eaves and the type of siding, so really just a nice flow up from the single family down through this medium density multi-family neighborhood down to the commercial area and over to Indian Trail and Randall. If you have any questions or concerns, I'd love to chat with you about them.

Mrs. Anderson said I have question. I remember last time you spoke about there is no street parking. Is that correct?

Ms. McIvor said that's correct.

Mrs. Anderson said so could you show where guests would park for the residents there?

Ms. McIvor said yes. First of all, each home has 4 parking spaces, 2 in the garage and 2 in the driveway. But you can see throughout the neighborhood there's little parking pads throughout. There are 73 additional spaces throughout the neighborhood for people to park in, for their guest to park in. There is no on-street parking. It is in the lease. It is spelled out if you park in the street, we will tow you.

Mrs. Morgan said staff would recommend conditional approval of a Resolution approving the Final Plat for Redwood of Aurora Subdivision on vacant land located north of W. Indian Trail and east of N. Randall Road with the following condition:

1. *That all the comments of the Engineering Division be addressed prior to approval of Final Engineering.*

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mr. Choudhury

MOTION SECONDED BY: Mrs. Anderson

AYES: Chairman Pilmer, Mrs. Anderson, Mr. Choudhury, Mr. Elsbree, Mr. Gonzales

NAYS: None

Mrs. Morgan said this will next be heard at the Building, Zoning and Economic Development Committee meeting on Wednesday, March 9th at 4:00 p.m. in Council Chambers.

21-0950 A Resolution approving a Final Plan on Lot 1 and Lot 2 of Redwood of Aurora Subdivision located north of W. Indian Trail and east of N. Randall Road for a ROW Dwelling (Party Wall) (1130) Use (Redwood USA, LLC – 21-0950 / AU08/4-21.335 -Fsd/Fpn – JM – Ward 6)

Mrs. Morgan said staff would recommend conditional approval of a Resolution approving a Final Plan on Lot 1 and Lot 2 of Redwood of Aurora Subdivision located north of W. Indian Trail and east of N. Randall Road for a ROW Dwelling (Party Wall) (1130) Use with the following condition:

1. *That all the comments of the Engineering Division be addressed prior to approval of Final Engineering.*

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mrs. Anderson

MOTION SECONDED BY: Mr. Choudhury

AYES: Chairman Pilmer, Mrs. Anderson, Mr. Choudhury, Mr. Elsbree, Mr. Gonzales

NAYS: None

Mrs. Morgan said this will next be heard at the Building, Zoning and Economic Development Committee meeting on Wednesday, March 9th at 4:00 p.m. in Council Chambers.

22-0045

An Ordinance Granting a Conditional Use Permit for a Cannabis Dispensing Facility (2115) Use on the Property located at 35 N. Broadway (WAH Group, LLC d/b/a Leafing Life Dispensary - 22-0045 / AU22/3-22.011-CU - TV - WARD 2) (PUBLIC HEARING)

Mrs. Vacek said the subject property is located at 35 N. Broadway and is currently zoned Downtown Core District zoning. Just to give you a little background on this property, in April 2020, a Special Use, which now is referred to as a Conditional Use, was approved on this property for a cannabis dispensing facility. After that approval, there were 2 extensions approved in late 2020 and 2021 granting additional time for compliance of that Conditional Use, due to the COVID pandemic, which suspended the cannabis dispensing licensing by the State. The State did have the lottery and the then Petitioner failed to receive a license and did not request a third extension. Therefore, the Conditional Use was terminated as of October 28, 2021. The Petitioner, WAH Group, LLC, is requesting approval of a new Conditional Use for a cannabis dispensing facility. The proposal includes leasing the first floor commercial space in the existing 2 story building to operate a cannabis dispensing facility. The area is about 3,500 square feet. The second floor is currently a State Farm insurance company and that will remain for now. The Petitioner does have the option to purchase the entire building. If that purchase occurs, the Petitioner is planning to expand their offices up on the second floor. Just to make another note, the Downtown Core does not have parking requirements. However, there are several public parking lots within walking distance of this proposed area. I will turn it over to the Petitioner unless there are questions for me.

Chairman Pilmer said are there any differences from what we previously approved?

Mrs. Vacek said I guess the only difference is, is that the previous Petitioner was looking at maybe expanding into the basement. This Petitioner is not looking at any expansion into the basement.

The Petitioner was sworn in.

Hello. My name is Mazie Harris and I am the Managing Partner of WAH Group. We call it WAH Group, doing business as Leafing Life Dispensary. I'm also an Illinois licensed attorney and my address is 180 N. LaSalle Street, Suite 3700 in Chicago, Illinois. First of all, I'd like to thank everyone today and thanks to Mrs. Vacek and Ed Sieben for all of their work to assist us today with this. As I stated, our name is WAH Group, LLC, doing business as Leafing Life Dispensary. I reside in Chicago, Illinois. I'm a licensed attorney and I run a boutique private practice in downtown Chicago, and I have 4 specialty areas, DUI, Cannabis, Personal Injury as well as Real Estate Law. I also sit on the Board of the Water Reclamation District as the Vice Chairman of the Civil Service Board. I also serve as Commission of the Court of Claims and we preside over hearings when people sue the State. I would like to take a moment to introduce my partners. One partner is Jesse White, III. Jesse White also lives in Chicago, but he grew up in Naperville, attended Neuqua Valley and he is an engineer by trade. Also, my other partner is Kenneth Askins. He lives in Matteson, Illinois and he is a manager of a Social Service agency where they help homeless veterans. Also I would like to also introduce, we have an Advisory Board of 5 members and 2 of the members are here today. I'd like to introduce Scott Winslow. Scott Winslow is the former CEO of Michael Reese Hospital and he has within the last 50 years served either as CEO or a consultant in the health care industry. We're glad to have him here today. Also I have John Kendall. John Kendall is an Illinois licensed attorney. John

sits on the Board with me. He is the Chairman of the Civil Service Board of the Water Reclamation District and he is one of the top patent and trademark attorneys in the State of Illinois. It is a federal bar. Patent and trademark is federal. We also have 3 additional Advisory Board members who could not be here today and just to show you the diversity of our Board, I want to give you information about those Advisory Board members. One is Terrence Johnson. He is a retired Chicago police officer and he is currently employed with the Illinois Secretary State Police. Nina Feign is also an Illinois licensed attorney and she works with publicly traded companies. Then Chris Gardner. Chris Gardner is a motivational speaker and businessman. Many people may know Chris from the book, the Pursuit of Happiness, and the movie where Will Smith played him. So as you can see, we have a very diverse Board to assist our company in its growth. Just to give the Commission some information about Leafing Life Dispensary, we made 12 applications in hopes of being awarded 10 licenses, which is the maximum. We were grateful that we were awarded 2 licenses. One license is in what's called the Chicago, Naperville, Elgin BLS Region, which allows for us to open a dispensary in the City of Aurora. Illinois, the Act as you know, was enacted in June of 2019. It became effective January 1, 2020. Illinois has some of the strictest standards, the most stringent standards as it pertains to cannabis dispensary in the United States and what we like about what the City of Aurora did is that your Ordinance is very complimentary to the Act. Why we say that is that the Ordinance has designated 2 slots for Social Equity applicants and that's huge and it's keeping in mind the mission of the State and that is to bring true social equity to this industry. Now I would like to first speak, I guess I'm speaking to the Commission, but I also feel like I'm speaking to the crowd, I would like first to speak with everyone regarding what is the designation of a Social Equity applicant. The Act defines the Social Equity applicant as an Illinois resident who owns 51% or more of the business who has either resided for at least 5 of the 10 preceding years in a disproportionately impacted area or someone who has been arrested for, convicted of, or judged to be a ward of the juvenile court for any offense that is eligible for expungement under the Act or an applicant who at the time of the submission of their application had a minimum of 10 full time employees and 51% of these employees have resided in disproportionately impacted areas or they've been arrested for, convicted of, or judged to be a ward of the juvenile court for any offense that is eligible for expungement. Now this next statement I'm going to make, I'm going to explain why I'm making this statement. There were 185 licenses awarded and all the 185 licenses awarded in 3 lottery rounds all went to social equity applicants. So when I say we are true social equity applicants, I mean we are true social equity applicants. We qualified as a social equity applicant under the first prong and that is that we have lived in a disproportionately impacted area for 5 out of the last 10 years, and why we say true is because the Act allows for individuals who have not lived in DIA areas who have not been exposed to that higher employees in order to qualify as a social equity applicant. Now the next question is why did we choose this beautiful city of Aurora? I can't say it's because the Mayor's running for Governor because that was just announced, but we chose Aurora because Aurora is the second largest city in Illinois. Now I want to say first we were looking at Chicago to open. With me practicing real estate law, we do a lot of zoning and land use work and with that, I've been in a lot of Alderman's offices and I've sought for different approvals for my clients. So I felt that it would have been a conflict to walk into their offices now and ask for approval for myself. Then we started looking outside of the City of Chicago and Aurora is the second largest city. Not only is it the second largest city, but Aurora is growing. The Mayor discussed with us the plans that he has here in Aurora, his staff, the Zoning and Planning staff, as well as Alderman Garza, and when you look at being a real estate attorney, the housing trends, the housing trends in Chicago, people are moving out of Chicago. They are moving to the suburbs, they are moving out of state, but what we

find in Aurora is that the housing trends, a house stays on the market approximately 10 days here before it is under contract. So you have where people are moving in. So what happens when people are moving in? What we find is that older individuals are moving out and younger individuals are moving in. What does that bring? It brings new vibrancy, it brings new ideas, it brings a new desire to explore their city and who does that benefit? It benefits the City of Aurora and it benefits the businesses. Being situated in the Downtown Corridor, we believe with the work that Mayor Irvin has told us about, we believe that the downtown area of Aurora after the pandemic or it's pretty much over, will be a very vibrant city and the downtown area is somewhere that we would like to be. As Mrs. Vacek indicated, we rented the first floor of 35 N. Broadway to operate our dispensary. We are entering into a 10 year lease and we're looking to expand from 3,500 square feet to 5,000 or more square feet on the second floor location. State Farm is there currently. As Mrs. Vacek indicated, this location was previously approved for a license to operate a cannabis dispensary. That's how we learned of the site. One of our Advisory Board members, Chris Gardner, we were determining, since we have 2 licenses, if we were going to raise capital in order to open both dispensaries or if we were going to sell off one license. Well in that, he put a gentleman on the phone by the name of Peter Stazone. Peter Stazone, he really did come to talk about investing. He wanted to tell me how he was awarded this license in Aurora. However, they were not granted a license by the State. So after we talked for a while, he said hey, go look at the space. Maybe the owner is still interested in leasing the space for a cannabis business. So what I did first, I'm not saying that I'm a very busy attorney, but first I had a site visit conducted by a third party contractor. I wanted them to go out. I wanted them to survey the area and let me know if the City of Aurora was the perfect location. Their report came back not satisfactory. They told me that it wasn't a great place to open a dispensary. But Peter was still calling and I knew that I had to meet with Peter again. I said okay, well I don't want to just say no without us going out to personally look at it. So we decided to conduct our own site visit and so I came to the downtown area and I inspected the site. A beautiful building. I've always wanted to own a bank, an old bank building and this was the old Broadway Savings and Trust. So I said wow, maybe this is a sign. Then when you stand there at the corner and you're standing and you have 2 arterial streets, New York and Broadway, it was just traffic, traffic, traffic. I could see, even though we were in the middle of a pandemic, I could see what downtown Aurora is and I could see that it was the perfect location for our dispensary. So the next thing was to meet with Scot. So we met with Scot and I will tell you in business, you know you think if you just meet with somebody and say you have a business, I want to lease it, I need the space, then let's do it. But no, you have to like the person. So when I met with Scot, he is a very likable person. We hit it off. The whole team came back. We went to dinner with Scot over at LaQuinta and we said okay let's do this. This is our location. Then from there Pete Stazone put us in contact with Mayor Irvin and we met with Mayor Irvin and his staff, Ed, and Tracey. You want to be with a city where you have a committed staff. You want to be in a city where they have a vision and you want to be a part of that vision. I believe that where the City of Aurora is headed, we believe that we have a bright future and it's no wonder that the City of Aurora is called the City of Lights. We believe that our future is very bright here in the City of Aurora. Now Pete, as well as Scot, as well as the Zoning and Planning Division, apprised us of the concerns that were raised by the community residents. I would like to address those issues because we take that very seriously. One issue was about the long lines. Now on the onset, originally when this started January 1, 2020 when cannabis became legal to purchase, no one knew, no one could predict how these dispensaries would operate. People had a vision of what cannabis consumption was. People feared the worst. They feared that there would be a line around the corner of essentially what people thought about cannabis because it was illegal, of drug addicts that would be standing

in line. However, 2 years have passed and we have seen that a cannabis dispensary operates just like any other business, like a 7-Eleven. People come and they go and they are not in the business for a long period of time. However, we are going to address that concern and what we are doing is we are going to implement a software called Next Me. It is a waitlist software. The software will allow our guests to check in virtually or in person if they walk up and they will scan a QR code using a self-service kiosk or an online widget via our website. The guests will receive an SMS text message once they sign up and we will customize that. We can tell them not to stand outside. We can encourage them to park in a certain lot. This allows the guest also to virtually view their position in queue in real time, as well as they can view our daily specials so they are ready when they come in the door. Then the guest will receive what's a final text notification to check in when it is their turn for service. We believe that this will eliminate long lines. The next issue I think was raised by the city and it dealt with the ventilation plan. So Illinois, if you're not aware, Illinois is one of the most regulated states, as stated before, when it comes to cannabis. The cannabis is tracked from the time that that seed is placed into dirt until the time that it is sold. The State of Illinois is tracking that plant, that product, the entire way. Now when the product comes to the dispensary, the product is already packaged. It has to be, according to the State rules, it has to be hermetically sealed. That means that there is no odor that can escape. Products are packaged before they come to the dispensary in 2 ways, either by the cultivation center or by a licensed infuser. So when it gets to us, our staff is only scanning in the product to place it into our inventory and then scanning the product again upon its purchase. However, there could be an issue where one of the products come, one of the products arrive and maybe the bottle was broken, so maybe cannabis can seep into the air. So for that, even though there isn't a cross ventilation system with the upstairs tenant, which is State Farm, we are willing to address this concern and we will install charcoal scrubbers on our ventilation system. This will ensure that no odors will go to the upstairs business, any of the surrounding businesses or any of the common areas where both our customers and staff are located. The third issue, which was a major issue, was security. With our plan submitted to the State of Illinois, we submitted a detailed security plan. That security plan received the most points possible from the State of Illinois. We developed a 2 tier security system. One is that the State requires every dispensary, every cannabis business, to have cameras. Those cameras have to be recording 24 hours a day, 7 days a week. These cameras will be installed not only in the interior, but on the exterior of the building. Now the 2 tier system, we will also hire a private security company. We not only have 1 security guard, we'll have 2. One security guard will be in the waiting area with our staff and the other security guard will be in the dispensary. The security guard that's inside the dispensary will be tasked with taking walks around the building to make sure that everything is okay. To further comply with the Act, and for security purposes, we will install shatter proof tinted film on all the exterior windows to prevent the display of any cannabis products. We will make sure that it is aesthetically pleasing because Mayor Irvin said he wants this to look like the Apple Store, so we have to make sure that we do that. Also for security, we will make sure that anyone who enters the establishment will have a valid issued government ID stating that they are over the age of 21 to purchase. We will also light the exterior. As you know, a well lit area deters crime. We will also limit our hours of operation. Although the Act allows us to stay open longer, our hours of operation would be Monday through Thursday 9 a.m. to 9 p.m., Friday and Saturday 9 a.m. to 10 p.m. and on Sunday 9 a.m. to 6 p.m. To go back to about the cameras, the State requires for the cameras to be inspected regularly. If your security system is not working, you cannot operate. So we will make sure that we comply with the State rules and if there are any problems with our security equipment, we will not open during that time period. The next issue, which is the major issue, we read the transcripts and we saw that this

was a major issue with the city residents, and that was parking. What we liked about the space and what we love about the space is the fact that there are 4 or 5 parking lots in the adjacent area and right behind the building is Lot E. Lot E has approximately 111 parking spaces and then you have Lot M that has 49 spaces. Lot N has 63 spaces and Lot R also contains 36 spaces. Now I will first indicate that I have been driving out here regularly at different times of the day and the evening to see if these parking lots are full. The parking lots are not full. I wanted to see the traffic to the businesses in the evening time and I looked at the parking and there was always ample parking. First, we will encourage our customers to take into account the restaurant like LaQuinta across the street who had indicated that their busiest hours are in the evening. We will encourage our customers to not park in Lots N and not park in Lot E during the other business's busiest hours. We will encourage them to utilize other lots. We can inform our customers of that through our software, through the Next Me waitlist software. Also, as we told the city, is that we will also have placards in our waiting area encouraging them or informing them of the additional lots. Now parking is not only for our customers. Parking is also for our employees. What we found is that the parking lots have a timeframe. I believe the timeframe is 3 hours of parking. We don't think it's wise or safe for our employees to have to run outside and move their vehicle. We've been in talks with Dolan and Murphy, but I'm trying to think it was Bob Dolan. We're trying to secure monthly parking for our employees. Now Bob did indicate to us that the lot on Spring Street is currently under contract. However, something could happen with the contract. We're supposed to contact Bob, he said in the middle of the month, to see what's happened with that. If we can't secure monthly parking at that lot, we will look to secure monthly parking at another lot because it is important for our employees who drive in order to be able to park and not run out every 90 minutes or every 3 hours to move their vehicle. As I stated, it's not safe. Next, we wanted to talk about when people think about cannabis they think, well I don't know what they think now. I know what they used to think. It used to be kind of like a seedy thing. So with aesthetics, first of all it is a beautiful building. We have promised the Mayor that we will make it look like the Apple Store as much as we can and it will be well lit and we will keep it in the beautiful condition that it is in now. We are happy and we hope to be considered or be a business in downtown Aurora. I don't have to tell this Commission about the benefits that a cannabis dispensary brings to the City of Aurora because you have a location now in the City of Aurora so you know and Zen Leaf is currently here. It can increase foot traffic to downtown businesses. It is a source of tax revenue for the city. We have spoke with Alderman Garza and we have committed to her that we will hire local Aurora residents and we will work with her to do a hiring fair. We also plan to hold educational clinics and seminars regarding cannabis to the community. We also had to submit a Community Engagement Plan to the State of Illinois and say how we would engage the community. We had some ideas and it was a great idea in terms of allowing for, there were certain offenses that are expungable under the Act, but then there are certain offences that you have to go and you have to petition in court, so we wanted to work with a firm in order pay to assist these individuals to go into court to expunge any cannabis offences for them to individually petition. But not only that, I was a member of the mock trial and I believe that it is very important to work with young people in their teenage years in order to let them see what a young attorney looks like. I had a mentor and I want them to take part in mock trial competitions and we're looking to engage the City of Aurora in order to work with the teenage population in order to put these mock trial competitions in the City of Aurora. So that is my presentation and thank you for the time.

Mr. Gonzales said I have a question for you. When I'm looking at your floor plan, I noticed in the public entrance going into the right you have seating there, a waiting area. I know this came up in one of the other Petitioners that came forward, any

individual walking into that location must have an ID, a state issued driver's license, to be allowed through to make a purchase. Are you going to allow anybody who has no license or who is just going to be hanging out and waiting for their friend to go through, to be hanging out in that vestibule area?

Ms. Harris said no. In order to wait in the waiting area, you have to have a valid ID and it has to indicate that you are over the age of 21. No one else can hang out in the waiting area.

Mr. Gonzales said is there going to be some sort of signage that will be on the front door or somewhere that's going to allow people to know before they walk through into the facility that that's going to be posted somewhere?

Ms. Harris said yes, that will be posted.

Mrs. Anderson said I have a question. How many customers can you accommodate at one time?

Ms. Harris said that's a very good question. It's funny, I did think of that question, but the city will require, because of the space of 3,570 square feet, the number of customers that it can hold. Now as an attorney, I'm thinking about with my, because I don't know the city ordinance as it pertains to the city, but I know about 1,200 square feet allows for 44 occupants. However, we wouldn't have 44 people in there at a time because then that results in a long line. I would say that at any given time we would have at least 8 to 10 people in the dispensary.

The public input portion of the public hearing was opened. The witnesses were sworn in.

My name is Birnie Harper. I'm here representing Wayside Cross, which is at 215 E. New York Street. If you look at that picture, we are right next to Lot E. I live in Naperville, 1220 Laurel Lane. By the end of next month, or early next month, I will have been working at Wayside Cross for 12 years. Wayside Cross has been in the City of Aurora for, in June it will be 94 years. We've always had a wonderful relationship with the City of Aurora. We had a little dispute a couple of years ago, but we like the City of Aurora. It's always been a nice place. The whole time that I've been there, I've been attending Aurora Downtown meetings, lots of meetings with Scot. I moved here from Fort Smith, Arkansas, which is a city similar to Aurora in an amazing number of ways. I was always a downtown person there. I'm really impressed with everything that is going on here. I would say when I went to work at Wayside, the main 2 buildings were 120 years old and they were slaughterhouses in there and they were well passed their useful life. I guess it goes back about 5 years now, we've spent about \$13,000,000 building the new building and rehabbing all the other buildings there. We redid the store, the apartments there. We have people living there. What we basically do, and tonight there are 65 men in that building trying to rebuild their lives. People don't just check into Wayside, you know I'm not doing good, let me go in there. It is a commitment. The reason they go there is because they don't have any other place to go. I've heard that time and time again. I'm very impressed with the wonderful presentation. It looks like a wonderful company. I'm not here to object to having a marijuana dispensary in downtown Aurora. I'm only here to object about that particular location. Curing yourself, and it used to be a much older population at Wayside and now they are young and their addiction is much more drugs than alcohol. It's hard. You know, Lent started today, and a lot of people during Lent try to give up something. It's hard. It's hard to give up sweets for the 40 days of Lent. These people are trying

to give up drugs and alcohol for the rest of their life. They stay a minimum of 7 months. Most stay a couple of years. They don't all make it. They flunk out. Some of them come back. Some of the lives are wrecked. We just had a person die in a car wreck last month. It's hard to be that close to it. We used to have, and I want to commend the City of Aurora for all the nice things they've done in Lot E. The first thing they did is they put in the much better lighting. There's a smoking area at Wayside and there's a fence there. There hasn't always been the nicest people on the other side of that fence. I came to work one day and 7 guys got kicked out because they had a little drug transaction with stuff being slipped through the fence. Now with the light, the President of Ukraine said the other day the light drives out the darkness. That's helped. Now I just noticed today that there's a fence around all that area under the railroad tracks, which will make it even harder for anybody to get there. We just don't think that this particular location is a good spot. It is a temptation. They are going to see people parking in there. They are going to go. I suspect that every once in a while somebody will check out the product in the parking lot and they will be able to smell it, so it's hard. When we had the discussion about the playground, the issue was 500 feet. We didn't want to have anybody living within 500 feet of a playground. Well, I did my amateur stepping and we are about 360 feet with this one. I would just ask you to deny this location and let this very fine company find another place in downtown Aurora. Thank you very much.

My name is Clara Diaz. I'm the owner of Balderas Beauty Salon. I'm working since 1990. It is located at 25 N. Broadway. My only concern with this new business is it will negatively affect smaller established downtown businesses because of current lack of parking. We have been struggling to continue operation for many years and we are worried about the future if this parking situation does not get fixed. There already is not enough parking available in downtown Aurora. Let me give an example. On First Friday's, a successful event, there is not enough parking in downtown Aurora. Lot E in downtown Aurora is completely full during First Friday's. From what I understand, there is also a large residential housing project as well to come downtown Aurora in the near future. This new business will increase and worsen the already existing parking situation in downtown Aurora. You know guys or many years are here in Aurora and you know what I'm talking about. I want to know how the City of Aurora will resolve this parking problem. Our small business community is worried about losing clientele and potential visitors to our places of business. (Inaudible) does not exist in downtown Aurora. I want to say to the new business, welcome. They are my neighbors now, but I just want to share with them and with you guys what is a big problem, parking. I've been working in Aurora since 1990 in my shop and I work so hard to continue working. That's why my neighbors are coming together and we bring to you guys the situation. Thank for your time.

My name is Mark Hogan. I run Tavern on Broadway at 24 N. Broadway. Just a couple of quick comments, pretty much what Clara already stated. Parking is a huge issue in downtown and I really don't like someone standing up here and telling me it's not. It is a huge problem. It is disingenuous for somebody to stand up here and say that I've come down here and there's never a parking problem. There's always a parking problem in downtown Aurora. The lot in back of my property is full normally with either casino employees or customers. The street full during the day. I have to park in back of LaQuinta many times when I come to my business to work. Parking is a huge problem and it is going to become more of a problem. I feel like I'm wasting my time right now talking to you because I'm kind of betting it's already a foregone conclusion that you're going to approve this, but just don't tell me that parking is not a problem because parking is a huge problem in downtown Aurora and it's going to get worse. For the Petitioner to tell me that you're going to ask your customers not to use a

certain lot, that's not going to happen. These people are going to park the closest place they can, in back of my building, in back of Clara's building, over by the Fire Department and all these parking lots are going to be full coming and going. It's an issue now and it's going to become a much bigger issue. That's all I've got to say.

Hello. My name is Dulce Vargas and my mom owns the health food store, 21 N. Broadway and yes, parking is a huge issue. There have been plenty of times with I go to my mom's shop and there is no parking for me to park and I've got to circle the parking lot a couple of times until someone moves and I'm able to park there. Sometimes 10 minutes, sometimes 20 minutes. So parking is a huge issue. When my mom did give up, she had her own personal parking spot down there, they did say we're going to redo the parking lot so there's more parking and that's great. So far, it's worked. It's not ideal, like I said, sometimes 10 or 15 minutes or 20 that I have to circle the parking. But for them to say that there's plenty of parking, there's not. With what you said, you at least are going to have about 10 employees, I'm guessing, so that means 10 additional cars there that are going to be there the hours of operation. So I don't know how it's going to work. Unless they build another parking lot, I don't know how it is actually going to work for the people that already have businesses there and have their regular customers. I never even thought about Wayside. That is a huge thing. So I want you guys to take that as a consideration. Either try to fix the parking issues or do something about it, but for someone to tell us that there's plenty of parking, there is at certain hours of the day if you drive by there at 10 o'clock in the morning, yes there's going to be parking. Friday, Saturday and Sunday, no there's not and that's when most of these businesses get their clientele. Thank you.

Hello, good evening everyone. My name is Rigo Ponce. I'm representing 23 N. Broadway, Bella Jewelry. I also live there at that residence at the apartment upstairs, so I'm also here on both ends for residential and businesswise. Parking is an issue. I'm not going to lie, I'm not going to sugarcoat it. Anytime there is an event at the Paramount, anytime there is a First Friday, anytime there is a RiverEdge concert, I know the police are out there dealing with parking and people crossing. It's always just a mess. That's just our biggest issue businesswise with the cannabis. I could care less, but parking-wise for my business it is an issue and it's always a reoccurring issue. I know parking in the street, there's discussions that that's no longer going to be available. I'm not sure how or what's going on there, but I know there's been discussions of removing street parking in order to widen it because I know there are a lot of accidents with parked cars and things like that. That's just the main issue, just parking businesswise and then I do have think about the Wayside Cross now. It's more of an ethical thing. They are trying to rebuild their lives. I understand. I'm sure there's room for everybody in Aurora. If that location doesn't work out, I'm sure there are plenty of buildings. I know River Street, Lincoln Street, there are a lot of buildings open-wise. The main issue would be the parking. That's just what we are all here trying to say for our businesses and that's it. Thank you guys.

Good evening. My name is Nancy Grey. I'm at the 14 N. Broadway. I feel like a broken record at this point because they already pretty much put our problems out there about the parking mainly. Weekends, we own a boutique where we have centerpieces that are heavy, dressers that are heavy, and it's hard for our customers to find somewhere to park, especially when it's in the street area to try and have all these types of things come out and load it onto their vehicle. With Tavern, we are like right by each other. That back parking lot is almost always full. We tried to see about getting a parking lot for use as business owners as well and there's no resolution for that either. It's hard enough for customers, well for us, us actually having a business there, imagine the customers. We have asked before at the City of Aurora what can

we do to get a parking spot, us as owners of these businesses and there hasn't been real resolution for that. I just wanted to put that across too.

Good evening everyone. My name is Scot Bode. I live at 340 Robinson Way in Batavia, Illinois. I'm the owner of 35 N. Broadway. I operate a business in town called PME Cake Supplies. We currently office out of that building and we are in the process also of reconditioning another warehouse that we've been renting in a development area of Aurora on the south side on Middle Avenue. When we came to Aurora about 10 years ago and invested heavily in the downtown area, and I'll truncate what I mentioned when we first spoke on this on March 4, 2020, my sentiments are much the same today only it is 2 years later. We made a major investment in that building and in Aurora. Aurora has been wonderful to us and that's why I am continuing to invest in Aurora again. We simply have outgrown that space. We're a destination. We're not a fast traffic outlet ourselves. We are a destination. The building does not suite us anymore in the sense that we've expanded our wholesale business dramatically and we need more space to operate. I had the opportunity to get to know this new group as well. During the initial times when I met them, the first time I believe we spent 2½ hours together getting to know one another. I can rent it to anybody or sell it to anybody. It's not listed, but this group is a group of character people, people of good character, and I enjoyed the opportunity to get to meet them and know them and now have the chance to work with them. Two years ago, many of the sentiments that were shared then are also shared tonight about parking. Again, I've been down here for now 10 years. Two years ago it was 8 years. Up until that point in time, there has never been a parking problem for me at that facility or in that area. Tonight I came at 6:45. There were 59 empty spots, not including empty handicap spots, that were available, so greater than 50% of it was empty. I show up to my office anywhere from 7:30 in the morning to 10:30 in the morning, depending upon whether I'm working at my warehouse first or not. Personally, I have never had a problem finding a spot ever during the week. The one time that I could not park in the E Lot was on a 4th of July parade the second year we owned the building. That is the one time that I could not park behind my building. I do agree that businesses need parking and that there are some areas in the city that perhaps are parking challenges. Currently in Lot E there are not. I want to make that point. Also to clarify, I know Wayside Cross does wonderful, wonderful work. They treat more than just people that have drug or alcohol problems. They treat people that have many other issues as well. I have never not wanted anyone to get help no matter what their affliction or wrongdoing or wrong way in life was. They need the help and the team, Birnie, and everyone at Wayside Cross does a wonderful job. That being said, temptation is truly everywhere. It's in this room tonight. It's everywhere. I walk back to my car and on my way home, at home, anywhere you can find temptation. The back side of that building does not have anything that would be tempting about it. It will be a business, a fast traffic outlet, no different than the Petitioner indicated, a 7-Eleven or a convenience store would also be a fast traffic outlet. You come in. You go out. As I mentioned the first time I spoke on this March 4, 2020, if anyone on the Planning Commission would like to come in and take a look at the building or discuss anything further with me or have any other questions, I'm available at your convenience to meet or to view the property. I will leave with that this evening that the city has been wonderful to new businesses coming in. I'm an example of that and that's why I've continued to myself invest in Aurora and rebuild properties that I can utilize for my business and help to make the neighborhood better. Thank you very much.

The public input portion of the public hearing was closed.

Chairman Pilmer said I think really the questions tonight were primarily around parking,

but before we go to that I have a question, so I might ask the Petitioner if they could come forward regarding staffing levels. I know you shared with us hours of operation are less than what is permitted by the state laws, but maybe if you could just share approximate staffing during the day or in peak hours how many people.

Ms. Harris said there will be approximately 10 to 15 employees at the location at all times. The State requires 2 at all times, but we will definitely have 10 to 15 employees at that location. I would just like to add, and I know that it's closed, but as we stated, we will not encourage, we would not allow, not even encourage our employees to park in those parking lots and the reason is, is because of the fact that there is a time limit on those lots. Our employees will be working 8 hours a day. It is not safe for our employees to run out to try to move their car to another location. So we are going to secure monthly parking for ourselves and for our staff.

Mrs. Anderson said I have another question actually. You mentioned before you hired a third party to come and view this site initially before you came out. So why did they tell you this was not a good site initially?

Ms. Harris said well because we were in the middle of a pandemic and they saw that there was no foot traffic and they were just looking at that and they were saying that the downtown area was a 2 block area, so in their opinion because they didn't see any movement taking place, they didn't think it was a great site. We were able to see past the pandemic. We were able to see past the fact that there was no foot traffic. As Scot indicated, we are a destination location, a business. They are coming there for a purpose and they are coming there to purchase something and to leave like they do at a 7-Eleven.

Chairman Pilmer said I might ask staff, I know we covered this back 2 years ago, but for all the Commissioner's benefit, Lot E is directly behind, but can you maybe just share if it's possible to show the various lots. I know where they are by location, but not by designation and they are all open to the public. We've got Lot E directly behind, but behind the Fire Preservation is Lot...

Mrs. Vacek said I think it is like N.

Chairman Pilmer said but really there's parking on all 4 corners, some behind the property across the street, which I think we'd all agree is always congested and some of that might be due to the casino, but the parking to the north I believe we talked about is excess Lot E and then the lot behind the Fire Museum is also available in the immediate area as well as there is excess throughout the downtown.

Mrs. Vacek said correct. As Mazie pointed out, there is a private parking lot up on Spring that they are talking to the Petitioner on, on trying to get some leases on there. I think it is under contract, so if that contract lapses.

Chairman Pilmer said then the other question regarding, I guess, the proximity to the neighbor to the east, which is the Wayside Cross, but as far as permitting and site, this meets all the state guidelines as well as the city.

Mrs. Vacek said correct.

Mrs. Vacek said just to kind of go over the Findings of Fact, the first one, the project will not be detrimental or endanger the public health, safety, morals, comfort or the general welfare as this is an existing retail building. This use really is just a diversity of

a retail use and it will help with the growth and diversity of the businesses in the downtown. The Conditional Use will not be injurious to the use and enjoyment of other properties in the immediate vicinity or diminish or impair property values within the neighborhood as this use, again, is essentially a retail use and one that is highly regulated by the state and the city. The Conditional Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district as the use is utilized as an existing retail and office building, which is located on 2 major streets with several public parking lots near the property, including directly behind the property. There is adequate water and sewer capacity to serve this project. It does conform to all other applications and regulations of the Downtown Core zoning district. With that, I will give you the recommendation. Staff would recommend conditional approval of the Ordinance granting a Conditional Use Permit for a cannabis dispensing facility use on the property at 35 N. Broadway with the following conditions:

- 1. That the Petitioner agrees that the required documents submitted pursuant to the Conditional Use petition are subject to re-review and comment by staff if a State license is issued for the subject property. The Petitioner further agrees to make the requested modifications based on the said re-review prior to the building permit being issued on the subject property.*
- 2. That the exterior cladding of the building, including any peeling, cracking and spalling be repaired prior to occupancy permit.*

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mrs. Anderson

MOTION SECONDED BY: Mr. Gonzales

AYES: Chairman Pilmer, Mrs. Anderson, Mr. Elsbree, Mr. Gonzales

NAYS: None

PASS: Mr. Choudhury

FINDINGS OF FACT

- 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?*

Mrs. Anderson said no, and this is listed in the staff report.

- 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?*

Chairman Pilmer said I would state as listed in the staff report, the Conditional Use will not be injurious to the use and enjoyment of other property in the immediate vicinity or diminish or impair property values within the neighborhood as this use is essentially a retail use and one that is highly regulated by the city and the state.

- 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?*

Chairman Pilmer said, again, this property, the Conditional Use that is being asked for, will not impede the normal and orderly development and improvement of surrounding

property for uses permitted in the district, as this use will utilize an existing retail and office building which is located on 2 major streets with several public parking lots near this property, including the lot directly behind the building.

4. *Will the proposal provide for adequate utilities, access roads, drainage, and/or other necessary facilities as part of the conditional use?*

Mr. Gonzales said the utilities are already in place.

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?*

Chairman Pilmer said the property is located on the intersection of 2 major streets with several public/private parking lots within walking distance of the proposed location, including the lot directly located behind the subject property.

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?*

Mrs. Anderson said yes, it does conform.

Mrs. Vacek said this will next be heard at the Building, Zoning and Economic Development Committee meeting on Wednesday, March 9th at 4:00 p.m. in Council Chambers.

A motion was made by Mrs. Anderson, seconded by Mr. Gonzales, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 3/9/2022. The motion carried.

22-0150

A Resolution Approving the Final Plat for Lot 1 of North River Subdivision located at 2-12 N. River Street (JH Real Estate Partners, LLC - 22-0150 / AU22/3-22.048-Fsd - JM - Ward 6)

Mrs. Morgan said this is just a lot consolidation. If you are familiar with the Hobbs Building and then the 2 buildings beside it, 6-12 N. River, the redevelopment is happening to that building. They are combining the building. They are doing commercial on the first floor and residential above. There is going to be some interior circulation for the residential and because of that they are crossing a lot line and have to do a lot consolidation. Happy to bring this forward. Very excited, as a preservationist, to see this building being adaptively reused.

Mr. Morgan said staff would recommend approval of a Resolution approving the Final Plat for Lot 1 of North River Subdivision located at 2-12 N. River Street. I should say originally staff had a condition to sign the school/park agreement, but we just this afternoon have received that agreement, so that condition will be removed.

MOTION OF APPROVAL WAS MADE BY: Mr. Gonzales

MOTION SECONDED BY: Mr. Choudhury

AYES: Chairman Pilmer, Mrs. Anderson, Mr. Choudhury, Mr. Elsbree, Mr. Gonzales

NAYS: None

Mrs. Morgan said this will next be heard at the Building, Zoning and Economic

Development Committee meeting on Wednesday, March 9th at 4:00 p.m. in Council Chambers.

A motion was made by Mr. Gonzales, seconded by Mr. Choudhury, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 3/9/2022. The motion carried.

PENDING

ANNOUNCEMENTS

Mr. Sieben said our next meeting will be in 2 weeks, March 16th.

ADJOURNMENT

A motion was made by Mr. Gonzales, seconded by Mrs. Anderson, that the meeting be adjourned. The motion carried by voice vote. Chairman Pilmer adjourned the meeting at 8:30 p.m.

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