



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

March 26, 2019

10:00 AM

CALL TO ORDER

Mrs. Vacek called the meeting to order at 10:10 a.m.

ROLL CALL

The following members were present: Mrs. Vacek, Mrs. Morgan, Mr. Broadwell, Mr. Minnella, Mr. Dick, Mr. Phipps and Mr. Cross.

OTHERS PRESENT

Others Present: Mike Frankino (Fox Metro) and Alvara Guerrero (El Jefe).

APPROVAL OF MINUTES

19-0226

Approval of the Minutes for the Planning Council meeting on March 19, 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.

PUBLIC COMMENT

No one came forward.

AGENDA

19-0156

Requesting approval of an Authorized Variance for the property located at 730 Friar Drive, pursuant to Section 10.5-5.1 of the Aurora Zoning Ordinance, to allow for a reduction of the thirty foot rear yard setback requirement by seven and a half feet, to twenty-two and a half feet (Scott Gramme - 19-0156 / AU11/1-19.021-V - SB - Ward 1)

Mr. Broadwell said this is the Authorized Variance for 730 Friar Drive. The Petitioner has completed the public notice process, so they will be going to the ZBA on April 3rd. I make a motion to vote this out of Planning Council to the April 3rd ZBA. Mrs. Morgan seconded the motion. The motion carried unanimously.

A motion was made by Mr. Broadwell, seconded by Mrs. Morgan, that this agenda item be Forwarded to the Zoning Board of Appeals, on the agenda for 4/3/2019. The motion carried by voice vote.

[19-0170](#)

Requesting approval of a revision to the Preliminary Plan and Plat for a portion of the New Song Highlands Subdivision located north of Hafenrichter Road, east of Barrington Drive, and west of Whitethorn Drive for an One Family Dwelling (1110) Use (Pulte Homes -19-0170 / WH05/1-18.151-Ppn/Psd - JM - Ward 9)

Mrs. Morgan said after review once they submitted for the Preliminary Plan and Plat Revision, we determined that they will actually need a Plan Description Revision, so that is being referred today, so it should be at Planning Council next week. We will then have a public hearing. We are starting notifications for that for the April 17th Planning Commission. Planning has sent out some comments for the Preliminary Plan and Plat. I think they are working on revisions on that. Engineering, any updates?

Mr. Phipps said no.

Mrs. Morgan said Fire, have you guys had a chance to...

Mr. Cross said no, they just had to add an extra hydrant on the 2 sides just to meet the 300 foot distance between. I haven't seen anything on that yet.

19-0184

Requesting approval of a Final Plat for consolidation of three parcels, located at 361 Cleveland Avenue (Long Supply, Inc. - 19-0184 / AU21/3-19.009-Fsd/V - SB - Ward 4)

Mr. Broadwell said Petitioner was here last week and we worked through some of the formatting issues and some of the site design issues with them. I followed up with the Petitioner last week in regard to the landscaping and some of the site plan formatting. They are working on that. I make a motion to vote this out for Planning Commission on April 3rd. Mr. Minnella seconded the motion. The motion carried unanimously.

A motion was made by Mr. Broadwell, seconded by Mr. Minnella, that this agenda item be Forwarded to the Planning Commission, on the agenda for 4/3/2019. The motion carried by voice vote.

19-0185

Requesting approval of an Authorized Variance for the property located at 361 Cleveland Avenue, pursuant to Section 10.5-5.1 of the Aurora Zoning Ordinance, to allow for a reduction of the fifteen foot Interior Yard and Rear Yard setback requirement by seven and a half feet, to seven and a half feet (Long Supply, Inc. - 19-0185 / AU21/3-19.009-Fsd/V - SB - Ward 4)

Mr. Broadwell said this is the Authorized Variance. The Petitioner is working on formatting those plans. They are done with the public notice. I move to vote this out of Planning Council to the April 3rd ZBA meeting. Mr. Minnella seconded the motion.

Mr. Cross said on the Fire side there were 2 just notations. I think it will probably go just with these comments just being addressed, just some simple things with hydrant, just make it close enough to the fire lane. I can send that out today.

The motion carried unanimously.

A motion was made by Mr. Broadwell, seconded by Mr. Minnella, that this agenda item be Forwarded to the Zoning Board of Appeals, on the agenda for 4/3/2019. The motion carried by voice vote.

19-0202

Requesting approval of a Final Plat for Cervantes Subdivision located at 594 5th Avenue, being the northwest corner of 5th Avenue and Spencer Street (City of Aurora - 19-0202 / AU27/2-19.039-Fsd - TV - Ward 3)

Mrs. Vacek said this is a city owned property that we are subdividing into 2 parcels so we can sell one off. I do make a motion to move this forward to the April 3rd Planning Commission so we can get this one going. I know Engineering had a question about some right-of-way, so we'll talk to the Mayor's office and have them look at it. Mr. Phipps seconded the motion. The motion carried unanimously.

A motion was made by Mrs. Vacek, seconded by Mr. Phipps, that this agenda item be Forwarded to the Planning Commission, on the agenda for 4/3/2019. The motion carried by voice vote.

[19-0213](#)

Requesting approval of a Special Use for a Liquor License within 500 feet of residential property use on Part of Lot 12 of The George Acres Subdivision located at 1271 N. Lake Street (Arechiga Group 1, Inc., DBA El Jefe - 19-0213 / AU10/3-18.104-Su - JM - Ward 6)

Representative Present: Alvaro Guerrero

Mr. Guerrero said we are working on the property at 1271 N. Lake Street. It was a restaurant before and we are trying to open a Mexican Restaurant. We are applying for a liquor license. We already did many remodeling on the property. We are putting everything back in shape. We are working to get all the steps to get the liquor license. I'm doing the mailing thing today. I'm ready. We are ready to roll. We are pretty much ready. We just need to get the approval here and then do all the final steps to get this done to go to City Council.

Mrs. Morgan said staff is working with them now to do the public notices for the April 17th Planning Commission meeting. I think that's really it on the Planning side. Is there any Engineering or anything?

Mr. Phipps said no.

PENDING

ANNOUNCEMENTS

ADJOURNMENT

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