



# 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

April 02, 2019

10:00 AM

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### CALL TO ORDER

*Mr. Sieben called the meeting to order at 10:00 .am.*

### ROLL CALL

*The following members were present: Mr. Sieben, Mrs. Vacek, Mrs. Morgan, Mr. Broadwell, Mr. Minnella, Mr. Phipps, Mr. Beneke, Mr. Cross and Mr. Hughes.*

### OTHERS PRESENT

*Others Present: Mike Frankino (Fox Metro), Bruce Goldsmith (Dykema Law Firm), and Timothy Niemiec (LaMacchia Group, LLC).*

### APPROVAL OF MINUTES

**19-0247**

Approval of the Minutes for the Planning Council meeting on March 26, 2019.

**A motion was made by Mr. Minnella, seconded by Mr. Cross, that the minutes be approved and filed. The motion carried by voice vote.**

### PUBLIC COMMENT

### AGENDA

[19-0227](#)

Requesting a Plan Description Revision to the Special Use Planned Development on the property located north of Hafenrichter Road, east of Barrington Drive, and west of Whitethorn Drive (Pulte Group - 19-0227 / WH05/1-18.151-PD/R/Ppn/Psd - JM - Ward 9)

*Mrs. Morgan said the Preliminary Plan and Plat has been on the agenda for a while. After review, we did add a Plan Description Revision to the Petition as well. Planning is in the process of reviewing it. We sent out one round of comments. We are working with the Petitioner on doing all the notifications and publishing it in the newspaper for the public hearing on April 17th.*

*Mr. Cross said we just had the hydrants on Whitethorn and Seaview.*

*Mrs. Morgan said you still haven't gotten a resubmittal, correct?*

*Mr. Cross said no.*

[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 the Preliminary Plan and Plat has been on the agenda for a while. After review, we did add a Plan Description Revision to the Petition as well. Planning is in the process of reviewing it. We sent out one round of comments. We are working with the Petitioner on doing all the notifications and publishing it in the newspaper for the public hearing on April 17th.*

*Mr. Cross said we just had the hydrants on Whitethorn and Seaview.*

*Mrs. Morgan said you still haven't gotten a resubmittal, correct?*

*Mr. Cross said no.*

[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)

*Mrs. Morgan said they were here last week. They are looking for a Special Use for a liquor license within 500 feet of residential. Staff is working with them on the public notifications and that should be fine for the April 17th Planning Commission public hearing.*

[19-0239](#)

Requesting the Establishment of a Special Use Planned Development on the property located at 1500 Southlawn Avenue and 1501 Southlawn Avenue, to be incorporated under the existing Aurora University Special Use Planned Development (Aurora University - 19-0239 / AU20/3-19.037-SUPD - TV - Ward 5)

*Representative Present: Bruce Goldsmith*

*Mr. Goldsmith said the last time the Master Plan was modified we were allowed to acquire houses on the west side of Evanslawn from Marseillaise to Prairie. We acquired two houses. They are both on Southlawn, one on the north and one on the south, Southlawn facing Evanslawn. We are seeking to add those to the overall campus with the same Special Use R-1(S) as the rest of the campus is being done.*

*Mr. Sieben said what are you going to use them for?*

*Mr. Goldsmith said one of them is going to be for the Campus Security and the other 1 is just going to be offices.*

*Mrs. Vacek said this is scheduled for the April 17th Planning Commission, so we will*

*be voting this out next week. There is really nothing to review on this. I think you are going to get the public notices out today.*

*Mr. Goldsmith said we are.*

[19-0240](#)

Requesting approval of a Final Plan for a 1,090 sq. ft. addition to the Parolini Music Center located at 1330 Marseillaise Place (Aurora University - 19-0240 / AU20/4-19.047-Fpn - TV - Ward 4)

*Representative Present: Bruce Goldsmith*

*Mr. Goldsmith said this building has significant physical deterioration and so we are basically rebuilding the building from the inside. The wall structure is staying in place, but the whole inside of the building is being basically gutted. As part of that, the University wanted to add a 1,090 square foot performance area. This is a Music School building. That little "x" to the east is part of the addition.*

*Mrs. Vacek said are you going to keep the parking lot then?*

*Mr. Goldsmith said we are talking about that. There are a couple of options.*

*Mrs. Vacek said so this is a Final Plan with a public hearing. Because the small addition was not shown on the Master Plan and it is within 100 feet of the right-of-way of Marseillaise it does require a public hearing through the Special Use Planned Development. It will be going to public hearing on April 17th and then continuing on from there.*

*Mr. Sieben said based on our discussion last week, do you want to discuss the issue with the screening panel and then the blue, what was shown as corrugated metal on the plan, but that's really not what you are going to be doing.*

*Mr. Goldsmith said the blue area is going to be a flat facing material like the facing material that was used on the STEM school building. The rooftop screening is a different material, which is lighter weight so that we don't have to have structural issues with putting it up on the rooftop for screening. We are working on what the actual material will look like, but it will be a complimentary material to the metal facing that's being done in blue.*

*Mr. Sieben said so to be clear, this will change? It won't be corrugated metal?*

*Mr. Goldsmith said actually most of these materials are corrugated in a sense, but it is not going to look like it is louvered or something like that.*

*Mr. Sieben said well this is showing vertical lines.*

*Mr. Goldsmith said well you may see vertical lines, but it will be...*

*Mr. Sieben said but it won't be a corrugated metal look, correct?*

*Mr. Goldsmith said no. It is not going to look like a Quonset hut or something.*

*Mr. Sieben said I'm just saying what your plan shows and says.*

*Mr. Goldsmith said it will be a nice material, which we will show you as soon as we*

*finalize that with the architect.*

*Mrs. Vacek said so are you going to give us a sample or something so I can see what it looks like?*

*Mr. Goldsmith said I think you are overdoing this. We are not going to put something unsightly up there. We are going to put a nice material. I will assure you that it will be complimentary and not offensive.*

*Mr. Sieben said okay. If you could just somehow convey that, that would be great.*

*Mr. Goldsmith said whether I'm going to give you a swatch or not I can't tell you.*

*Mr. Sieben said before we get to the parking lot, Mark do you want to touch on how we are treating any stormwater that may or may not be required for this small addition?*

*Mr. Phipps said so the thought here is, I guess, that with a small addition like this, 1,000 square feet, that there won't be much other site disturbance as a result of this project and that it would fall below the threshold of 5,000 square feet of disturbance, which is what triggers a stormwater management permit. If there is impervious area added to this project, net impervious area possibly by increasing the footprint of the building a small amount, and if there isn't parking lot removed with this, then we'll keep track of any impervious area that's been added with this project and whatever the next project is that would require a stormwater permit throw that in and determine what stormwater management measures are appropriate.*

*Mr. Goldsmith said so as we looked at this, it is possible the University is going to take advantage of the fact that they could have had some green space. We have two issues. One is to make sure that we have adequate handicap parking for the two dormitories that are next door, Jenks Hall on the west and Wilkinson on the east. The thought was that we would possibly remove the north side of the parking lot and make it green space. So Javan for you, there is a fire hydrant back here, so the only issue is if we remove the north you'd still have access and that's adequate.*

*Mr. Beneke said so the drive goes all the way back in there. You are just taking the parking spaces itself.*

*Mr. Goldsmith said that's what we are looking at right now, just the north side.*

*Mr. Cross said so not coming down here and eliminating that, it would just be no spaces there. I just want to be clear.*

*Mr. Goldsmith said so the north side of spaces would be eliminated and we would leave, I guess that would be the question, how much do we have to leave to get you access to this hydrant if you need to get to it?*

*Mr. Beneke said you need to have the full fire lane, 20 feet of it.*

*Mr. Cross said so where the spaces end from the north and from the south, that space has to be maintained.*

*Mr. Goldsmith said and Mark for you I just have to see how much square footage we would be...*

*Mr. Phipps said I just did a quick calculation. It looks like if you took out 8 parking spaces that are 9 by 18 that comes out to about 1,300 square feet.*

*Mr. Goldsmith said actually that's what we had calculated. So it would be the equivalent of actually removing impervious area to compensate for the new impermeable area. We are looking at that. Now we know what Javan is telling us so we can work around that. We will either take advantage of the crediting process or we will...*

*Mr. Sieben said the city is giving you the option.*

*Mr. Goldsmith said if we can adequately serve really the handicap population then the only question is would we like to take advantage of the green space. We'll figure that out in the next week or so and let you know.*

[19-0261](#)

Requesting a Staff Review for Lot 1 of Fox Valley East, Region II, Phase I, 1st Resubdivision, Unit 53, located at the Northeast Corner of East New York Street and Asbury Drive, for a Financial Institution with a Drive-through Facility (2210) Use (Northstar Credit Union - 19-0261 / NA19/4-19.015-SR - SB - Ward 7)

*Representative Present: Timothy Niemiec*

*My name is Tim Niemiec, 1824 E. Van Beck Avenue, St. Francis, Wisconsin.*

*Mr. Sieben said do you want to give a little history of this? The city had previously approved the Final Plan for a credit union on this site. Do you want to just kind of relay the relationship of Northstar to the previous?*

*Mr. Niemiec said Oak Trust Credit Union was merged with Northstar Credit Union about 2 years ago. This site was owned by Oak Trust and has been taken over by Northstar. This corner in particular was meant to be kind of their show piece. They do have a small storefront just kind of around the corner that they will be moving into this facility. It will be branch and it will house their call center as well.*

*Mr. Sieben said do you want to just give the size of the building and layout?*

*Mr. Niemiec said we are about 5,300 square feet. There is probably about 1,200 square feet of that that's actual branch. A 3 lane drive-up. The first lane would be ATM and night drop and then 2 pneumatic 2 lanes, which would be handled from inside the branch. There won't be an actual drive through teller lane. It is all handled from inside. The inside of the branch itself is meant to be kind of a show piece, a large clear story, a large curtain wall out front. It is a very heavily landscaped plan, so we wanted to make the building stand out as much as we could, but still blend into the surroundings. The call center is about 1,000 square feet and the rest of the space is really ancillary, bathrooms, breakrooms, that kind of thing. They have about 5 loan offices. They are full service. They will handle everything.*

*Mr. Sieben said do you want to touch on the elevations?*

*Mr. Niemiec said because of the budget on the job and the need to kind of make this stand out a little bit more, what we wanted to do is give it some real pops and kind of use very simple materials for the bulk of the exterior. If I say concrete block, that's not doing it justice. It is trend stone plus. It is a CMU material for the bulk of the*

exterior, but it is burnished. It has a real nice smooth finish to it and it is a 12 by 24 block. It gives the appearance from a distance of like a smooth limestone with an accent band around. That's really meant to be subtle compared to the signage. The clear story that's kind of wrapped in that blue band, that's a bit of the pop of the brand.

Mr. Sieben said you had brought us some samples. I think it did do it justice with the sample. It is not a block look.

Mr. Niemiec said it is not block. If you saw the price on it you'd know it's not block. It is about a \$28 square foot product so it is not a cheap product. It is comparable to a high end brick. The blue that's there is a metal panel and the entry is kind of nice and flat and juts out and the waiting area is kind of by where that band is on the west elevation. That's all glass that goes around the front. We wanted to get as much exposure to Asbury and New York as we could.

Mr. Sieben said Steve and I have reviewed the zoning and I think you've made all the changes. We worked with you on the landscaping. I think it is a very attractive proposal. Zoning is really all done with it once we're done with today. I'll turn it over to Mark in Engineering and Javan and Herman and where they are at with their reviews.

Mr. Phipps said Engineering received a submittal this week. Souts from our staff is reviewing it. I'm not sure how soon he'll have his review completed, but when he does I'm sure he will type up a letter and send it to you or the engineers.

Mr. Cross said we reviewed it. Fire is good with it. We are going to send an approval from our standpoint later on today.

Mr. Sieben said have you applied for the building permit yet?

Mr. Niemiec said yes, all that should be in. It should have all went in at the same time. I know there was some lag with our construction department actually getting the applications in.

Mr. Sieben said Fox Metro?

Mr. Frankino said I would recommend sending us the Final Engineering too. What could happen is we are way behind if they are ready for permit and you haven't submitted yet.

Mr. Passero from the audience said is there still access, like a cross easement, for the businesses to the east?

Mr. Sieben said I don't know if you touched on that. This does have a cross access to the business to the east, which is Firestone. It is designed for that. That's how it was originally approved. It just sounds like really the main issue is Engineering and Building Department will finish their reviews and then once that's done the permit could be issued. This will end right here because this matched the previously approved Final Plan. We just wanted to make sure the elevations, landscaping and so on were sufficient, which they are.

**This Petition was filed.**

**PENDING**

**ANNOUNCEMENTS**

**ADJOURNMENT**

*Mr. Sieben adjourned the meeting at 10:22 a.m.*

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