



# 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  
May 14, 2019  
10:00 AM

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### 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. Vacek, Mrs. Morgan, Mr. Broadwell, Mr. Phipps and Mr. Beneke.*

### OTHERS PRESENT

*Others Present: Mike Frankino (Fox Metro), Rob Costello (Torch Architecture), Loe Wiznitzer (Ashton Pointe Shopping Center) and Eugene Pledgee (Ashton Point Shopping Center).*

### APPROVAL OF MINUTES

**19-0383** Approval of the Minutes for the Planning Council meeting on May 7, 2019.

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

### AGENDA

**19-0262** Requesting a revision to the Plan Description for the Ocean Atlantic Woodland Corporation Special Use Planned Development Amending the Land Use Parcel on the property located at southwest corner of Meadowridge Drive and 75th Street, being 11.30 acres, to the Multiplex Parcels with R-4A(S) zoning (Pulte Home Company, LLC - 19-0262 / NA28/3-17.234-PD/R/Ppn/Psd/R - JM - Ward 8)

*Mrs. Morgan said staff is in review of the resubmittal documents. They are advertised for the May 22nd Planning Commission. They have made some major changes in setbacks that Planning has asked, so we were just reviewing some minor technical issues.*

*Mr. Phipps said our review is ongoing also. I don't think there are major issues to be resolved though.*

*Mrs. Morgan said Fire reviewed their original and signed off on it, but they will have a new Fire resubmittal due to the change of the roads, but I don't think they mentioned anything major changing. I make a motion that we move this forward to the May 22nd Planning Commission with the minor conditions that Engineering and Planning may have. Mr. Phipps seconded the motion. The motion carried unanimously.*

**A motion was made by Mrs. Morgan, seconded by Mr. Phipps, that this agenda item be Forwarded to the Planning Commission, on the agenda for 5/22/2019. The motion carried by voice vote.**

**19-0263**

Requesting approval of a revision to the Preliminary Plan and Plat for the property located at the southwest corner of Meadowridge Drive and 75th Street for a ROW Dwelling (Party Wall) (1130) Use (Pulte Home Company, LLC - 19-0263 / NA28/3-17.234-PD/R/Ppn/Psd/R - JM - Ward 8)

*Mrs. Morgan said staff is in review of the resubmittal documents. They are advertised for the May 22nd Planning Commission. They have made some major changes in setbacks that Planning has asked, so we were just reviewing some minor technical issues.*

*Mr. Phipps said our review is ongoing also. I don't think there are major issues to be resolved though.*

*Mrs. Morgan said Fire reviewed their original and signed off on it, but they will have a new Fire resubmittal due to the change of the roads, but I don't think they mentioned anything major changing. I make a motion that we move this forward to the May 22nd Planning Commission with the minor conditions that Engineering and Planning may have. Mr. Phipps seconded the motion. The motion carried unanimously.*

**A motion was made by Mrs. Morgan, seconded by Mr. Phipps, that this agenda item be Forwarded to the Planning Commission, on the agenda for 5/22/2019. The motion carried by voice vote.**

**[19-0390](#)**

Requesting a Staff Review for Lot 105 of Ashton Pointe Subdivision, Unit One, located at 1167 N. Eola Road for a Restaurant with a Drive-Through Facility (2530) Use and a Patio Addition (Chipotle / Lelyn Group, Inc. - 19-0390 / NA17/1-19.005-SR - SB - Ward 10)

*Representatives Present: Rob Costello, Leo Wiznitzer and Eugene Pledgee*

*My name is Rob Costello with Torch Architecture representing the owner. It is the space hashed on the left that formerly was a Zoup Restaurant tenant. They did not utilize the drive-thru. There was a banking tenant before, I think, was the last person that utilized the drive-thru. The request is to put the drive-thru back in. The lanes and everything are still there. It is just a matter of putting the window back in on the side of the building and then capturing one parking space and putting a patio in, which would actually copy the neighboring building that they have for Starbucks and Jersey Mike's has an identical patio with a fence around it. A tree will remain that's there in the island. I did have a question to ask.*

*I'm Leo Wiznitzer. I represent the ownership of the Ashton Pointe Shopping Center.*

*I'm Eugene Pledgee. I help Leo run the shopping center. I was the original developer*

*and built the shopping center about 17 years ago.*

*Mr. Costello said I just had a quick question for Planning. Are you guys going to accept the shared ADA from Illinois, the new accessibility code?*

*Mr. Sieben said yes. We go by the Illinois. It has to meet Illinois, so whatever the requirements are. I believe they changed it now so they can share the striped area, is that correct?*

*Mr. Costello said right. So instead of reducing one space we could get that one space back as we are restriping, so we'd like to adjust that area.*

*Mr. Sieben said that would be fine.*

*Mr. Sieben said so is Chipotle in there yet or not quite?*

*Mr. Wiznitzer said no Chipotle is not in there yet. We are in the final stage of the lease negotiation. The lease language has all been approved. The exhibits are under review and we hope to have the lease signed in the next two weeks. Chipotle has their own agenda, as all the big boys do. But we have a good relationship with them and they want to be open this year, which would mean for December. Rob is not preparing the demolition of the space drawings so that those can come to your attention. As soon as the landlord's work is complete, we have to deliver a clean vanilla box to Chipotle and then they will take it over and build out the restaurant.*

*Mr. Sieben said perfect.*

*Mr. Broadwell said I looked at these plans and we worked with the architect here, Rob, and all of the Zoning comments have been satisfied, so we are okay with this staff review based on what's provided here.*

*Mr. Sieben said so we can sign off on our portion of any building permits then. This is the only meeting you will need to attend. This will not go through any political process. It is a great addition to the center.*

*Mr. Wiznitzer said we definitely think so. The Jersey Mike's store does very well. Starbucks is killing it literally there. We had presented this location to Chipotle about 5 years ago when they first opened up on Route 59 and they weren't ready for a second store yet, but they have now indicated in their numbers that they can definitely absorb a second store and their interest, of course, here is the drive-thru, which is something new to them. They are very anxious to have that and we are glad that we are able to produce that for them. They are very excited to be here. I think the compliment of a deli store like Jersey Mike's and now a Mexican food store like Chipotle gives a variety to many of the people that work in the area to be able to visit the shopping center, which will then generate additional business for everybody else. Hopefully the Super Cuts next door will do business because of that.*

*Mr. Sieben said do you guys still own the vacant lots on North Aurora Road?*

*Mr. Wiznitzer said we don't own any of that. Our ownership is limited to the two outlot buildings and the inline stores adjacent to the Jewel. Those are individually owned by another developer.*

*Mr. Phipps said there are no Engineering concerns.*

*Mr. Beneke said it is just a building permit. Get it in and we'll get rolling.*

*Mr. Sieben said so you are all set.*

*Mr. Wiznitzer said I want to thank all of you for allowing us to do business in your city. It is really a pleasure to work with all of you. Eugene has been working with you since 2002 and we've been working with all of you since 2007 and it's been nothing but an exceptional relationship. We hope to keep it up. We hope when you go by our shopping center you will see how much we care about it and how it looks for your city. Thank you again.*

**This Petition was filed.**

## **PENDING**

## **ANNOUNCEMENTS**

## **ADJOURNMENT**

*Mr. Sieben adjourned the meeting at 10:08 a.m.*

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