



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

June 04, 2019

10:00 AM

CALL TO ORDER

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

ROLL CALL

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

OTHERS PRESENT

Others Present: Mike Frankino (Fox Metro) and Kenneth Sack (Watermark Engineering).

APPROVAL OF MINUTES

AGENDA

[19-0434](#)

Requesting approval of a Special Use for a Social Service Agencies, Charitable Organizations, Health Related Facilities, and Similar Uses (6630) use on Lot 1 of the Salvation Army Subdivision, located at 550 Redwood Drive (The Salvation Army - 19-0434 / AU18/4-15.213-Su/Fsd/Fpn - SB - Ward 5)

Mr. Broadwell said the Petitioner was here last week. I think the meeting went well. They are working on adding the second phase of the development for the building addition, adding that to the Final Plan and the Elevations. I'm working with Souts in Engineering to get everything. Alderman Franco was here last week and he mentioned that he would like some more lighting in the back around the parking lot area and then kind of in the northwest corner of the property. I did talk to him after last week's P&D meeting about that. I think we are going to have them add more lighting along the north side of the parking lot and then add some more screening on the north property line between the Salvation Army property and the residential properties to the north. I sent them the review comments on Friday afternoon. I haven't heard anything back. I'll follow up with them. Otherwise, they are almost done with the public notice process. This is going to go to the June 19th Planning Commission.

Mr. Phipps said the Engineering staff is in the middle of their review. I expect we will

get our comments out this week.

[19-0435](#)

Requesting approval of a Final Plat for Lot 1 of the Salvation Army Subdivision, located at 550 Redwood Drive (The Salvation Army - 19-0435 / AU18/4-15.213-Su/Fsd/Fpn - SB - Ward 5)

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Mr. Phipps said the Engineering staff is in the middle of their review. I expect we will get our comments out this week.

[19-0436](#)

Requesting approval of a Final Plan for Lot 1 of the Salvation Army Subdivision, located at 550 Redwood Drive, for a Social Service Agencies, Charitable Organizations, Health Related Facilities, and Similar Uses (6630) Use (The Salvation Army - 19-0436 / AU18/4-15.213-Su/Fsd/Fpn - SB - Ward 5)

Mr. Broadwell said the Petitioner was here last week. I think the meeting went well. They are working on adding the second phase of the development for the building addition, adding that to the Final Plan and the Elevations. I'm working with Souts in Engineering to get everything. Alderman Franco was here last week and he mentioned that he would like some more lighting in the back around the parking lot area and then kind of in the northwest corner of the property. I did talk to him after last week's P&D meeting about that. I think we are going to have them add more lighting along the north side of the parking lot and then add some more screening on the north property line between the Salvation Army property and the residential properties to the north. I sent them the review comments on Friday afternoon. I haven't heard anything back. I'll follow up with them. Otherwise, they are almost done with the public notice process. This is going to go to the June 19th Planning Commission.

Mr. Phipps said the Engineering staff is in the middle of their review. I expect we will get our comments out this week.

[19-0463](#)

Requesting approval of a Plat of Vacation of Right of Way for a portion of Duke Parkway along the property located at 2865 Duke Parkway (Duke Realty Limited Partnership - 19-0463 / WI33/4-17.037-VAC - SB - Ward 10)

Mr. Broadwell said we are working with Engineering on getting this Plat of Vacation. This is on a Final Plan that was approved in the spring of 2016. We're getting it ready for City Council approval. Right now it is getting set for the June 12th BZE Committee meeting. I would like to make a motion to vote this out for the June 12th BZE meeting. 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 Building, Zoning, and Economic Development Committee, on the agenda for 6/12/2019. The motion carried by voice vote.

[19-0472](#)

Requesting a Staff Review for the Property Located at 1023 North Lake Street for a Restaurant with a Drive-through Facility (2530) Use (McDonald's USA, LLC - 19-0472 / AU15/1-19.023-Fsd/SR - SB - Ward 6)

Representative Present: Kenneth Sack

Mr. Sack said as you all know, there was a fire at the existing site. They were doing a major remodel project. It was just basically giving the old building a new look and they had the fire there which more or less destroyed the entire building. That brought us to this phase of the project where we are going to do a scrape and rebuild for the project. Basically we are going to change the whole orientation of the site. A brand new building. It is about 5,300 square feet with 107 seats. We are going to provide 46 parking stalls. We have the entrance on the north of Route 31, which was also going to be part of the MRP and then there is an entrance off of Lyon Place. We were going to use both of those entrances, but we've reshaped them a little bit with the new building and such. A trash enclosure to match the building. A lot of new water quality aspects we were able to do with this situation too. A lot of the stormwater is being filtered a couple of times before it eventually discharges onto the slopes and heads down to the river. There is a lot of good water quality things happening here as well. That's it in a nutshell. They are installing the double drive-thru, which is pretty standard. There is going to be in excess of 20 stacking spaces for the drive-thru, so I don't see any kind of issues with vehicular stacking. That should not be an issue on this site at all. We are going to provide ADA access to Route 31 and the handicap stalls leading into the store as well. It is a pretty comprehensive, whole new concept. I think it hits everything every well. I think it is a big improvement compared to what the MRP was going to be.

Mr. Sieben said yes. One of the big improvements also is the 30 foot landscape setback. With redevelopment along Lake Street, we are trying to develop that aspect. Right now a lot of those commercial properties are in the zero setback with a carriage walk. The other thing we wanted to mention Ken is we are going to ask for a 5 foot wide sidewalk setback 5 feet inside the property line, so it will have to be part of a city easement. I'm not sure if there is one there now, but it looks like you should have room there. We talked about it briefly. I don't think it will interfere with your signage or anything like that. Right now it is a pretty bad carriage walk that's pre-existing in the right-of-way, which is not real safe.

Mr. Sack said I don't think that will be much of an issue. We'll have to do a little bit of a redesign up there with some slopes and stuff to accommodate that and adjust accordingly for that.

Mr. Sieben said yes. Steve is doing the rest of it for us.

Mr. Broadwell said I am still finishing up the review of the site plan. I think Ed's comment is the sidewalk. Just update the site plans accordingly, landscaping, etc. I think the elevations are fine. The signs, I have been talking to Dan Olson about those. Herman, they want to re-use their ground signs from last year, so we can work with you guys on that. The Final Plat, we are still doing some review.

Mr. Phipps said as I'm sure you are well aware, Lyon Place is not public right-of-way. At some point, with the city's plans for redevelopment along the river, we'd like it to become right-of-way. The current easement that's there is 40 feet wide. We would prefer it, once it becomes right-of-way, to be 66 feet wide. One of the things we've been talking about and I've been waiting for some input from our Legal Department on, is we're not going to ask for additional right-of-way right now, but we'd like things set up so that if we can get the 40 foot easement to become right-of-way that we could also get an additional 13 feet from McDonalds. That's what I'm working with Legal on is what the process would be. It might be a separate document, a separate agreement, or it might be a note on the plat, something that would say that upon the request of the city that 13 feet of right-of-way along the south property line would be granted to the city for a public right-of-way.

Mrs. Vacek said it doesn't look like it should interfere with your setbacks at all.

Mr. Sack said that would be one of my questions.

Mrs. Vacek said I think your setback there is 15 feet, so it looks like there wouldn't be any interference there. Obviously, the city would have to work with what we have and if we are going to upgrade that road at some point. We would have to take that into consideration. Probably at the same time that we would do that, we would do some kind of variance just to make sure that you guys are (inaudible) and it doesn't effect that.

Mr. Sack said would we need to go through any additional hearings for that variance?

Mrs. Vacek said I don't believe so, but we can talk about that when we ask for it. It's not something that we're either going to put a condition on or we can do some kind of an agreement at this point, but we're not going to ask for the right-of-way at this point.

Mr. Sack said obviously with the fire and stuff and the loss of revenue, McDonalds wants to get in as soon as possible. So that won't hold anything up as far as getting this permitted?

Mrs. Vacek said we'll work through that as we go along with this.

Mr. Minnella said I also wanted to add that the Legal Department is in discussion with McDonalds to have an easement granted for future references for the bike path. It is 10 foot wide.

Mrs. Vacek said the easement is actually going to be 20 feet, but I think the bike path, we left a little room so we can do some grading and stuff.

Mr. Sack said and it was running down to the river, right, if I remember correctly?

Mr. Minnella said yes.

Mrs. Vacek said Steve, do you know where Legal is on that?

Mr. Broadwell said the person in the Law Department that is working on it, she said that she is still working on it. This was the middle of last week. They are drafting the easement. The language hasn't been completed yet. They are working with the Fox Valley Park District on some of the maintenance and upkeep issues.

Mr. Phipps said one other Engineering related item I wanted to mention, and we haven't completed our review yet, it's ongoing, but at the south end of the building there is an existing sanitary sewer service that looks like to runs from the old building to Fox Metro's inceptor along the west side of the river, but it doesn't show the full alignment. It looks like the existing sanitary service will be running underneath the proposed detention basin. Do you have an idea how deep that sanitary service is?

Mr. Sack said can we discuss that after? I have the plans here so we can look at it. I don't know off hand what it is.

Mr. Phipps said we can look at it after the meeting or you can just get back to Mary who is doing the review and let her know. Obviously, we are concerned that it might be too shallow, but also, and I don't know Mike if you've got any input on that, whether the existing service which runs underneath the proposed detention basin, even if it is deep enough, if that would be allowed or if they would have to relocate it.

Mr. Frankino said well the District has two concerns on this job. Really the first one was the existing sanitary service. Per our ordinance, it has to either be replaced or aligned to make it a new sewer, which would help if it went under the detention basin if there was enough. We'd have to look at it closely. A couple 3 feet of cover if it was under the detention basin, especially if it was an aligned sewer. That would make us feel a lot better about (inaudible) or damage to it later. The problem wouldn't just charge directly to that interceptor and cause problems there.

Mr. Sack said are you saying you are looking for a new line going from where McDonalds is tapping in down to the interceptor?

Mr. Frankino said the way it is now, if there is a new building, the service has to be removed to the main or aligned. I think they are working on getting some televising done to determine if it is alignable. If there are big bellies in it, we don't consider that alignable because it would just be problematic. The other issue was the 1,500 gallon grease trap was replaced, I believe, just before the fire. We had advised them that there were more days behind that existing old concrete unit that was there then what it had in front of us coming down the road. So they took our advice and replaced it, but that is a new unit that is underground and whether it has been removed and plans on being reused, we would be okay with that if you wanted to reuse it. It is an expensive unit. Just understand that that's there and I think that that's new.

Mr. Sack said so they can reuse the green turtle?

Mr. Frankino said as long as they can get it out. It is a green turtle. They are susceptible to damage. If they can get it out and reuse it that would be just fine.

Mr. Beneke said fire-wise, the Fire Marshall and I looked at this this morning. We only have a couple of minor comments. The hydrant at the north side there needs to be within 5 feet of the fire lane. It looks like it is showing a little bit further than that. Just make sure it gets within 5 feet of the curb to the drive and it needs to be at least 50 feet from the building. It looks like you are okay with the FDC requirement, but it looks like it needs to just shift just slightly.

Mr. Sack said so right here then?

Mr. Beneke said yes.

Mr. Sack said it just needs to be 5 feet off of this curb here?

Mr. Beneke said 5 feet off of that and then 50 feet off of probably that corner right there. With that stipulation, we went ahead and approved it. Everything else looked fine.

Mr. Sack said that shouldn't be a big deal to move it a few feet. It is only a couple of feet.

Mr. Beneke said that's what we figured. It is pretty simple.

Mr. Broadwell said I'm going to start today putting together just like some of the review comments. I'll send those to you guys. I think it will just summarize really everything here in addition to anything else that may pop up. I think you guys are pretty close.

Mr. Sieben said the only thing that will move forward then is the plat, the Plat of Consolidation and the Final Plat. That will go to our Committee. Steve will let you know on that.

This Petition was filed

19-0473

Requesting Approval of a Final Plat for the McDonald's Lake Street Subdivision Located at 1023 North Lake Street (McDonald's USA, LLC - 19-0473 / AU15/1-19.023-Fsd/SR - SB - Ward 6.

Representative Present: Kenneth Sack

Mr. Sack said as you all know, there was a fire at the existing site. They were doing a major remodel project. It was just basically giving the old building a new look and they had the fire there which more or less destroyed the entire building. That brought us to this phase of the project where we are going to do a scrape and rebuild for the project. Basically we are going to change the whole orientation of the site. A brand new building. It is about 5,300 square feet with 107 seats. We are going to provide 46 parking stalls. We have the entrance on the north of Route 31, which was also going to be part of the MRP and then there is an entrance off of Lyon Place. We were going to use both of those entrances, but we've reshaped them a little bit with the new building and such. A trash enclosure to match the building. A lot of new water quality aspects we were able to do with this situation too. A lot of the stormwater is being filtered a couple of times before it eventually discharges onto the slopes and heads down to the river. There is a lot of good water quality things happening here as well. That's it in a nutshell. They are installing the double drive-thru, which is pretty standard. There is going to be in excess of 20 stacking spaces for the drive-thru, so I don't see any kind of issues with vehicular stacking. That should not be an issue on this site at all. We are going to provide ADA access to Route 31 and the handicap stalls leading into the store as well. It is a pretty comprehensive, whole new concept. I think it hits everything every well. I think it is a big improvement compared to what the MRP was going to be.

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PENDING

ANNOUNCEMENTS

ADJOURNMENT

Mr. Sieben adjourned the meeting at 10:18 a.m.

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