



City of Aurora

Zoom Meeting

44 East Downer Place
Aurora, Illinois 60505
www.aurora-il.org

Planning Commission Meeting Minutes

Wednesday

June 17, 2020

7:00 PM

CALL TO ORDER

Chairman Pilmer called the meeting to order at 7:00 p.m. and gave instructions on the procedures of the remote meeting.

ROLL CALL

The following Commission members were present: Chairman Pilmer, Mrs. Anderson, Mr. Cameron, Mr. Chambers, Mr. Divine, Mrs. Duncan, Mr. Elsbree, Mr. Gonzales, Mrs. Head, Mr. Hull, Mrs. Owusu-Safo and Ms. Tidwell.

OTHERS PRESENT

The following staff members were present: Mr. Sieben, Mrs. Vacek, Steve Broadwell, Jake Sodaro and Mrs. Jackson.

Others Present: Neal Nanda (Sri Jagannath Society of Greater Chicago), Lionel Martinez (State Farm Office), Ryan VanderVeen (State Farm Office), and Mark Schlei (Ground Effects Outdoor Living, LLC).

APPROVAL OF MINUTES

20-0189

Approval of the Minutes for the Planning Commission meeting on March 4, 2020.

A motion was made by Mr. Chambers, seconded by Mrs. Anderson, 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 registered to speak to the Commission.

AGENDA

20-0234

An Ordinance granting revisions to the Special Use Permit for a

Religious Institutions (6400) Use on the Property located at 2295 Church Road (Sri Jagannath Society of Greater Chicago - 20-0234 / AU02/4-20.013-Su - JS - Ward 1) (PUBLIC HEARING)

Mr. Sodaro said the Petitioner, Sri Jagannath Society of Greater Chicago, is requesting approval of a Special Use for a Religious Institutions use located at 2295 Church Road. The subject property is currently a church use which is O(S) Office District with a Special Use. Additional information on the legislative history of the property can be found in the attached Property Information Sheet. The Petitioner is requesting approval of a Special Use for a Religious Institutions use located at 2295 Church Road. The property was granted a Special Use in 2015, which is set to terminate in June of this year. The Petitioner is requesting to eliminate the condition that terminates the Special Use, which would allow the church. There are two other conditions that were placed on the previous Special Use that are being kept for this one, which will be listed with the staff recommendation. Staff has reviewed the Special Use petition and have sent comments back to the petitioner on those submittals. The petitioner has made the requested revisions to these documents and they now meet the applicable codes and ordinances.

Due public notice was given for the public hearing on this matter. As of the date of this memo, and as of today, staff has not received public inquiries regarding this petition.

The Petitioners were sworn in.

I'm Neal Nanda. I'm a Board member of Sri Jagannath Society of Greater Chicago located at 2295 Church Road, Aurora. This place has been used for religious purposes since 2015. In 2015, we changed the zoning from residential to business and on top of that we were given a special use to support religious activities for 5 years. Now that the 5 years is ended, we want to use it permanently for religious purpose activities like we have in the last 5 years. We have been doing this for the past 5 years and have not received any complaints or any kind of concern from any neighbors in the area. We request the City of Aurora to give us approval for religious activities.

The public input portion of the public hearing was opened. No one was registered to give testimony. The public input portion of the public hearing was closed.

Mr. Sodaro said staff would recommend conditional approval of the Ordinance granting revisions to the Special Use Permit for a Religious Institutions use on the property located at 2295 Church Road, with the following conditions:

- 1. That the Religious Institution use not expand beyond the existing footprint of the building, nor shall new construction be allowed.*
- 2. That a revision to the Special Use would be required if a portion of the building is used as a priest residence.*

Chairman Pilmer said I have a question. I think the intent is not to be used as a residence at all. Would it be better stated to remove the word priest?

Mr. Sieben said I don't think we would have a problem with that. The condition is the same from 2015. We actually removed 3 conditions from before. The intent, yes, is for a residence.

Chairman Pilmer said I think the intent is not to be used as a residence and it hasn't

been for the last 5 years, but we should clarify that it is not to be used a residence.

Mr. Sieben said and staff can modify that condition to just make it a little bit more broad that it is not to be used as a residence.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mr. Cameron

AYES: Mrs. Anderson, Mr. Cameron, Mr. Chambers, Mr. Divine, Mrs. Duncan, Mr. Eisbree, Mr. Gonzales, Mrs. Head, Mr. Hull, Mrs. Owusu-Safo, Ms. Tidwell

NAYS: None

FINDINGS OF FACT

1. Is the proposal in accordance with all applicable official physical development policies and other related official plans and policies of the City of Aurora?

Mr. Chambers said yes and these are listed in the staff report.

2. Does the proposal represent the logical establishment and/or consistent extension of the requested classification in consideration of the existing land uses, existing zoning classifications, and essential character of the general area of the property in question?

Mrs. Owusu-Safo said the property is being utilized right now for the same purpose so it is being used as the logical establishment.

3. Is the proposal consistent with a desirable trend of development in the general area of the property in question, occurring since the property in question was placed in its present zoning classification, desirability being defined as the trend's consistency with applicable official physical development policies and other related official plans and policies of the City of Aurora?

Chairman Pilmer said again I would state this has been consistent over the past 5 years as they have been occupying this location.

4. Will the proposal maintain a compatible relationship with the traffic pattern and traffic volume of adjacent streets and not have an adverse effect upon traffic or pedestrian movement and safety in the general area of the property in question?

Mrs. Head said there should be no issue with traffic seeing that it has been in existence for 5 years.

5. Will the proposal allow for the provision of adequate public services and facilities to the property in question and have no adverse effect upon existing public services and facilities?

Mrs. Anderson said they are already in place.

6. Does the proposal take adequate measures or will they be taken to provide ingress and egress so designed as to maximize pedestrian and vehicular circulation ease and safety, minimize traffic congestion, and not substantially increase the congestion in the public streets?

Mrs. Head said again, they are already in place.

9a. Will the special use not preclude the normal and orderly development of improvement of surrounding properties due to the saturation or concentration of similar uses in the general area?

Chairman Pilmer said I would state that that would not be the case. There should be no saturation.

9b. Is the special use in all other respects in conformance to the applicable regulations in 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 Plan Commission?

Mr. Elsbree said it is applicable.

Mr. Sodaro said this will next be heard at the Building, Zoning and Economic Development Committee on Wednesday, June 24, 2020, at 4:00 p.m. which will be held over Zoom.

A motion was made by Mr. Chambers, seconded by Mr. Cameron, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 6/24/2020. The motion carried.

20-0242

An Ordinance Amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, by Rezoning Property located at 2795 Church Road from R-1, One Family Dwelling District to O, Office District (Ryan VanderVeen - 20-0241 / AU02/2-19.252-A/Fpn - SB - Ward 1) (PUBLIC HEARING)

Mr. Broadwell said the property right now is in unincorporated Kane County. It is adjacent to the City of Aurora on the north and east side. It is a little less than acre. Right now it is a single family home. The property is concurrently being annexed to Aurora and the second part of that is that it is being rezoned to the Office Dwelling District. You can see in the packet that there is a site plan that's been put together. There is a new parking lot that is being added on the south and east side of the building and then one of the driveways is being removed. I think that's everything.

The Petitioners were sworn in.

I'm Lionel Martinez. I live at 4S115 Curtis Avenue in Warrenville. I'm a builder friend of Ryan who is purchasing this property and I've been helping him kind of develop the site and design the building for his needs. Essentially we are trying to take kind of an odd property, which is a single family home that is surrounded by lots of commercial property and turn it into a nice office building. Some of things that we worked with staff on is we are trying to figure out this parking lot. We are moving the parking lot from one side of the building to the other to accommodate enough parking spots, a handicap spot, and a ramp for access to the property for his clients. We are essentially redoing the whole property, the whole building, so it will be a pretty nice building with a nice façade and meets the needs of his office staff and the needs that he has currently.

My name is Ryan VanderVeen. I work at 1515 Butterfield Road, Suite 107, Aurora and I live at 28W721 Wagner Court in Warrenville, Illinois. My office has been open for State Farm for the last 5-6 years. I employ about 3 people. With this purchase just wanting to go from renting to owning and it is only about a block away from my current

office.

The public input portion of the public hearing was opened. No one was registered to give testimony. The public input portion of the public hearing was closed.

Mr. Broadwell said staff would recommend approval of the ordinance amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the zoning map attached thereto, by rezoning the property located at 2795 Church Road from R-1, One Family Dwelling District to O, Office District.

MOTION OF APPROVAL WAS MADE BY: Mr. Elsbree

MOTION SECONDED BY: Mrs. Duncan

AYES: Mrs. Anderson, Mr. Cameron, Mr. Chambers, Mr. Divine, Mrs. Duncan, Mr. Elsbree, Mr. Gonzales, Mrs. Head, Mr. Hull, Mrs. Owusu-Safo, Ms. Tidwell

NAYS: None

FINDINGS OF FACT

1. Is the proposal in accordance with all applicable official physical development policies and other related official plans and policies of the City of Aurora?

Mr. Chambers said yes and those are listed in the staff report.

2. Does the proposal represent the logical establishment and/or consistent extension of the requested classification in consideration of the existing land uses, existing zoning classifications, and essential character of the general area of the property in question?

Chairman Pilmer said I would state this is consistent with the general area and the surrounding properties.

3. Is the proposal consistent with a desirable trend of development in the general area of the property in question, occurring since the property in question was placed in its present zoning classification, desirability being defined as the trend's consistency with applicable official physical development policies and other related official plans and policies of the City of Aurora?

Mrs. Anderson said yes it is.

4. Will the proposal maintain a compatible relationship with the traffic pattern and traffic volume of adjacent streets and not have an adverse effect upon traffic or pedestrian movement and safety in the general area of the property in question?

Mrs. Head said there should be no adverse effect.

5. Will the proposal allow for the provision of adequate public services and facilities to the property in question and have no adverse effect upon existing public services and facilities?

Mr. Cameron said they are already in place or will be provided.

6. Does the proposal take adequate measures or will they be taken to provide ingress and egress so designed as to maximize pedestrian and vehicular circulation ease and safety, minimize traffic congestion, and not substantially increase the

congestion in the public streets?

Chairman Pilmer said it is noted on the plans that it is in place and there should be no impact to congestion in the public streets.

9a. Will the special use not preclude the normal and orderly development of improvement of surrounding properties due to the saturation or concentration of similar uses in the general area?

Mrs. Owusu-Safo said yes it is consistent. It will be consistent with the essential character of the general area.

9b. Is the special use in all other respects in conformance to the applicable regulations in 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 Plan Commission?

Chairman Pilmer said I would state that it would permit a more suitable use based on the surrounding properties and the historical use of the property, which has been various businesses for some time.

Mr. Broadwell said this will next be heard at the Building, Zoning and Economic Development Committee on Wednesday, June 24, 2020, at 4:00 p.m. on Zoom.

A motion was made by Mr. Elsbree, seconded by Mrs. Duncan, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 6/24/2020. The motion carried.

20-0316

A Building, Zoning and Economic Development Committee Resolution Approving a Final Plan for the Property located at the Southeast Corner of North Eola Road and Weber Drive, for a Business and Professional, Office (2400) use and a Warehouse, Distribution, and Storage Services (3300) Use (Ground Effects Outdoor Living, LLC - 20-0316 / NA20/1-20.022-Fpn - SB - Ward 10)

Mr. Broadwell said this is for a Final Plan for the property located at the southeast corner of North Eola Road and Weber Drive. The property is currently zoned B-2(S) with a Special Use Planned Development. The subject property was incorporated in 2004 to allow for continuing use for storage and sale of landscaping materials, in addition to residential retail sales of seasonal items like fruits, vegetables, and Christmas trees. I think this was the Hammond Farm at some point. Now we have Ground Effects here to basically continue using this for the storage, retail and office. You can see on the plan that they are continuing to use an existing barn and then some new buildings and then some storage there, and some pavers around there. This is the first of 2 phases of development for this use here.

Mr. Cameron said is the second phase the portion at the top of the map?

Mr. Broadwell said yes, that's the frontage on North Eola Road. That's coming in Phase 2, yes.

My name is Mark Schlei. I'm President of Ground Effects Outdoor Living. Ground Effects has been in existence in Yorkville since 1994. My business partner and I acquired the business in 2017 and the development in Aurora is part of an expansion

program to get us closer to DuPage County, where there is quite a bit of landscape contractors and a lot of work that we can't service out of Yorkville. Ground Effects, predominantly when we purchased the company, really sold concrete pavers and wall products, predominantly Unilock and then the various accessories that contractors need to put in a patio. We do sell decorative rock and outcropping and some other natural stone products. This year we added a line of natural stone, about 20 different colors of pavers. We've also expanded our grow line and refrigeration and outdoor cabinets. We are looking to develop the eastern 60% of the property for the wholesale landscape part of our business. It was alluded to that Phase 2 to the north will be more of a homeowner retail facing with displays really highlighting all the various outdoor living products that we carry. When we get to the retail side of that, we'll expand the offerings of products as well as we get to the homeowner.

Mr. Broadwell said staff would recommend approval of the Building, Zoning, and Economic Development Committee resolution, approving a Final Plan for the property located at the southeast corner of North Eola Road and Weber Drive, for a Business and Professional, Office use and a Warehouse, Distribution, and Storage Services use.

Mr. Cameron said this will come back for the second phase at the time they add the retail, is that correct?

Mr. Broadwell said yes.

MOTION OF APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mr. Hull

AYES: Mrs. Anderson, Mr. Cameron, Mr. Chambers, Mr. Divine, Mrs. Duncan, Mr. Elsabee, Mr. Gonzales, Mrs. Head, Mr. Hull, Mrs. Owusu-Safo, Ms. Tidwell

NAYS: None

Mr. Broadwell said this will next be heard at the Building, Zoning and Economic Development Committee on Wednesday, June 24, 2020, at 4:00 p.m. on Zoom.

A motion was made by Mr. Chambers, seconded by Mr. Hull, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 6/24/2020. The motion carried.

PENDING

ANNOUNCEMENTS

Mr. Sieben said we may be having a meeting on July 8. We will know probably by the end of the week. If we don't meet on July 8, the next meeting would be July 22.

ADJOURNMENT

A motion was made by Mr. Cameron, seconded by Mrs. Anderson, that the meeting be adjourned. The motion carried. Chairman Pilmer adjourned the meeting at 7:33 p.m.

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