In the Matter Of:

AURORA PLAN COMMISSION IN RE 19-0434, 19-0435, 19-0436, 19-0473

REPORT OF PROCEEDINGS

June 19, 2019

Grove & Associates Reporting & Video Services
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BEFORE THE PLAN COMMISSION
CITY OF AURORA, ILLINOIS

IN RE:  
19-0434, 19-0435, 19-0436, 19-0473.

REPORT OF PROCEEDINGS had at the Public
Hearing in the above-entitled cause before the Plan
Commission at the City of Aurora Council Chambers,
44 East Downer Place, Second Floor, Aurora, Illinois,
on the 19th day of June, 2019, at 7:00 o'clock p.m.

PRESENT:

PLAN COMMISSION:

Mr. Don Pilmer, Chairman
Mr. Kenneth Cameron
Mr. Greg Elsbree
Mr. Ivan Chambers
Ms. Carol Tidwell
Ms. Lynn Head
Mr. Patrick J. Divine
Mr. Mike Reynolds
Ms. Yvonne Owusu-Safo

*****

Mr. Edward T. Sieben, Director
Mr. Stephen Broadwell, Planner

*****

REPORTED BY NICOLE M. BREYTSPRAAK, CSR, RPR, CRC, CRR.
Whereupon the public meeting was called to order at 7:00 p.m.

CHAIRMAN PILMER: Good evening.

I'd like to call to order the City of Aurora Planning Commission meeting for Wednesday, June 19, 2019.

Please call the roll.

MR. BROADWELL: Chairman Pilmer.

CHAIRMAN PILMER: Here.

MR. BROADWELL: Mrs. Anderson.

Mr. Cameron.

COMMISSIONER CAMERON: Here.

MR. BROADWELL: Mr. Chambers.

COMMISSIONER CHAMBERS: Here.

MR. BROADWELL: Mr. Divine.

COMMISSIONER DIVINE: Here.

MR. BROADWELL: Mrs. Duncan.

Mr. Elsbree.

COMMISSIONER ELSBREE: Here.

Mr. Gonzales.

Mrs. Head.

COMMISSIONER HEAD: Here.

MR. BROADWELL: Mr. Hull.
Mrs. Owusu-Safo.

COMMISSIONER OWUSU-SAFO: Here.

MR. BROADWELL: Mr. Reynolds.

COMMISSIONER REYNOLDS: Here.

MR. BROADWELL: Ms. Tidwell.

COMMISSIONER TIDWELL: Here.

CHAIRMAN PILMER: Before you are the minutes from our Planning Commission meeting on June 5th. Are there any comments or corrections?

Hearing none, can we entertain a motion.

COMMISSIONER TIDWELL: I move approval.

COMMISSIONER CAMERON: Second.

CHAIRMAN PILMER: A motion has been made by Ms. Tidwell and seconded by Mr. Cameron.

MR. BROADWELL: I'm sorry?

CHAIRMAN PILMER: Ms. Tidwell and Mr. Cameron.

Go ahead and call the roll.

MR. SIEBEN: Sorry. We only brought one sheet.

Mr. Cameron.

COMMISSIONER CAMERON: Yes.

MR. SIEBEN: Mr. Chambers.

COMMISSIONER CHAMBERS: Yes.
MR. SIEBEN: Mr. Divine.
COMMISSIONER DIVINE: Yes.
MR. SIEBEN: Mr. Elsbree.
COMMISSIONER ELSBREE: Yes.
MR. SIEBEN: Mrs. Head.
COMMISSIONER HEAD: Yes.
MR. SIEBEN: Mrs. Owusu-Safo.
COMMISSIONER OWUSU-SAFO: Yes.
MR. SIEBEN: Mr. Reynolds.
COMMISSIONER REYNOLDS: Yes.
MR. SIEBEN: Ms. Tidwell.
COMMISSIONER TIDWELL: Yes.
CHAIRMAN PILMER: Motion carries.

Tonight's meeting, in accordance with the Illinois -- State of Illinois Open Meetings Act, if anyone in the audience would like to come and speak before the Commission about any item on the agenda that is not a public hearing or any other item, you would have 3 minutes to do so.

Please note for the record that no one has come forward.

And we'll move to the first item on our agenda is: An ordinance granting a special use revision permit for a social service agencies,
charitable organizations, health related facilities, and similar uses when not operated for pecuniary profit. Use on the property located at 550 Redwood Drive. This is a public hearing.

MR. BROADWELL: Okay. And there's also two other --

CHAIRMAN PILMER: I'll read them.

The second item is: A resolution approving the final plat for Lot 1 of the Salvation Army Subdivision, located at 550 Redwood Drive.

And the third item is: A resolution approving a final plan on Lot 1 of the Salvation Army Subdivision, located at 550 Redwood Drive, for social service agencies, charitable organizations, health related facilities, and similar uses when not operated for pecuniary profit use by the Salvation Army.

MR. BROADWELL: Okay. Yeah. So, thank you. Yeah. So this is for -- this is for the property at 550 Redwood Drive here in Aurora.

The Salvation Army, as you just heard, is essentially redeveloping the site for a -- for expanding community outreach efforts at this site.
So a little bit of background.

The property is zoned B-2S. It's in the original West Aurora Plaza development district.

The property itself is about 2 1/2 acres. It was previously being used for a building that was about 17,000 square feet and will be demolished to allow for this proposed development.

There was previously a special use for a church and school at the property.

We can see more in the property research sheet.

So, again, the salvation -- a little bit of some details about the special use for the community center here.

So the Salvation Army is essentially they're developing this community center for resources. They'll be providing for the community such as -- excuse me -- computer literacy; English as a second language program, which will be in kind of the main building, which you'll see in the final plan; and then a gymnasium and general space for other community needs; a mobile canteen that will provide resources to local police and
other emergency needs.

So concurrently with this proposal, the petitioners are requesting approval of final plat revision. Details of this include consolidation of the two current lots into Lot 1 of the Salvation Army Subdivision and there will also be a 10-foot wide City easement along the western lot line on the southern portion of the property, which is currently Lot 4 and Lot 5 of the previous subdivision there.

And then, finally, the petitioner is requesting approval of the final plan for the social service use. Details of this include -- the entire building, it will be done in two phases. It will be approximately 23,000 square feet, one-story building after both phases are done.

The first phase of this development will be located in the portion that's closest to Redwood Drive, you can see on the final plan. It will be about 11,400 square feet. This -- the southern portion of this building will be the chapel and lobby that will hold services and the northern portion will contain the community center as well as a kitchen for the congregation and the public.
And the second phase of this development, which you can see in the back behind the first phase, will be, like -- will be used for a gymnasium and general space, which will be approximately 11,700 square feet.

In addition to that, the property is also planned for 112 parking spaces which will satisfy the minimum parking requirements for Phase 1 and Phase 2 of this development.

The petitioner has also provided a landscape plan, which meets -- I would say provides satisfactory landscaping screening to the residential properties to the north as well as the commercial properties to the west and south.

And then you can also see the buildings for Phase 1 and Phase 2.

So any questions for staff at this point?

CHAIRMAN PILMER: Questions of staff? Hearing none, we'd ask the petitioner to come forward.

And if you stand and be sworn in, Ed will swear you in.

(Captain Rich Forney sworn.)
MR. FORNEY: My name is Captain Rich Forney and I live on 1850 West Downer Place.

CHAIRMAN PILMER: If you have anything to add that's in addition to what staff has presented us, feel free to do so.

MR. FORNEY: Sure. I'd be glad to share.

We are thrilled to be part of this community and have been for 134 years. It's something that we take great pride in knowing that just 20 years after the Salvation Army began over in East London, we were already here in Aurora serving those in need and continue to do so.

This project is a culmination of many years. You've probably heard echos and rumors of the Salvation Army wanting to build and develop. And over the years we have purchased different properties with the idea of expanding. And during our stay here in the last five years, it's been determined that this neighborhood in particular with ease of access, what the City already has in place as far as bus lines and that sort of transportation right off of the main thoroughfare with Galena adjacent to a neighborhood, understanding that meeting the needs of the whole community is rather
difficult here, we have east and west side and
Salvation Army has been on the east side for a while
quite close to the river and understand that we want
to make ourselves available.

Right now currently we are in a
building that doesn't meet those needs. If you've
ever been by our building and seen our parking lot,
that would attest to the fact.

Being able to build a building that's
one-story that provides ease of access for seniors
and those who are coming for food assistance and
utility and rent as well as our Phase 2, we want to
dream larger than what we have right now.

We have all of our funding in place
for Phase 1. We would like to go public. Once we
have established the trust of the community to say
to actually follow through with what we've been
saying what we want to do for a number of years and
get our Phase 1 up and provide all of those services
to the community.

And we're currently doing even
better. We'd love to see the addition of a
gymnasium and our emergency disaster service garage,
which will house our canteen, which is used for --
it's a mobile kitchen. It can serve 1100 meals out of that mobile kitchen on site. And we've been working with the Emergency Management Services for the City of Aurora discussing our capability of providing meals in times of disaster were written into the City plan to be able to do so. The commercial kitchen in our facility will be able to accommodate that, not only for Aurora but our surrounding communities we'd be a hub to switch over as needed and have volunteers and people who are qualified to do that.

So we look forward to being here ready to serve when the time comes. We hope that we don't have to do some of those things -- we go through those mock trials and disasters -- but we're ready to serve and we're pleased to do so.

CHAIRMAN PILMER: Thank you.

Any question or questions of the petitioner?

COMMISSIONER CAMERON: Don.

CHAIRMAN PILMER: Ken.

COMMISSIONER CAMERON: You have Phase 1 and 2. Is the land to the west of Phase 2 also available for -- or is there any plans for developing that or
is that an exterior play area?

MR. FORNEY: We've long looked for green space, which we do not currently have in our building. We'd love to do some summer day camp programs, affordable summer day camp programs and activities, possibly some -- what we like to look at young children's leagues, so we can reach out to some families perhaps that may not be accessing some of the services and have some outdoor recreation space for youngsters.

COMMISSIONER CAMERON: Because if you were to build that, you would probably need more parking, then you don't have enough parking for it.

MR. FORNEY: Correct. We want to keep it as green space, absolutely.

COMMISSIONER CAMERON: Thank you.

CHAIRMAN PILMER: Any other questions? Hearing none, I would ask you to take a seat. Thank you.

I'll ask everyone in the audience to remind them that this is a public hearing. If anyone would like to speak before the Commission regarding this case, feel free to do so. We'd just ask you to come forward.
And seeing no one has come forward, I will close the public hearing and ask for the staff's recommendation.

MR. BROADWELL: Okay. So this is the recommendation for the special use.

So staff would recommend approval of the ordinance granting a special use permit for a social services agencies, charitable organizations, health related facilities, and similar uses when not operated for pecuniary profit use on the property located at 550 Redwood Drive.

CHAIRMAN PILMER: You've heard the staff's recommendation.

Is there is a motion?

COMMISSIONER CHAMBERS: Move for approval.

COMMISSIONER OWUSU-SAFO: Second.

CHAIRMAN PILMER: A motion has been made by Mr. Chambers and seconded by Mrs. Owusu-Safo.

Please call the roll.

MR. SIEBEN: Mr. Cameron.

COMMISSIONER CAMERON: Yes.

MR. SIEBEN: Mr. Chambers.

COMMISSIONER CHAMBERS: Yes.

MR. SIEBEN: Mr. Divine.
COMMISSIONER DIVINE: Yes.

MR. SIEBEN: Mr. Elsbree.

COMMISSIONER ELSBREE: Yes.

MR. SIEBEN: Mrs. Head.

COMMISSIONER HEAD: Yes.

MR. SIEBEN: Mrs. Owusu-Safo.

COMMISSIONER OWUSU-SAFO: Yes.

MR. SIEBEN: Mr. Reynolds.

COMMISSIONER REYNOLDS: Yes.

MR. SIEBEN: Ms. Tidwell.

COMMISSIONER TIDWELL: Yes.

CHAIRMAN PILMER: Motion carries.

We do have a finding of fact with this.

Please evaluate the proposal with respect to the following:

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

COMMISSIONER CHAMBERS: These are listed in the staff report.

CHAIRMAN PILMER: 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?

COMMISSIONER REYNOLDS: The proposal represents the highest and best use of the property.

CHAIRMAN PILMER: Is the proposal consistent with the 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?

COMMISSIONER REYNOLDS: Again, the proposal represents the highest and best use of the property.

CHAIRMAN PILMER: 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?

COMMISSIONER HEAD: There should be no adverse
CHAIRMAN PILMER: 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?

COMMISSIONER CAMERON: They're in place or will be provided.

CHAIRMAN PILMER: Does the property -- 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?

COMMISSIONER OWUSU-SAFO: There should be no substantial increase in congestion, and, therefore, adequate measures are taken.

CHAIRMAN PILMER: Additional standards for special use petitions.

Will the special use not preclude the normal and orderly development and improvement of surrounding properties due to the saturation or concentration of similar uses in the general area?
COMMISSIONER TIDWELL: There should be no effect.

CHAIRMAN PILMER: And is the special use in all other respects in conformance to the applicable regulations of 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?

I would say this is correct.

That is our findings of fact.

If you could state where this will next be heard.

MR. BROADWELL: This will next be heard at the Building, Zoning, and Economic Development Committee on Wednesday, June 26th at 4:00 p.m.

CHAIRMAN PILMER: Okay. Do you want to provide a recommendation for the second item?

MR. BROADWELL: Yeah.

Staff would recommend approval of the resolution approving the final plat for Lot 1 of the Salvation Army subdivision located at 550 Redwood Drive.

CHAIRMAN PILMER: You've heard the staff's recommendation.
Is there a motion?

COMMISSIONER HEAD: Move for approval.

COMMISSIONER CAMERON: Second.

CHAIRMAN PILMER: Motion has been made by Ms. Head and seconded by Mr. Cameron.

Please call the roll.

MR. SIEBEN: Mr. Cameron.

COMMISSIONER CAMERON: Yes.

MR. SIEBEN: Mr. Chambers.

COMMISSIONER CHAMBERS: Yes.

MR. SIEBEN: Mr. Divine.

COMMISSIONER DIVINE: Yes.

MR. SIEBEN: Mr. Elsbree.

COMMISSIONER ELSBREE: Yes.

MR. SIEBEN: Mrs. Head.

COMMISSIONER HEAD: Yes.

MR. SIEBEN: Mrs. Owusu-Safo.

COMMISSIONER OWUSU-SAFO: Yes.

MR. SIEBEN: Mr. Reynolds.

COMMISSIONER REYNOLDS: Yes.

MR. SIEBEN: Ms. Tidwell.

COMMISSIONER TIDWELL: Yes.

CHAIRMAN PILMER: Motion carries.

And then our third item?
MR. BROADWELL: Staff would recommend approval of the resolution approving a final plan on Lot 1 of the Salvation Army subdivision, located at 550 Redwood Drive for a social services agencies, charitable organizations, health related facilities, and similar uses when not operated for pecuniary profit use.

CHAIRMAN PILMER: You've heard the staff's recommendation.

Is there a motion?

COMMISSIONER CHAMBERS: Move for approval.

COMMISSIONER TIDWELL: Second.

CHAIRMAN PILMER: Motion has been made by Mr. Chambers and seconded by Ms. Tidwell.

Please call the roll.

MR. SIEBEN: Mr. Cameron.

COMMISSIONER CAMERON: Yes.

MR. SIEBEN: Mr. Chambers.

COMMISSIONER CHAMBERS: Yes.

MR. SIEBEN: Mr. Divine.

COMMISSIONER DIVINE: Yes.

MR. SIEBEN: Mr. Elsbree.

COMMISSIONER ELSBREE: Yes.

MR. SIEBEN: Mrs. Head.
COMMISSIONER HEAD: Yes.

MR. SIEBEN: Mrs. Owusu-Safo.

COMMISSIONER OWUSU-SAFO: Yes.

MR. SIEBEN: Mr. Reynolds.

COMMISSIONER REYNOLDS: Yes.

MR. SIEBEN: Ms. Tidwell.

COMMISSIONER TIDWELL: Yes.

CHAIRMAN PILMER: If you could just state where the Items 2 and 3 will next be heard.

MR. BROADWELL: Yeah.

So these items will both be heard at the Building, Zoning, and Economic Development Committee meeting which is Wednesday, June 26th, 4:00 p.m. City Hall, Conference Room B, 4th Floor, 4:00 p.m.

CHAIRMAN PILMER: Good luck.

Our final item on the agenda is: A Building, Zoning, and Economic Development Committee resolution approving the final plat for the McDonald's Lake Street Subdivision located at 1023 North Lake Street. Ward 6.

MR. BROADWELL: Okay.

Yeah. So this is -- as you just heard, this is a final plat consolidation for a
McDonald's at 1023 North Lake Street.

As you may recall, there was -- this is the location of the McDonald's that burnt down January of this year.

So the petitioner is here -- they've been working to do a staff review with the Development Services Team to redevelop this site for an approximately 5300 square foot fast food restaurant with a drive-thru.

The building is -- the layout of the site is changing a little bit, so we did review of that as a staff review, which is kind of an internal review.

But here today we have the final plat of consolidation for the existing site.

So some of the details here include -- so the property is about approximately 2.55 acres.

We can see more in the history in your packet.

So some of the details of this request include a citywide -- 10-foot wide city easement along North Lake Street -- along the North Lake Street frontage, excuse me, to allow for a new
5-foot sidewalk built about 5 feet back from the property line.

They are also -- we're also working with the petitioner to, I guess, work together to implement an easement agreement for a 20-foot wide multiuse bike path -- multiuse easement in the kind of along the Lyon Place in the rear, so pedestrians can bike or walk or run down to the riverfront where the Fox River Trail path is.

So any questions for staff at this point?

CHAIRMAN PILMER: Anything for staff?

COMMISSIONER CAMERON: How does this compare in size with the building that essentially departed?

MR. BROADWELL: You know, if you -- we have an engineer from Watermark, Ken Sack is here, so he might actually be able to answer that a little bit more for you.

CHAIRMAN PILMER: If you can state your name and address for the record before you begin, please.

MR. SACK: Sure.

My name is Kenneth Sack with Watermark Engineering. Address is 710 Cornell Drive, Oswego, Illinois.
This building is approximately 5300 square feet, like Steve said. It's much bigger than the existing building. I think the existing building was around 4,000 square feet.

COMMISSIONER CAMERON: Like the other one had a play center in it. Will this have a play center or not?

MR. SACK: No.

COMMISSIONER CAMERON: That will just be in the one out on Galena?

MR. SACK: Correct, right.

COMMISSIONER CAMERON: Thank you. That's all I have.

MR. SIEBEN: Just to add on to what Steve said. Because this is a brand new building and we already had a staff review, the redevelopment is meeting all of the zoning requirements, so we're going to be implementing a 30-foot landscape setback along Lake Street. Most of Lake Street all of the commercial, because it was built prior to the 1980s, has mostly a zero setback, so this is one of the first redevelopments where we're actually implementing a 30-foot setback.

So with the reconfiguration of the
building with the drive-thru, it actually worked out very well for that new development.

CHAIRMAN PILMER: Good. Thank you.

Anything else for the petitioner?

If no other questions, we'd ask for staff's recommendation.

MR. BROADWELL: So before I give my recommendation, there's one more thing that I wanted to point out.

And, Ed, maybe if you want to help out a little bit here if we need.

So one of the things that we kind of determined -- I guess covered during the review with the engineering department is that Lyon Place and Lyon Court is actually -- right now it's, like, private -- it's not a public right-of-way, so we're working with the developer to, I guess, make it a public right-of-way, which I think will factor into the recommendation, which I'll make now.

So staff would recommend conditional approval of the Building, Zoning, and Economic Development Committee resolution approving the final plat for the McDonald's Lake Street Subdivision located at 1023 North Lake Street with the following
conditions: That the petitioner continue work with the City of Aurora to dedicate Lyon Place and Lyon Court as public right-of-way with an additional 13 feet dedicated to public right-of-way on the north side of Lyon Place upon request by the City of Aurora.

CHAIRMAN PILMER: You've heard the staff's recommendation.

Is there a motion?

COMMISSIONER CHAMBERS: Move for approval with the conditions that are listed in the staff report.

COMMISSIONER TIDWELL: Second.

CHAIRMAN PILMER: Motion has been made by Mr. Chambers and seconded by Ms. Tidwell.

Please call the roll.

MR. SIEBEN: Mr. Cameron.

COMMISSIONER CAMERON: Yes.

MR. SIEBEN: Mr. Chambers.

COMMISSIONER CHAMBERS: Yes.

MR. SIEBEN: Mr. Divine.

COMMISSIONER DIVINE: Yes.

MR. SIEBEN: Mr. Elsbree.

COMMISSIONER ELSBREE: Yes.

MR. SIEBEN: Mrs. Head.
COMMISSIONER HEAD: Yes.

MR. SIEBEN: Mrs. Owusu-Safo.

COMMISSIONER OWUSU-SAFO: Yes.

MR. SIEBEN: Mr. Reynolds.

COMMISSIONER REYNOLDS: Yes.

MR. SIEBEN: Ms. Tidwell.

COMMISSIONER TIDWELL: Yes.

CHAIRMAN PILMER: Motion carries.

If you can just state when this will next be heard.

MR. BROADWELL: Okay. This will next be heard at the Building, Zoning, and Economic Development Committee meeting on June 26th, which is Wednesday, at 4:00 p.m. City Hall, 4th Floor.

MR. SIEBEN: 5th Floor.

MR. BROADWELL: 5th floor. Excuse me.

CHAIRMAN PILMER: Anything else before the Commission?

MR. SIEBEN: Just so the Commission knows -- Steve, correct me if I'm wrong -- we will not be having a July 3rd Planning Commission meeting, which is good for holidays. But we will have a -- most likely have a meeting, the next one, which is Wednesday, July 17th.
CHAIRMAN PILMER: Okay.

If nothing else, I'd ask to entertain a motion to adjourn.

COMMISSIONER TIDWELL: So moved.

COMMISSIONER CHAMBERS: Second.

CHAIRMAN PILMER: Motion has been made by Ms. Tidwell and seconded by Mr. Chambers.

All those in favor?

THE COMMISSION: Aye.

Opposed?

We'll stand adjourned.

Thank you.

(Whereupon the Commission meeting was adjourned at 7:24 p.m.)
STATE OF ILLINOIS
COUNTY OF KANE

I, NICOLE M. BREYTSPOAK, a Certified Shorthand reporter of the State of Illinois, do hereby certify that I reported in shorthand the proceedings had at the hearing aforesaid and that the foregoing is a true, complete, and correct transcript of the proceedings of said hearing as appears from my stenographic notes so taken and transcribed by me.

IN WITNESS WHEREOF, I do hereunto set my hand at Aurora, Illinois, this 21st day of June 2019.

Nicole M. Breytspraak
Certified Shorthand Reporter
State of Illinois

CSR License No. 084-003835.
AURORA PLAN COMMISSION IN RE 19-0434, 19-0435, 19-0436, 19-0473
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