

**In the Matter Of:**

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

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**REPORT OF PROCEEDINGS**

*June 19, 2019*

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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

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

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REPORTED BY NICOLE M. BREYTSBRAAK, CSR, RPR, CRC, CRR.

1 (Whereupon the public meeting  
2 was called to order at  
3 7:00 p.m.)

4 CHAIRMAN PILMER: Good evening.

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

8 Please call the roll.

9 MR. BROADWELL: Chairman Pilmer.

10 CHAIRMAN PILMER: Here.

11 MR. BROADWELL: Mrs. Anderson.

12 Mr. Cameron.

13 COMMISSIONER CAMERON: Here.

14 MR. BROADWELL: Mr. Chambers.

15 COMMISSIONER CHAMBERS: Here.

16 MR. BROADWELL: Mr. Divine.

17 COMMISSIONER DIVINE: Here.

18 MR. BROADWELL: Mrs. Duncan.

19 Mr. Elsbree.

20 COMMISSIONER ELSBREE: Here.

21 Mr. Gonzales.

22 Mrs. Head.

23 COMMISSIONER HEAD: Here.

24 MR. BROADWELL: Mr. Hull.

1 Mrs. Owusu-Safo.

2 COMMISSIONER OWUSU-SAFO: Here.

3 MR. BROADWELL: Mr. Reynolds.

4 COMMISSIONER REYNOLDS: Here.

5 MR. BROADWELL: Ms. Tidwell.

6 COMMISSIONER TIDWELL: Here.

7 CHAIRMAN PILMER: Before you are the minutes  
8 from our Planning Commission meeting on June 5th.

9 Are there any comments or  
10 corrections?

11 Hearing none, can we entertain a  
12 motion.

13 COMMISSIONER TIDWELL: I move approval.

14 COMMISSIONER CAMERON: Second.

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

17 MR. BROADWELL: I'm sorry?

18 CHAIRMAN PILMER: Ms. Tidwell and Mr. Cameron.

19 Go ahead and call the roll.

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

21 Mr. Cameron.

22 COMMISSIONER CAMERON: Yes.

23 MR. SIEBEN: Mr. Chambers.

24 COMMISSIONER CHAMBERS: Yes.

1 MR. SIEBEN: Mr. Divine.

2 COMMISSIONER DIVINE: Yes.

3 MR. SIEBEN: Mr. Elsbree.

4 COMMISSIONER ELSBREE: Yes.

5 MR. SIEBEN: Mrs. Head.

6 COMMISSIONER HEAD: Yes.

7 MR. SIEBEN: Mrs. Owusu-Safo.

8 COMMISSIONER OWUSU-SAFO: Yes.

9 MR. SIEBEN: Mr. Reynolds.

10 COMMISSIONER REYNOLDS: Yes.

11 MR. SIEBEN: Ms. Tidwell.

12 COMMISSIONER TIDWELL: Yes.

13 CHAIRMAN PILMER: Motion carries.

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

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

22 And we'll move to the first item on  
23 our agenda is: An ordinance granting a special use  
24 revision permit for a social service agencies,

1 charitable organizations, health related facilities,  
2 and similar uses when not operated for pecuniary  
3 profit. Use on the property located at 550 Redwood  
4 Drive. This is a public hearing.

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

7 CHAIRMAN PILMER: I'll read them.

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

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

18 MR. BROADWELL: Okay. Yeah. So, thank you.

19 Yeah. So this is for -- this is for  
20 the property at 550 Redwood Drive here in Aurora.

21 The Salvation Army, as you just  
22 heard, is essentially redeveloping the site for a --  
23 for expanding community outreach efforts at this  
24 site.

1                   So a little bit of background.

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

4                   The property itself is about  
5 2 1/2 acres. It was previously being used for a  
6 building that was about 17,000 square feet and will  
7 be demolished to allow for this proposed  
8 development.

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

11                   We can see more in the property  
12 research sheet.

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

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

1 other emergency needs.

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

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

17 The first phase of this development  
18 will be located in the portion that's closest to  
19 Redwood Drive, you can see on the final plan. It  
20 will be about 11,400 square feet. This -- the  
21 southern portion of this building will be the chapel  
22 and lobby that will hold services and the northern  
23 portion will contain the community center as well as  
24 a kitchen for the congregation and the public.



1                   And the second phase of this  
2 development, which you can see in the back behind  
3 the first phase, will be, like -- will be used for a  
4 gymnasium and general space, which will be  
5 approximately 11,700 square feet.

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

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

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

17                  So any questions for staff at this  
18 point?

19                  CHAIRMAN PILMER: Questions of staff?

20                  Hearing none, we'd ask the petitioner  
21 to come forward.

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

24                                   (Captain Rich Forney sworn.)

1 MR. FORNEY: My name is Captain Rich Forney and  
2 I live on 1850 West Downer Place.

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

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

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

13 This project is a culmination of many  
14 years. You've probably heard echos and rumors of  
15 the Salvation Army wanting to build and develop.  
16 And over the years we have purchased different  
17 properties with the idea of expanding. And during  
18 our stay here in the last five years, it's been  
19 determined that this neighborhood in particular with  
20 ease of access, what the City already has in place  
21 as far as bus lines and that sort of transportation  
22 right off of the main thoroughfare with Galena  
23 adjacent to a neighborhood, understanding that  
24 meeting the needs of the whole community is rather

1 difficult here, we have east and west side and  
2 Salvation Army has been on the east side for a while  
3 quite close to the river and understand that we want  
4 to make ourselves available.

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

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

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

21 And we're currently doing even  
22 better. We'd love to see the addition of a  
23 gymnasium and our emergency disaster service garage,  
24 which will house our canteen, which is used for --

1 it's a mobile kitchen. It can serve 1100 meals out  
2 of that mobile kitchen on site. And we've been  
3 working with the Emergency Management Services for  
4 the City of Aurora discussing our capability of  
5 providing meals in times of disaster were written  
6 into the City plan to be able to do so. The  
7 commercial kitchen in our facility will be able to  
8 accommodate that, not only for Aurora but our  
9 surrounding communities we'd be a hub to switch over  
10 as needed and have volunteers and people who are  
11 qualified to do that.

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

17 CHAIRMAN PILMER: Thank you.

18 Any question or questions of the  
19 petitioner?

20 COMMISSIONER CAMERON: Don.

21 CHAIRMAN PILMER: Ken.

22 COMMISSIONER CAMERON: You have Phase 1 and 2.  
23 Is the land to the west of Phase 2 also available  
24 for -- or is there any plans for developing that or

1 is that an exterior play area?

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

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

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

16 COMMISSIONER CAMERON: Thank you.

17 CHAIRMAN PILMER: Any other questions?

18 Hearing none, I would ask you to take  
19 a seat. Thank you.

20 I'll ask everyone in the audience to  
21 remind them that this is a public hearing. If  
22 anyone would like to speak before the Commission  
23 regarding this case, feel free to do so. We'd just  
24 ask you to come forward.

1                   And seeing no one has come forward, I  
2 will close the public hearing and ask for the  
3 staff's recommendation.

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

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

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

14                   Is there is a motion?

15           COMMISSIONER CHAMBERS: Move for approval.

16           COMMISSIONER OWUSU-SAFO: Second.

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

19                   Please call the roll.

20           MR. SIEBEN: Mr. Cameron.

21           COMMISSIONER CAMERON: Yes.

22           MR. SIEBEN: Mr. Chambers.

23           COMMISSIONER CHAMBERS: Yes.

24           MR. SIEBEN: Mr. Divine.

1 COMMISSIONER DIVINE: Yes.

2 MR. SIEBEN: Mr. Elsbree.

3 COMMISSIONER ELSBREE: Yes.

4 MR. SIEBEN: Mrs. Head.

5 COMMISSIONER HEAD: Yes.

6 MR. SIEBEN: Mrs. Owusu-Safo.

7 COMMISSIONER OWUSU-SAFO: Yes.

8 MR. SIEBEN: Mr. Reynolds.

9 COMMISSIONER REYNOLDS: Yes.

10 MR. SIEBEN: Ms. Tidwell.

11 COMMISSIONER TIDWELL: Yes.

12 CHAIRMAN PILMER: Motion carries.

13 We do have a finding of fact with  
14 this.

15 Please evaluate the proposal with  
16 respect to the following:

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

21 COMMISSIONER CHAMBERS: These are listed in the  
22 staff report.

23 CHAIRMAN PILMER: Does the proposal represent  
24 the logical establishment and/or consistent

1 extension of the requested classification in  
2 consideration of the existing land uses, existing  
3 zoning classifications, and essential character of  
4 the general area of the property in question?

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

7 CHAIRMAN PILMER: Is the proposal consistent  
8 with the desirable trend of development in the  
9 general area of the property in question, occurring  
10 since the property in question was placed in its  
11 present zoning classification, desirability being  
12 defined as the trend's consistency with applicable  
13 official physical development policies and other  
14 related official plans and policies of the City of  
15 Aurora?

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

18 CHAIRMAN PILMER: Will the proposal maintain a  
19 compatible relationship with the traffic pattern and  
20 traffic volume of adjacent streets and not have an  
21 adverse effect upon traffic or pedestrian movement  
22 and safety in the general area of the property in  
23 question?

24 COMMISSIONER HEAD: There should be no adverse



1 effect.

2 CHAIRMAN PILMER: Will the proposal allow for  
3 the provision of adequate public services and  
4 facilities to the property in question and have no  
5 adverse effect upon existing public services and  
6 facilities?

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

9 CHAIRMAN PILMER: Does the property -- does the  
10 proposal take adequate measures or will they be  
11 taken to provide ingress and egress so designed as  
12 to maximize pedestrian and vehicular circulation  
13 ease and safety, minimize traffic congestion, and  
14 not substantially increase the congestion in the  
15 public streets?

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

19 CHAIRMAN PILMER: Additional standards for  
20 special use petitions.

21 Will the special use not preclude the  
22 normal and orderly development and improvement of  
23 surrounding properties due to the saturation or  
24 concentration of similar uses in the general area?

1           COMMISSIONER TIDWELL: There should be no  
2 effect.

3           CHAIRMAN PILMER: And is the special use in all  
4 other respects in conformance to the applicable  
5 regulations of the district in which it is located,  
6 except as such regulations may in each instance be  
7 modified by the City Council pursuant to the  
8 recommendations of the Plan Commission?

9                           I would say this is correct.

10                          That is our findings of fact.

11                          If you could state where this will  
12 next be heard.

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

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

18           MR. BROADWELL: Yeah.

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

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

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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?

1 MR. BROADWELL: Staff would recommend approval  
2 of the resolution approving a final plan on Lot 1 of  
3 the Salvation Army subdivision, located at  
4 550 Redwood Drive for a social services agencies,  
5 charitable organizations, health related facilities,  
6 and similar uses when not operated for pecuniary  
7 profit use.

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

10 Is there a motion?

11 COMMISSIONER CHAMBERS: Move for approval.

12 COMMISSIONER TIDWELL: Second.

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

15 Please call the roll.

16 MR. SIEBEN: Mr. Cameron.

17 COMMISSIONER CAMERON: Yes.

18 MR. SIEBEN: Mr. Chambers.

19 COMMISSIONER CHAMBERS: Yes.

20 MR. SIEBEN: Mr. Divine.

21 COMMISSIONER DIVINE: Yes.

22 MR. SIEBEN: Mr. Elsbree.

23 COMMISSIONER ELSBREE: Yes.

24 MR. SIEBEN: Mrs. Head.

1 COMMISSIONER HEAD: Yes.

2 MR. SIEBEN: Mrs. Owusu-Safo.

3 COMMISSIONER OWUSU-SAFO: Yes.

4 MR. SIEBEN: Mr. Reynolds.

5 COMMISSIONER REYNOLDS: Yes.

6 MR. SIEBEN: Ms. Tidwell.

7 COMMISSIONER TIDWELL: Yes.

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

10 MR. BROADWELL: Yeah.

11 So these items will both be heard at  
12 the Building, Zoning, and Economic Development  
13 Committee meeting which is Wednesday, June 26th,  
14 4:00 p.m. City Hall, Conference Room B, 4th Floor,  
15 4:00 p.m.

16 CHAIRMAN PILMER: Good luck.

17 Our final item on the agenda is: A  
18 Building, Zoning, and Economic Development Committee  
19 resolution approving the final plat for the  
20 McDonald's Lake Street Subdivision located at  
21 1023 North Lake Street. Ward 6.

22 MR. BROADWELL: Okay.

23 Yeah. So this is -- as you just  
24 heard, this is a final plat consolidation for a

1 McDonald's at 1023 North Lake Street.

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

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

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

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

16 So some of the details here  
17 include -- so the property is about approximately  
18 2.55 acres.

19 We can see more in the history in  
20 your packet.

21 So some of the details of this  
22 request include a citywide -- 10-foot wide city  
23 easement along North Lake Street -- along the North  
24 Lake Street frontage, excuse me, to allow for a new

1 5-foot sidewalk built about 5 feet back from the  
2 property line.

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

10 So any questions for staff at this  
11 point?

12 CHAIRMAN PILMER: Anything for staff?

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

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

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

21 MR. SACK: Sure.

22 My name is Kenneth Sack with  
23 Watermark Engineering. Address is 710 Cornell  
24 Drive, Oswego, Illinois.

1                   This building is approximately  
2   5300 square feet, like Steve said. It's much bigger  
3   than the existing building. I think the existing  
4   building was around 4,000 square feet.

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

8           MR. SACK: No.

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

11          MR. SACK: Correct, right.

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

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

24                    So with the reconfiguration of the



1 building with the drive-thru, it actually worked out  
2 very well for that new development.

3 CHAIRMAN PILMER: Good. Thank you.

4 Anything else for the petitioner?

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

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

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

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

20 So staff would recommend conditional  
21 approval of the Building, Zoning, and Economic  
22 Development Committee resolution approving the final  
23 plat for the McDonald's Lake Street Subdivision  
24 located at 1023 North Lake Street with the following

1 conditions: That the petitioner continue work with  
2 the City of Aurora to dedicate Lyon Place and  
3 Lyon Court as public right-of-way with an additional  
4 13 feet dedicated to public right-of-way on the  
5 north side of Lyon Place upon request by the City of  
6 Aurora.

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

9 Is there a motion?

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

12 COMMISSIONER TIDWELL: Second.

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

15 Please call the roll.

16 MR. SIEBEN: Mr. Cameron.

17 COMMISSIONER CAMERON: Yes.

18 MR. SIEBEN: Mr. Chambers.

19 COMMISSIONER CHAMBERS: Yes.

20 MR. SIEBEN: Mr. Divine.

21 COMMISSIONER DIVINE: Yes.

22 MR. SIEBEN: Mr. Elsbree.

23 COMMISSIONER ELSBREE: Yes.

24 MR. SIEBEN: Mrs. Head.

1 COMMISSIONER HEAD: Yes.

2 MR. SIEBEN: Mrs. Owusu-Safo.

3 COMMISSIONER OWUSU-SAFO: Yes.

4 MR. SIEBEN: Mr. Reynolds.

5 COMMISSIONER REYNOLDS: Yes.

6 MR. SIEBEN: Ms. Tidwell.

7 COMMISSIONER TIDWELL: Yes.

8 CHAIRMAN PILMER: Motion carries.

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

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

15 MR. SIEBEN: 5th Floor.

16 MR. BROADWELL: 5th floor. Excuse me.

17 CHAIRMAN PILMER: Anything else before the  
18 Commission?

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

1 CHAIRMAN PILMER: Okay.

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

4 COMMISSIONER TIDWELL: So moved.

5 COMMISSIONER CHAMBERS: Second.

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

8 All those in favor?

9 THE COMMISSION: Aye.

10 Opposed?

11 We'll stand adjourned.

12 Thank you.

13 (Whereupon the Commission  
14 meeting was adjourned at  
15 7:24 p.m.)

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1 STATE OF ILLINOIS )  
 ) SS:  
2 COUNTY OF K A N E )

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

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

13

14

15

*Nicole M. Breytspraak*  
\_\_\_\_\_  
Certified Shorthand Reporter  
State of Illinois

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19 CSR License No. 084-003835.

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