



City of Aurora

5th Floor Conference
Room
44 E. Downer Place
Aurora, IL 60505
www.aurora-il.org

FoxWalk Overlay District Design Review Committee Meeting Minutes

Wednesday
June 21, 2023
6:00 PM

CALL TO ORDER

Chairman Zine called the meeting to order at 6:03 p.m.

ROLL CALL

The following Committee members were present: Fernando Castrejon, Brian Failing, Jeff Palmquist, and Charlie Zine.

Clara Diaz and Seth Hoffman were excused. Fawn Clarke-Peterson was absent.

The following staff members were present: Ed Sieben, Jill Morgan, Sharon Burden, and John Curley (City of Aurora Chief Development Services Officer)

OTHERS PRESENT

Todd Vanadilok – Egret & Ox Planning (Re: FoxWalk Guidelines)

Helen Ratzlow – 508 Binder St (Re: FoxWalk Guidelines)

Karen Christenson – 181 S. Buell Av (Re: FoxWalk Guidelines)

Mavis Bates – 60 S. Harrison Av (Re: FoxWalk Guidelines)

APPROVAL OF MINUTES

23-0487

Approval of Minutes from 5/31/2023 FoxWalk Design Review Committee Meeting

Chairman Zine said did we get the minutes for the last meeting?

Mrs. Morgan said we got the minutes for the last meeting, but we don't the minutes for the meeting before (off microphone, inaudible) so we'll have to wait until next month's meeting (inaudible).

Chairman Zine said oh, can we do both next time, then? Or do you want to do these and get these out of the way?

Mrs. Morgan said (off microphone, inaudible) we can just...

Chairman Zine said okay, so you have the...received the minutes for the May meeting. Are there any corrections or clarifications?

Mr. Palmquist said I have 2 minor ones; on page 10 at the bottom of the page, there are 2 instances where throughout you're referring to Chairman Zine and then twice, it says Chairman Pilmer, so I think your brain threw in the Planning Commission Chairman inadvertently.

Chairman Zine said we look so much alike. (laughing) Okay, other than those changes anything else? If not, do I have a motion to approve?

MOTION TO APPROVE WAS MADE BY: Mr. Failing

MOTION SECONDED BY: Mr. Castrejon

AYES: Mr. Castrejon, Mr. Failing, Mr. Palmquist, and Chairman Zine

NAYES: 0

Motion passes.

A motion was made by Mr. Failing, seconded by Mr. Castrejon, that the minutes be approved and filed. The motion carried.

COA REPORT

Chairman Zine said do you have a report...a COA report?

Mrs. Morgan said no, I did not do one since it's only been a few weeks since we last met, so there wasn't really any item...FCOA to come up.

Chairman Zine said okay. Then we'll go to the Public Comment section.

PUBLIC COMMENT

Chairman Zine said if anybody has any comments they want to make now, we are going to go out of order. We're going to do the 35 North Broadway first. And then we're going to come back and do the FoxWalk Overlay Guidelines. But if anybody wants to make any comments now, go ahead and step up to the microphone. If not, let's go ahead and start with 23-0490.

AGENDA

23-0490

Certificate of Appropriateness Addendum for emergency repairs to the façade at 35 N. Broadway (Aurora Broadway LLC - 23-0436 / AU22/3-23.303-FCOA - JM - Ward 2)

Mrs. Morgan said alright, so I'm just going to...we brought this before you last meeting. We're bringing it before you again. We had approved an FCOA with kind of 3 different options. Kind of bringing additional information, have some more information about the structure, and then maybe considering other options as well. So, we're probably just going to keep this maybe open until we have a final decision. So, I'm just going to turn it over to John Curley to kind of go through the presentation and information on the structural work.

Chairman Zine said thank you.

Mr. Curley said good evening everyone, I'm John Curley, Chief Development Services Officer from the City of Aurora. What's changed since the last presentation, which I apologize I was not able to be at, is we've had some selective demolition occur at the building to do further structural investigation of the building and we've received a structural engineering report, so I wanted to appraise you all of those findings and then explain at least my opinion of what the impacts of those findings are on our options going forward for the building. Some of these slides are familiar from last time so...this, the engineer's report which we received on June 15, 2023, after a visit that they conducted on the 7th of June 2023, has 2 important findings that I've highlighted right here. One is that a solid cornice...replacing the existing solid cornice would be too heavy and it should be replaced with...what is...glass fiber reinforced concrete cornice, is what they're suggesting. I think there is also another option as well. That glass fiber reinforced concrete cornice would be a third of the weight of the solid cornice. And I'm going to show you some pretty deteriorated pictures of the wall in a moment, and I think you'll see why they're concerned about weight that high on that wall. The second of which that is important is they are not recommending that the current type of masonry veneer, which is actually a precast masonry veneer... it is not a cast in place as I had been thinking prior based on what we could see before the demolition occurred. They're suggesting that that not be replaced with that type of material, and I'll have a couple of slides that describe their thinking for that, but they are pretty specific that they think the structural, the best structural answer for the wall is a solid masonry wall, a brick masonry wall with a specific type of mortar. And again, I think the condition of the wall will help describe why that's important and I can go through that in another slide. They are recommending that the entire north elevation masonry, the precast concrete veneer, be removed. The reason for that is that they, from what they can see, essentially all of the ties, the veneer ties back to the 2 wythe wall...existing 2 wythe wall...that was originally built in the building are gone. They've deteriorated to a point where they're not holding the veneer back to the structural wall and that is the reason we're seeing some of the movement in the veneer and the reason we had the concerns that we had to begin with when we started this project. So, this is a couple of pictures of way up high, above the heads of the windows on the 2nd floor. You can see on the right the precast cornice and the backup 2 wythes that exist on the building. And on the left, another thing they pointed out and one of the reasons that portion of the parapet wall, portions of the wall beyond just the parapet need to be rebuilt as there's some wood window lintels that still exist from the original construction that were left there in the '30s when it was reclad. In that picture, I highlighted where the wood window lintel is but if you look to the right of that, there's actually a wood window jamb that runs up and down in that picture, and there's even a lovely piece of wood flooring that was left just above my note there, in the wall as well. So, maybe not some of not of our finest craftsmanship when this project was done back in the 1930s. Again, the selective demolition has shown...I think this picture kind of shows it a little better, that these are in fact precast concrete units that are there. The...there's some reasons why we thought it was cast in place. There's still an area that I can't really describe why it's concave on the façade as well, but the areas that we could see look like they're cast in place and perhaps there were patches or something that were done in areas that were damaged before and appear to be damaged now. Again, they're not recommending that these units be used again, and I'll describe a little bit more of that in another slide in a minute on the why of that. Again, their recommendation is that the parapet wall needs to be rebuilt in its entirety. In addition to that, there are sections of the wall above the 2nd floor lintel...window lintels...that also need to be replaced. Again, we're replacing some wood lintels in those windows anyway, but what that

means is we are...it's being recommended that we rebuild, not only the wall itself, but we're going to have rebuild the pockets for the roof joists as well. So, this means we're now going to be shoring the building from the basement all the way up through the 1st floor, to the 2nd floor to support the roof joists, which wouldn't have anything to hang on while you're replacing that wall and then rebuilding pockets for those roof joists to sit in. And this is where I wanted to talk about the actual why they're suggesting not replacing the precast masonry units. So, you could see in those pictures, the wall is really in pretty rough shape. The 2 wythes of the original wall that are left...the original exterior wythe had been removed in the 30s. That's the same plane that this concrete precast masonry unit sits in. So, that 2 wythe wall is really in pretty rough shape. Between the roughness of that wall and the ability to tie mechanical fasteners to that wall when you're laying up this veneer, there's several reasons why they suggest they would not use this precast...this precast system. One of those is...or several of those have to do with the size of that unit. That unit only...well, let me step back a little bit. The mechanical fastening of a veneer that's laid up next to an existing wall is going to be...or the most desirable place to put it is within the mortar joints. So, you're going to bury it in the mortar joints. So, they literally will drill something in, sometimes it's epoxy set, sometimes it's a...some kind of a helix set that drills into the existing wall and you literally set it as you're laying up the units. If we used such a large, oversized veneer product, no matter the material by the way, you only have so many opportunities to lay that into the mortar joints. Which on something of that size and weight, it's the opinion of the structural engineer and even the masons that were on site, that this would be a poor choice because the only real solution would be you'd be through fastening it, through the new unit that you're laying in. In addition to that, it's going to be a lot easier to work on this wall if the unit sizes of the veneer has some better relationship in size to the existing 2 wythe wall that's behind it. So, they're strongly suggesting that the wall be rebuilt structurally with a clay...a clay masonry unit wall. One of the other reasons for the clay brick wall is that the expansion and contraction rate of the materials are the same, so again, by having a different material you're introducing different moisture retention rates, different freeze/thaw and movement things, so structurally they're suggesting a clay brick wall is the best structural solution for this wall. I think I covered everything on that slide. So, that kind of leads to where do we go next, so again, the suggestions are we reduce the weight on the cornice, that we rebuild the walls due to...primarily due to structural reasons with a brick veneer, but we...here, I assume we want to talk about how...what happened. As far as we can tell, the western wall is still okay; they haven't seen anything that tells us that that wall has issues. I suspect based on the openings and the old historic photos, that that literally was entirely rebuilt instead of a veneer on and old wall back in the 30s. So, thankfully that's the case so hopefully nothing would need to happen on the western wall but as you turn the corner, it's going to be interesting how to deal with the transition between the 1930s elevation and then what we end up doing with this recommendation going forward. So, Staff thinking about it, our...at least my personal opinion is we should consider the 1930s stopping somewhere just to the east of that storefront picture so that...because it would be really awkward to stop that 1930s anywhere over the top of the storefront and not bring it down to grade. It doesn't...it's not going to, it's not going to look appropriate. So, somehow with a pilaster column detail or something matching the details of the 1930s, stop it there and then transition into the brick masonry is what my personal suggestion would be to the Committee. And I think that's pretty...oh, and I also kind of wanted to touch on kind of where we're at; this is in hearings. The owner, Scott, is actually in the room. Nydia, our assistant corporation counsel is in the room and our next hearing is tomorrow and some of the information I would carry back from here or maybe future meetings here, would help inform where we end up heading with some of those discussions in our hearing process.

Chairman Zine said question.

Mr. Curley said yeah.

Chairman Zine said the interior wall, that rough one where there's pieces of wood and other stuff in there, is that going to be just stabilized or are you going to pull that out and rebuild that too?

Mr. Curley said that particular one...the one on the left...I think it's going to be kind of a case by case as they start pulling it apart. The one on the left, because there's a wood lintel and a wood jamb there, I believe the stuff on the left is infill, was kind of a crummy infill in a window opening. I suspect that'll end up being rebuilt because the jamb and the window header will need to come out of there. So, I think it's going to be kind of a case by case. The selective demolition that's occurred, if you haven't noticed, is only probably a tenth of the building, if that, on the north façade. It's not...I mean, it's a good representative sample of, I think, what we're going to find but it...it doesn't show all of the details that we'll run into, I'm sure.

Chairman Zine said I think you're right on certain repairs were done cast in place, because I remember when they did the last set of repairs. I don't remember how many years ago it was...over 10...but there were several of those big blocks that were failing, and they just put new ones in. I think they cast them in place, because right afterward it looked like they missed a few and that's why I remember it.

Mr. Curley said oh yeah...yeah, it...what we find makes sense based on what we see but it didn't match what we were literally able to see with the damaged units where we could in and look. But that, admittedly, was very limited when we were analyzing it before.

Chairman Zine said do we have any images from the...when it was a brick wall back in the '30s?

Mr. Curley said I believe we do. I don't know that all of the other...other unknown to that is I'm not sure all of the openings are matching from that vintage. Actually, Brian was sharing a couple of photographs with me on the way up, from the...I mean it still looks like it apparently looked like at least in the, I think you had like, the '40s or something like that. What we see there is likely what was in the '30s. There we go.

Chairman Zine said so, are we obligated then to go back to the original window configurations then? No?

Mrs. Morgan said no. I think...I mean, what we see now has been there since the 1930s, so we're talking the façade we have now is almost a hundred years old. It's there longer than what you see here so I think this what's significant is the current looking façade. So, I don't think there's any need to having to try to go back to what it was before or trying to mix periods either.

Chairman Zine said and that also looks like a dark brick, it's not a stone-colored brick or like a light white or anything like that, I'm guessing.

Mrs. Morgan said yeah, I would...I mean I'm assuming it's probably kind of a more red, standard red brick that you see a lot downtown.

Mr. Failing said so seeing the pictures, I think it makes sense to me, but just to clarify so more than likely in the whenever the new façade...or I should say the current façade...was put on the elevation, did they take down the old brick or is that brick still there intermixed between the inner wall and the concrete?

Mr. Curley said so, I ...well, I think it's a mixed answer; on the west façade, if you look at the west façade and you compared the openings on the 2nd floor and at the storefront, I don't know how anyone would've salvaged the little amount of masonry that would be left with the current window configuration on the 2nd floor. So, that...that's why it's my opinion that the west façade was really literally, if you think about it, structurally too, that's the least structural of the walls the way the building is structurally set up. So, it wouldn't have been as difficult to remove the western façade, rebuild it entirely. But I think, more directly probably to your question, on the north façade I believe what happened is they peeled off the first wythe of masonry and added this veneer in front of it. The structural engineer's telling us that there's 2 wythes left and I believe that this would've been a 3 wythe...especially the irregularity of that wall shows us that there was something that was pretty substantial that happened to the building before just adding the veneer.

Mr. Failing said okay, thank you.

Chairman Zine said other questions? And I don't think there's any problem using the non-stone or non-concrete lintels. I mean, we've used those elsewhere downtown. The typon or whatever you were referring to.

Mr. Curley said yeah, I think there's some...we can bring those too at a subsequent meeting. I think there will be options either in this GAFRCR product, the Glass Fiber Reinforced Concrete product, or even possibly an efis product. Again, Staff's resistance on efis is primarily damage near the street level. Most of this would be above and perhaps we could even deal with the lower level of, you know, whatever that column or pilaster at the end of the...at the eastern end of the storefront. Perhaps that isn't something that would be as more resilient material, as an example.

Chairman Zine said alright. Any other questions? I don't think you need any action from us, do you?

Mr. Curley said I don't think so. We wanted to make sure that you were appraised of what's happening and as things change, we'll keep coming back and, you know, bringing up what we find out.

Chairman Zine said alright. Thank you very much.

Mr. Curley said thank you.

Chairman Zine said okay, we're going to go next to the discussion of the FoxWalk Overlay District Design Guidelines. Do you want to go ahead and start that, Jill or are you going to turn it over to Todd?

This COA was discussed and filed

23-0489

Discussion on FoxWalk Overlay District Design Guidelines Update

Mr. Vanadilok said hello. My name is Todd Vanadilok. I am the Project Consultant for

the FoxWalk Design Guidelines update. I appreciate the time to share with you again today. It's good to see you all again. I saw a lot...some of you at the open house a couple of weeks ago so we'll have a review of that. We'll go over the outreach, which includes the open house and some other things that we've done in the past several weeks, and then right now we're getting into the actual drafting stage of updating the Design Guidelines. We're still in the early stages. I'll talk about that in a little bit and then I'll get into the next steps as well. So, this is the general project schedule. We're just about in the middle, you'll see that yellow arrow so we're in June, or mid-June right now, so we're...the first stage was just project initiation where we did the walking tour, looked over existing documents, existing plans to see what...which ones are relevant to helping to update the Design Guidelines. The outreach is...was phase 2. That's pretty much ongoing and I'll talk about that in a second. And then right now, we're starting the phase 3 which is drafting the Design Guidelines, and the last phase...phase 4...is finalizing that document. Starting with outreach, we did have a public open house back at the end of June...I think it was the end of June...and so we did...or end of May, I should say, I'm sorry. It was actually a really good turnout. We had...on the sign in sheet we had about 37 people sign in. I think we had more than that. Some people didn't sign in. I would guess we probably had closer to 50 or 60 people kind of flowing through the space over the course of like 2 hours, so it was a really good opportunity for people to share. I'll kind of go over some of the things that we summarized. The next slide is just some general pictures from that event. Again, very good turnout and just very interactive. One of the things that we did kind of away from the open house, this has been kind of ongoing and some of you as Committee members...or Commission members...have shared your comments on this web-based comment map. So, what you see here is actually the map of the study area, the FoxWalk District and the items in blue are actually comments that were posted by individuals, not necessarily you, but residents and business owners and so on. Then the items in pink were actually comments that I added. These were comments that were...so, at the open house we had this big board, an area map and there was a really good suggestion that we translate those onto the online map just to show how they overlay with other comments as well. And you guys can see how it's really populated and the stats you see on the right-hand side of the map, just some general stats. So, we've gotten about...close to 1800 site visits and then 532 unique visitors. The reason why those are different is for example, if I were...if I'm one of those unique visitors, I can visit it 10 times or 20 times or so on. So, that's why there's about 1800 total visits and then a little over 500 unique visitors. There were about 193 comments as of Monday. I think there have been a few more added since then so it just shows how fluid this process has been. And then there have been 32...so the existing document, the 2008 version of the Design Guidelines is posted on the website. It's been downloaded at least 32 times, which is a good sign that people are interested just to see what it looks like today in its current form. Next slide, another thing that we're going to...that we're doing ongoing is ongoing stakeholder engagement. I've already talked to some of these people on the list so far. One of the key parts of that is coordinating with the Broadway Streetscape Project. So, I've had at least one meeting with HR Green, Jamie Ramos. We had a really good discussion on how their process for the Broadway Streetscape Project will have a lot of impact in terms of what the Design Guidelines will turn into in this process. We were supposed to have a meeting tomorrow with them, but I think that got rescheduled so we're not sure when that's going to happen, but it'll happen. And another thing that we're...we are going to be meeting with the Aurora Downtown group in mid-July, I think July 20th so that'll be a great way to get their input as well and then I'll...these are just a general list of people I have talked to so far and other that I plan to engage as well in the next several weeks. So, then the next step's kind of going along with the outreach is starting that Design

Guidelines update process. So, what you see here is kind of an iterative process which is pretty standard when you're dealing with zoning codes, subdivision codes, and design guidelines such as this where it's kind of a cyclical process where you start with drafting and then you review it with like your group, we review it with City Staff and so on, and then we refine it, and then we do it again. We will at least do 3 rounds. The first round will most likely be completed by the end of July, then we'll bring it back to City Staff for them to review, bring it back to your group to review as well, then we'll refine it based on your comments. Then we'll go through round 2, the 2nd draft. We can add more drafts if we need to, and we can definitely discuss that if that's necessary but usually we can get through it in 3 rounds and then that 3rd round if finalizing it. And part of the final drafting stage is Spanish translation, which was part of the RFP and part of the contract, so I do have a Spanish translation group that is on the ready when that time has come to give them the final document to translate. And then here is...this is kind of an updated list where I presented this to you back, I think, in our first meeting in April, I believe, where I presented some...some of my general thoughts after reviewing your existing 2008 Design Guidelines and some of the existing plans that are related to the downtown area, the FoxWalk area. And I've also added some additional notes based off of the outreach that we've done with the public open house and some of the trends that we saw on the comment map as well. And the ones that are highlighted in yellow...are...I probably should've made that a different color...was, are things that kind of jump up as being not more relevant, but they just jumped out as being something that we really want to key in on when we're starting the first draft of the updating stage of the Design Guidelines. One was...one thing that came up a lot was extending the FoxWalk trail. More river access, river views was brought up a lot, especially on the casino site. I do want to raise...when we were at the open house, the area that got the most comments, not surprisingly, was the casino site. I know a lot of...you had a meeting, I think, the prior week on the casino site so it's really good to see a lot of people really engaged in that...on that site and we did definitely get a lot of comments that are relevant to Design Guidelines. Some of them are more about what to...how to re-utilize the site, which might be somewhat out of the purview, but a lot of those do have relationship to Design Guidelines such as lake...or, not lake views...river views and river access and so on, so I definitely wanted to point that out that the Casino site was really keyed in on as well. Other things that came up was the viaduct, that was something that came up a lot. Outdoor dining opportunities, whether it was a rooftop or on the street that is...we had comments on both types of outdoor dining. Lighting was brought up a lot, especially being the "City of Lights", that comment came up at least a few times, of your City nickname. And landscaping as well was one of the...some of the more prominent issues that came up. And you can...and then the other ones in black, you can see some other things that we'll definitely cover. ADA accessibility, parking garages, parking in general, dumpsters in alley...kind of...alley conditions, the New York bridge...New York Street bridge work will also be part of this and then, again, the Broadway Streetscape Project will also be a key part of this as well. So, the end...this part...before you get into discussion, is just next steps. Just ongoing stuff that we'll do is, again, we're gonna start the updating process; that iterative kind of 3-step process of reviewing...drafting, review, and refinement. So, right now we're in the drafting stage and then, hopefully in July, we'll be able to bring it back to you at the end of the...after the end of next month to present it to you all as kind of the first draft of that update, and then we'll continue...ongoing stuff will be continuing with stakeholder engagement. Again, we're going to meet with different people like the Aurora Downtown just to get their viewpoints as well, so I think that might be it. Yes.

Chairman Zine said any questions?

Mr. Failing said is that map still accessible to look at the comments and that?

Mr. Vanadolik said yes, it is still accessible. I was going to close it at the end of this month, but I decided to extend it to the end of July just because I felt like if I'm engaging other stakeholders, I'd like to keep it open so that I can point them to that.

Mr. Failing said okay. Could we get a link to that again, Jill? Thank you.

Chairman Zine said well, thank you very much.

Mr. Vanadolik said alright, thank you, appreciate it.

Mrs. Morgan said is there anything else? I know like last meeting we kind of mentioned the opening up to for storefronts, being able to have like that access to like the street, like outdoor dining. Is there any other topics, some specific topics that we've thought of that besides...let me bring his list back up...kind of these...that the Committee really thinks we need to look up, we need to revamp any...

Mr. Castrejon said I think one of them was the doors, sliding doors...

Mrs. Morgan said yeah, allowing of the sliding doors or possibly...

Mr. Vanadolik said oh, like the security doors?

Mrs. Morgan said no, more of the sliding doors to open up...

Mr. Castrejon said storefront...to open up your storefront.

Mr. Vanadilok said oh, like...okay, yeah.

Mrs. Morgan said garage doors and where to allow those... I know signage for Staff, I wanted to have...talk to kind of look at that, revamp that. Possibly (unintelligible)...not only larger signs but also maybe prohibiting like, we discourage right now like cabinet signs, internally illuminated cabinet signs. We're trying to kind of prohibit that to kind of upgrade our signage but to even allow some additional size requirements based on like the length of a storefront as opposed to just one size wall sign for everything. So, those are the kind of just some of the things that I...that Staff has wanted to update, so if there's anything else you can think of.

Mr. Palmquist said Charlie and I were at the Bike/Ped meeting and they're concurrently doing an update to the City plan and there are...there were some topics that may overlap...

Mrs. Morgan said okay.

Mr. Palmquist said just relative to facilities; bike racks, integration of separate paths or not, so just maybe something to be aware of. You're going to be a little bit ahead of the Bike/Ped plan but you might want to connect with Roopa and Alex to see if there's enough substance there to see what might also get integrated into this.

Mrs. Morgan said okay, alright. Yeah, that's a good idea.

Mr. Failing said and I'll be curious to see about the rooftop decks. I mean, I think...

Mr. Palmquist said right.

Mr. Failing said we've seen that more and more in other communities and I know a couple of projects here proposed it or discussed it, so I'm very interested to see what that looks like.

Mr. Vanadilok said sure, and one thing that will...part of that kind of first round of drafting is doing research on best practices. That's something that I've already started to do is trying to see what, in the region, what other communities are doing. Whether they're similar communities that have river access or just similar in size downtowns and so on, or active downtowns like Aurora has. So, that's part of the process.

Mrs. Morgan said alright, so if you guys also think about it, if there's anything, feel free to email me and I can give those ideas to Todd, especially anything specific you really feel that we...we need to revamp in the guidelines.

Chairman Zine said okay, very good.

Mr. Vanadilok said great, thank you for your time.

Chairman Zine said thank you, Todd.

Mr. Failing said thank you.

Chairman Zine said okay...

Mr. Failing said Jill, I had one question for you with respect mentioned on here that you guys with the consultant were going to meet with HR Green about the Broadway Project; is there anything on that project to bring before the Committee even just as an update for kind of what those plans are shaping up to be or is it still early?

Mrs. Morgan said I think it's still pretty changing, draft-wise, working with IDOT.

Mr. Failing said okay.

Mrs. Morgan said I believe they still haven't confirmed and have changed their minds a little bit, but yes, definitely once we...I feel like once we have a little bit more of a firmer idea of where they're headed, I will bring...I will have them bring something before the Committee.

Mr. Failing said perfect, thank you.

Chairman Zine said and Jill, I talked to Alex, I'm not sure if I talked to you about this, but I've gotten phone calls and emails about the casino site and I think the biggest point of discussion is they're obligated to bring it back to the way it was, correct? Prior to them coming to town.

Mrs. Morgan said no, I wouldn't say that's an obligation. I mean prior to them; it was a parking lot.

Chairman Zine said I thought that...well, the parking lot was the question because

that's the last thing I remember that being used for is a parking lot before the casino came. But, Bill...er... Alex says they're not interested in a parking lot there, correct?

Mrs. Morgan said correct. (laughing)

Chairman Zine said so that's good because we're not either and people I'm hearing from are not either, so. But I do believe they are obligated to return the site to the way they found it though. Wasn't that part of the original agreement?

Mrs. Morgan said they...there are some obligations. They have to get rid of the barges. And they're going to remove the building and remove the barges, so they're kind of...they're getting rid of their stuff. I don't know...I don't think there's an obligation to bring it back to like a certain specific point, like parking lot, green space. I don't think there's that obligation...

Chairman Zine said okay, alright...

Mrs. Morgan said I think they're just going to remove kind of what they've put up; the ugly barges and remove the building and that little walkway connection.

Chairman Zine well, then that little walkway connection that connects to the port au cochere over on the parking lot there...

Mrs. Morgan said yes.

Chairman Zine said that structure might be repurposed for something relevant. You know, it could be...if you look at it...it could be a stage, it could be all kinds of things. So, I hope we look into that before we just tear it down, see if it fits somehow.

Mrs. Morgan said okay. Yeah, I haven't heard that but they're wanting to make sure we kept some of the...there's also tunnels in between the building and the parking garage across New York Street for like trash and stuff, so I know there's been...they're wanting...have discussed wanting to make sure we retain those to be able to use for any future redevelopment.

Chairman Zine said okay. Are there any announcements that anybody has? Do you have any?

Mrs. Morgan said no. No, there's not any next regular meeting, so probably we get in again just with a couple of items with the guidelines and 35 North Broadway. We might be, you know, quick like emailing when do I...when can we get a quorum type of situation. I know there has been also thought of trying maybe to have the DRC make sure we meet more regularly. Maybe next year going forward, at least, if not every month, even if there's not something on the agenda maybe at least every other month. I know Preservation Commission, even if there's not something on the agenda, sometimes we will meet just if...you know, we don't want to cancel too many meetings, you know, in a row just to make sure the Committee is meeting on daily...on a yearly basis.

Chairman Zine said okay. Well, if there's no other business, do I have a motion to adjourn?

From audience: what about us? We have public comment...(inaudible)

Chairman Zine said oh...

Mr. Curley said that was at the beginning...

Chairman Zine said I didn't see you raise your hand before but we certainly can do public comments.

From audience: we signed up, we signed up...

Chairman Zine said oh, I haven't seen that but yes, let's go ahead and do those please. I don't see the list so I'm not sure who signed up.

Mr. Sieben said he did ask...he had asked earlier. Maybe you guys didn't hear.

From audience: no, he said that he was going to rearrange the agenda...

Mrs. Morgan said he did say that...

(Inaudible speaking off microphone from audience)

Chairman Zine said yes, happy to do that.

(Inaudible speaking off microphone from audience)

Mrs. Morgan said alright...just, sorry....we do have a 7 o'clock meeting so I know typically we say 3 minutes per person; we're a little more flexible usually during DRC and Preservation Commissions, but we do have that 7 o'clock...

Ms. Ratzlow said okay, is this okay?

Mrs. Morgan said yeah.

Ms. Ratzlow said so, my name is Helen Ratzlow. I live at 508 Binder Street in the 3rd Ward, but I come downtown a lot. I went to the open house and also to the website. My major concern at that time, and I believe most of the people in the room have the same concern and that is the riverfront. Let the riverfront belong to the people, not to private developers. Often, Chicago is called one of the most beautiful cities in the world and it would not be that if they hadn't had the foresight to save the lakefront for the people for parks, beaches, and museums. So, that's...that's my major concern that that be preserved for the people and not for...not for development. My second concern about downtown is Broadway. That street with parking is a dangerous street. At least once a year, we find out about a pedestrian that was killed on the street. When there's a left turn lane and all the lanes are switching back and forth as you go from Benton to Spring, I really thing there should be no parking from Benton to Spring. I know that creates parking problems elsewhere, but the street is not safe the way it is. The last time I parked on Broadway, when I came back from my appointment, I found my side mirror on the ground in shatters. That's how narrow that street is, how tight it is and so parking is always a problem, but I believe we should be building parking structures rather than more parking lots and we can, while we're at it, we can put solar panels on top and turn lemons into lemonade. Another concern is since SciTech has closed, there's not a lot for children to do downtown. I know Aurora Public Art is doing something this weekend and that's great. I think we should somehow be

able to institutionalize this. Maybe with a playground or some..some act...maybe APA could do this more often, children's programming, because the downtown seems to be for dining and theater and nightlife, but not a lot for families and certainly not a lot for families who might be a little strapped for cash. So, anyways, those are the points that I wanted to bring up and I hope you keep those points in mind as you...as you work on your plan. Also, oh...Spanish translation at the very end, I think maybe Spanish translation should start much earlier in the process than in the final draft. Thanks.

Chairman Zine said thank you.

Ms. Christenson said I'm Karen Christenson, 181 South Buell. I provided comments in writing. My concern is really to reiterate Helen's point, which is to keep the former casino site open for the public. I know you've been suggested that you take a look at Montgomery Ward's plan for the Chicago lakefront and why that is so important. And I think to the point about activities for families and kids, that would be a great location. I know it's not a huge parcel, but it'd be a great location for a really kid-friendly park and a place for families. One other thought in regard to parking; for many, many years there was discussion about decking what's Parking Lot E, so behind the buildings on Broadway. This is a great time to do it. And it only is getting more expensive than it was 20 years ago when we first suggested that.

(Inaudible speaking off microphone from audience)

Ms. Bates said hi, my name is Mavis Bates. I live at 60 South Harrison Avenue and among other things, I am a Kane County Board member. But mostly I've lived in Aurora most of my life. I want to absolutely reinforce what Helen...what Helen and Karen said about the riverfront, that's gotta be paramount to everybody's mind. And the FoxWalk Overlay is really the heart of our city and so I believe for a bright future for our city, we need to be thinking about sustainability. I know, everybody's gonna laugh, "yes Mavis, we know you're all...we knew you were gonna say that." But this is so important for us to have sustainable buildings, reduced emissions, cut down on climate change. If everything that has to do with protecting the environment goes into the sustainability of our city. So, there are 2 pillars to sustainability that I can...that I would say for the FoxWalk Overlay. One is renewable energy and the other one is energy efficiency. So, in all respects, in every remodel, in every rooftop that gets redone, we want to make sure that those roofs are solar-ready and that we are putting solar panels on every...I like to say on every doghouse. Every surface...everything that's facing the sky should have a solar panel on it. There's other great ideas for saving energy and for energy efficiency such as heat pumps. Any of these buildings that are going through remodels, you don't need to put another big...John and I just put...well, it's been maybe 10 years, but our furnaces were \$30,000; it's a big house. But, you know, today I would put heat pumps in my house. More insulation is a no-brainer, you know, that's going to save everybody money with better insulation. Energy efficient windows and doors. If you don't put solar panels on the roof, plant a garden on the roof. That's part of the beauty of Aurora is we've got all these beautiful buildings that could have, you know, fantastic possibilities. We want better biking paths and pedestrian ways to reduce vehicle miles traveled. That's a new...VMT...a new word I learned, but we want to cut down on...we want to cut down on vehicle emissions, we want to increase active transportation. Get on a bike, get on...you know... put on your running shoes. What I'm suggesting here can all be looked up in a LEED building guidelines, which would consolidate everything that I'm saying. We need more EV chargers to encourage...electrical vehicle chargers...to encourage more

electrical vehicles downtown. That would reduce the pollution in downtown, improve the quality of our air because we've had all these bad air days, and the more charge...you know, build it and they will come...with those EV chargers, electrical vehicle chargers in there and we'll start having more electrical vehicles in our downtown. There are many, many grants available right now from...from Illinois, that's from the Climate and Equitable Jobs Act. From the federal government, the Inflation Reduction Act. And then there's another act called IIJA, it's the infrastructure bill. And definitely we need to keep our open and green spaces, more plazas. You know why they call Paris the "City of Lights?" Because there's so many open spaces. The light comes into the city. Do you remember when in front of the Paramount, instead of a building, there was an open space? They used to have bratwursts there, there was picnic tables. It was really a delightful space but now it's part of the Paramount. Open spaces, plazas, and our precious and irreplaceable river views. So, thank you.

Chairman Zine said thank you. Does anybody else have any comments? Glad to hear about the open space, glad to hear about the suggestions to extend the FoxWalk. I've been pushing those as well. So, if there are no other comments, do I have a motion to adjourn?

This COA was discussed and filed

ADJOURNMENT

MOTION TO ADJOURN WAS MADE BY: Mr. Palmquist

MOTION SECONDED BY: Mr. Failing

Carried by voice vote.

Chairman Zine adjourned the meeting at 6:50 pm

A motion was made by Mr. Palmquist, seconded by Mr. Failing, that this meeting be adjourned. The motion carried.

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