



# City of Aurora

5th Floor Conference  
Room of City Hall  
44 East Downer Place  
Aurora, Illinois 60505  
www.aurora-il.org

## Planning Council Meeting Minutes

Tuesday  
July 09, 2019  
10:00 AM

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### CALL TO ORDER

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

### ROLL CALL

*The following member were present: Mr. Sieben, Mrs. Vacek, Mrs. Morgan, Mr. Broadwell, Mr. Minnella, Mr. Phipps and Mr. Beneke.*

### OTHERS PRESENT

*Others Present: None.*

### APPROVAL OF MINUTES

### PUBLIC COMMENT

### AGENDA

**19-0530**

Requesting the Establishment of a new Special Use Planned Development, and to change the underlying zoning district from B-2(S) General Retail District to R-5(S) Multiple-Family Dwelling District, R-5A(S) Midrise Multiple Family Dwelling District, B-2(S) General Retail District, and OS-1(S) Conservation, Open Space and Drainage District with a Special Use Planned Development on the property located east of the intersection of Ogden Avenue and 75th Street (CDI Development Services, LLC / Cedarwood Development, Inc. - 19-0530 / NA28/1-16.085-RZ/SU/PSD/PPN - ES - Ward 10)

*Mrs. Vacek said so this is going to the July 17th Planning Commission, so we will be voting these out today. The resubmittal is actually coming this afternoon, so I will be taking a look at it. If there are any conditions that we need to add or put on it, we will do so at that time.*

*Mr. Phipps said we completed our review of Preliminary Engineering and made a number of comments and then had a teleconference with the design engineer and a*

representative from the developer about some of the issues just to clarify them. I would say probably the most significant discussion had to do with the connection of the water main near the southeast corner of the site across 75th Street, which is something that we require to have 2 connections, 2 water main connections for Phase 1. Based on the way the Redevelopment Agreement is written, they were of the understanding that the city would make that connection in Phase 2. I've asked Rick Veenstra to review the documents and make a determination. I'm still waiting on that. The Engineering Division's perspective is that that connection needs to be made in Phase 1 and they are saying that they can't pay for it. We'll have to get to the bottom of that.

Mrs. Vacek said this is Preliminary, so this will need to go through Final also so some of those details can probably get worked out then. I do make a motion to move all 3 items to Planning Commission next Wednesday. Mr. Minnella seconded the motion.

Mr. Sieben said we have a motion and a second. There will be for sure Engineering conditions and maybe Planning conditions.

Mr. Phipps said we just ask the standard condition about meeting the requirements of Engineering by Final Engineering be added.

Mr. Beneke said the hydrant coverage and everything we looked at before and it was okay. Tim made some comments that things may have to change, so depending on what that looks like.

The motion carried unanimously.

**A motion was made by Mrs. Vacek, seconded by Mr. Minnella, that this agenda item be Forwarded to the Planning Commission, on the agenda for 7/17/2019. The motion carried by voice vote.**

**19-0531**

Requesting approval of a Preliminary Plat for Aurora Town Center Subdivision located east of the intersection of Ogden Avenue and 75th Street (CDI Development Services, LLC / Cedarwood Development, Inc. - 19-0531 / NA28/1-16.085-RZ/SU/PSD/PPN - ES - Ward 10)

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*The motion carried unanimously.*

**A motion was made by Mrs. Vacek, seconded by Mr. Minnella, that this agenda item be Forwarded to the Planning Commission, on the agenda for 7/17/2019. The motion carried by voice vote.**

**19-0532**

Requesting approval of a Preliminary Plan for Aurora Town Center Subdivision located east of the intersection of Ogden Avenue and 75th Street for a mixed use development (CDI Development Services, LLC / Cedarwood Development, Inc. - 19-0532 / NA28/1-16.085-RZ/SU/PSD/PPN - ES - Ward 10)

*Mrs. Vacek said so this is going to the July 17th Planning Commission, so we will be voting these out today. The resubmittal is actually coming this afternoon, so I will be taking a look at it. If there are any conditions that we need to add or put on it, we will do so at that time.*

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*what that looks like.*

*The motion carried unanimously.*

**A motion was made by Mrs. Vacek, seconded by Mr. Minnella, that this agenda item be Forwarded to the Planning Commission, on the agenda for 7/17/2019. The motion carried by voice vote.**

**PENDING**

**ANNOUNCEMENTS**

**ADJOURNMENT**

*Mr. Sieben adjourned the meeting at 10:05 a.m.*

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