



City of Aurora

5th Floor Conference
Room
44 E. Downer Place
Aurora, Illinois 60507

Planning and Zoning Commission Meeting Minutes

Wednesday
August 16, 2023
7:00 PM

CALL TO ORDER

Chairman Pilmer called the meeting to order at 7:00 pm.

This meeting was called to order.

ROLL CALL

The following Commission members were present: Chairman Pilmer, Mrs. Anderson, Mr. Chambers, Mr. Gonzales, Mr. Kuehl, Mrs. Martinez, and Mr. Roberts

Mr. Choudhury was absent. Mrs. Owusu-Safo was excused.

OTHERS PRESENT

The following staff members were present: Mr. Sieben, Mrs. Morgan, and Ms. Burden.

Kelsey Cozens - JH Real Estate (Re: 110 Cross St)

APPROVAL OF MINUTES

23-0609

Approval of Minutes from 7/19/2023 Planning & Zoning Commission Meeting

MOTION OF APPROVAL WAS MADE BY: Mr. Gonzales

MOTION SECONDED BY: Mrs. Anderson

AYES: Chairman Pilmer, Mrs. Anderson, Mr. Chambers, Mr. Gonzales, Mrs. Martinez, and Mr. Roberts

NAYS: 0

ABSTAIN: Mr. Kuehl

Motion carried.

A motion was made by Mr. Gonzales, seconded by Mrs. Anderson, that the minutes be approved and filed. The motion carried.

PUBLIC COMMENT

Chairman Pilmer said if you are here for an item that does not appear on the agenda

as a public hearing and you wish to speak to the Commission, we can give you 3 minutes to do so.

From Audience: Could you speak up please!

No one came forward.

AGENDA

Chairman Pilmer said we will move to our agenda items this evening. There are 2 related items that I will read in together.

23-0636

An Ordinance Establishing a Conditional Use Planned Development, Approving the 110 Cross Street Plan Description and amending Chapter 49 of the Code of Ordinances, City of Aurora, by modifying the zoning map attached thereto to an underlying zoning of DF Downtown Fringe District for the property located at 110 Cross Street and 213 S. River Street

Mrs. Morgan said good afternoon, Jill Morgan, Senior Planner, City of Aurora. So, the first item on the agenda is the ordinance for a Conditional Use Planned Development and approving the 110 Cross Street Plan Description and amending the Chapter 49 of the Code of Ordinances, City of Aurora, by modifying the zoning map attached thereto to an underlying zoning of DF Downtown Fringe District for the property located at 110 Cross Street and 213 South River Street. The subject property, or the...one of the buildings in the subject property is currently vacant and zoned with M-1 Manufacturing – Limited zoning. The Petitioner is requesting the Establishment of a Conditional Use Planned Development and to change the underlying zoning from the M-1 to the Downtown Fringe. This would allow for apartments above the first story, which is by right in the Downtown Fringe zoning district, and the Plan Description would allow the brewery on the first floor of 110 Cross Street and retain the coffee roasting business that’s currently at 213 South River Street. The Plan Description also provides other variances to address the unique nature of rehabbing historic buildings, such as parking.

This is the location map. Here is the Final Plan. So, concurrently with the proposal, the Petitioner is requesting approval of a Final Plan for a Restaurant/Food and Beverage Services (2500) Use and Multi-Family Dwelling (1140) Use. The details of the request include a Final Plan for an approximate 46-seat brewery on the first floor with 56 seat...approximately 56 seats in an outdoor patio, and there will be 15 apartments above the first story. The site will be improved with a fenced outdoor patio area on the east elevation, a new exterior staircase on the east elevation, new seeded area along Cross Street, and a ramp in the rear for accessibility. The site will be accessed from a curb cut on Cross Street and River Street and will include 13 parking spaces. The second building on the site, 213 South River Street, will remain in its current use and configuration.

Here is the building elevation showing the changes that are being proposed to the elevations. The building is a contributing resource to the Middle Avenue National Register Historic District. As the developer is pursuing Historic Preservation Tax Credits, the main façade has to remain mostly unchanged and even the changes to the elevations still have to retain the historic character of the industrial building.

So all of the elevations to the exterior and interior both have to be approved by the State Historic Preservation office. The rezoning is consistent with the City’s efforts to expand the Downtown Fringe zoning south of the current boundaries to include the Middle Avenue Historic District when the area... sites in that area are being

redeveloped. The variances requested are addressing the unique circumstances of adaptively reusing an existing historic building and site for new uses and is consistent with some of the requests we've done elsewhere in the City. Staff is happy to answer any questions. I also have the Petitioner present to come forward to add anything and to answer any questions.

Chairman Pilmer said are there any questions of Staff? Hearing none, would the Petitioner like to come forward or add anything? I'll have to swear you in so if anyone's going to speak, I'll just have you raise your right hand, if you both want to raise your right hand. Do you swear to tell the truth, the whole truth, and nothing but the truth?

Ms. Cozens and Eric said yes, I do.

Chairman Pilmer said thank you. And then if you'll just state your name and address for the record, please.

Ms. Cozens said Kelsey Cozens of JH Real Estate and I live in 115 West Galena Boulevard.

Chairman Pilmer said thank you.

Ms. Cozens said yeah, I'd just like to say that we're very excited about this. We think it will bring some life to a corner of downtown that's been very quiet for a long time. And we've heard lots of good feedback from the community. It's going to be somewhat resembling the work that we did at Hobbs at 2-12 North River Street, and we're happy to answer any other questions that you guys might have.

Chairman Pilmer said any questions of the Petitioner? Alright, thank you.

Ms. Cozens said thank you.

Chairman Pilmer said this is a public hearing. If anyone in the audience would like to address the Commission regarding this case, we would allow time for them to do that.

Audience Member said (inaudible) speak up.

Chairman Pilmer (to Audience Member) said ma'am, if you're having a hard time hearing me. I don't know what...this is all on audio. I don't know if we can make it any louder.

Audience Member said (inaudible) speak into the microphone.

Chairman Pilmer said yeah, I was just going to open the public hearing so if anyone wants to address the Commission, they would have an opportunity to do so. Alright, I will just state for the record that no one has come forward. We will close the public hearing and then ask Staff to read the Findings of Fact.

Mrs. Morgan said Staff has the following comments regarding the Findings of Facts:

Conditional Use:

1. The project will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare as the development will reuse a building that has historic significance to the community and reuse a building that has sat vacant for several

years for a new brewery and rental housing, providing for diverse housing types to accommodate the needs of Aurora's population.

2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity or diminish or impair property values as it will prevent the property from sitting vacant and becoming a blighted property. There are 13 off-street parking spaces being provided. While not adhering to the typical two spaces per unit, these apartments are smaller units and are near the downtown where there is access to transit. In addition, there is on-street parking and parking on the adjacent city lot for the commercial use.

3. The development will not impede the normal and orderly development and improvement of surrounding properties as it will bring diversity and vitality to the neighborhood by complementing the existing mix of commercial and residential properties.

4. There is currently adequate water and sewer capacity to serve the project.

5. The project does provide adequate ingress/egress. The current curb cut on Cross Street will be moved slightly west to be further from the intersection and a second access point on River Street will allow easy movement through the site.

6. The Conditional Use in all other respects conforms to the applicable regulations of the DF Downtown Fringe.

Rezoning:

1. Staff has noted below the physical development policies that the proposal meets.

2. The proposal does represent the logical establishment of the requested classification in considering the existing area as it is consistent with the City's efforts to expand the Downtown Fringe zoning south of the current boundaries when these areas redevelop.

3. The proposal is consistent with a desirable trend of development in the area as it continues the trend of residential development moving south from the current downtown, provides additional housing options in the area, and reuses a vacant historic building.

4. The rezoning will allow uses that are more suitable uses than the existing zoning classification as it will allow mixed used development adjacent to other mixed-use development.

5. The rezoning is consistent with the existing area as it continues the trend of mixed-use development adjacent to our downtown and within our historic Middle Avenue district.

Chairman Pilmer said thank you. Does Staff have a recommendation?

Mrs. Morgan said yes. So, Staff is amending the recommendation slightly from what was in your packet, preferred some of the requests from other Staff members. Staff would recommend Conditional Approval of an Ordinance establishing Conditional Use Planned Development, approving the 110 Cross Street Plan Description and amending

Chapter 49 of the Code of Ordinances, City of Aurora, by modifying the zoning map attached thereto to an underlying zoning of DF Downtown Fringe District for the property located at 110 Cross Street and 213 South River Street with the following condition:

1. That upon termination of the current lease for the billboard, that the billboard will be removed. The Applicants have agreed to this, they're aware of that. Staff just asks that we add that as a condition as well to the zoning.

Chairman Pilmer said you've heard Staff's recommendation with one condition. Is there a motion?

MOTION OF APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mrs. Martinez

AYES: Chairman Pilmer, Mrs. Anderson, Mr. Chambers, Mr. Gonzales, Mr. Kuehl, Mrs. Martinez, and Mr. Roberts

NAYS: 0

Motion carried.

Chairman Pilmer said motion carries. And then Staff did read into the record Findings of Facts for both the Conditional Use and the Rezoning. Is there a motion to accept those Findings of Fact as read into the record?

MOTION OF APPROVAL OF FINDINGS OF FACTS WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mrs. Anderson

AYES: Chairman Pilmer, Mrs. Anderson, Mr. Chambers, Mr. Gonzales, Mr. Kuehl, Mrs. Martinez, and Mr. Roberts

NAYS: 0

Motion carried.

Chairman Pilmer said motion carries. If Staff will just state where this will next be heard.

Mrs. Morgan said this will next be heard at the Building, Zoning, and Economic Development Committee meeting on August 23rd at 4:00 pm in this room.

A motion was made by Mr. Chambers, seconded by Mrs. Martinez, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 8/23/2023. The motion carried.

23-0637

A Resolution Approving a Final Plan for property located at 110 Cross Street for a Restaurant/Food and Beverage Services (2500) Use and Multi-Family Dwelling (1140) Use

Chairman Pilmer said thank you. And then do you have a recommendation for the Final Plan?

Mrs. Morgan said yes. Staff would recommend Conditional Approval of a Resolution approving a Final Plan for property located at 110 Cross Street for a Restaurant/Food and Beverage Services (2500) Use and Multi-Family Dwelling (1140) Use, with the following condition:

- 1. That all Engineering Staff comments are addressed prior to building permit issuance.*

Chairman Pilmer said you've heard Staff's recommendation. Is there a motion?

MOTION OF APPROVAL WAS MADE BY: Mr. Kuehl

MOTION SECONDED BY: Mrs. Martinez

AYES: Chairman Pilmer, Mrs. Anderson, Mr. Chambers, Mr. Gonzales, Mr. Kuehl, Mrs. Martinez, and Mr. Roberts

NAYS: 0

Motion carried.

Chairman Pilmer said motion carries. And then if Staff will state where this will next be heard.

Mrs. Morgan said this will also next be heard at the Building, Zoning, and Economic Development Committee meeting on August 23rd at 4:00 pm in this room.

Chairman Pilmer said good luck. Our next item on the Agenda is the Illinois Municipal League's Civility Pledge.

A motion was made by Mr. Kuehl, seconded by Mrs. Martinez, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 8/23/2023. The motion carried.

23-0645

The Illinois Municipal League's (IML) "Civility Pledge".

Mr. Sieben said thank you. Ed Sieben, City of Aurora Zoning and Planning Director. I'm going to wing this because I don't have it in front of me, but the...I believe the Illinois Municipal League has asked all members and all boards and commissions to adopt a Civility Pledge similar to what the City of Aurora City Council has already done. So, that is in your packet and then we can pass around for you guys to sign.

Chairman Pilmer said so is there a motion to accept the Planning and Zoning...or for the Planning and Zoning Commission to accept and sign this Civility Pledge?

MOTION OF APPROVAL WAS MADE BY: Mrs. Anderson

MOTION SECONDED BY: Mr. Chambers

AYES: Chairman Pilmer, Mrs. Anderson, Mr. Chambers, Mr. Gonzales, Mr. Kuehl, Mrs. Martinez, and Mr. Roberts

NAYS: 0

Motion carried.

Chairman Pilmer said motion carries. And then, any announcements?

A motion was made by Mrs. Anderson, seconded by Mr. Chambers, that this agenda item be approved and filed. The motion carried.

ANNOUNCEMENTS

Mr. Sieben said today is the...I believe our next meeting is September 6th. So, right now we're still planning on having that, alright?

ADJOURNMENT

Chairman Pilmer said is there a motion to adjourn?

MOTION OF ADJOURNMENT WAS MADE BY: Mrs. Martinez

MOTION SECONDED BY: Mr. Gonzales

Motion carried by voice vote.

Chairman Pilmer adjourned the meeting at 7:15 pm

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