



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

September 27, 2023

6:00 PM

CALL TO ORDER

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

ROLL CALL

*The following Committee members were present: Chairman Zine, Mr. Castrejon, Mrs. Diaz, Mr. Hoffman, and Mr. Palmquist.
Mr. Failing was excused.*

OTHERS PRESENT

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

Scot Bode (Re: 35 N Broadway)

APPROVAL OF MINUTES

23-0473

Approval of Minutes from 4/19/2023 Design Review Committee Meeting

Chairman Zine said alright, at least 2 of us, or 3 of us did not get the minutes. We couldn't access the SharePoint. I know Jeff and I both tried it and just couldn't get into it at all. I even talked to the Administrator and no luck there, so can we carry that forward to the next meeting?

Minutes will be held until next meeting due to inability to access documents via SharePoint.

These minutes are held until next meeting.

23-0766

Approval of minutes from 6/21/2023 meeting of FoxWalk Design Review Committee

Minutes will be held until next meeting due to inability to access documents via SharePoint.

These minutes are held until next meeting.

PUBLIC COMMENT

Chairman Zine said is there anybody, any public comment that anybody needs to make right now?

No one came forward.

AGENDA

23-0775

Certificate of Appropriateness 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 yeah, so 23-0775, Certificate of Appropriateness for emergency repairs to the façade at 35 North Broadway. As you're familiar, we've talked to this a couple of times. I'm just going to bring...just go ahead and hand it over to John Curley to kind of talk more about the structural, what's happened at this point, what the City has...what we've done, and kind of...umm...what's maybe the game plan possibly moving forward.

Chairman Zine said thank you.

Mr. Curley said hi. Thanks everybody. Again, I'm John Curley, I'm Chief Development Services Officer for the City of Aurora. This particular project is undergoing some pretty extensive façade renovations for the last couple months and I wanted to appraise you on kind of where that's at and the owner's here, and I wanted to start talking about the...what the solutions might be or what this Committee might accept for solutions so that he can start approaching contractors to start moving towards a solution that I hope would dry the building in before the dead of winter hits here. So, that's kind of the reason I wanted to bring it forward. I don't have all the answers for you today, but I wanted to introduce to you where we're at and start having the conversation with the owner about the final solution. So, as you might know...you might recall, the building was cited, it's actually in the hearing process now as well, and continues to be. But the façade is being restored. The restoration of the exterior wythe of masonry with structural help and determinations along the way, is a 4-inch plain CMU wall. The interior wythe was so irregular that it made it very challenging to do anything other than a simple single wythe wall, and that 4 inches of CMU runs all the way to the top of the building. One of the...looking forward, when the building does have the walls completed, the roof is stitched back into the wall, the City's project will be turning it back over to the owner to complete the project, and I wanted to start talking about the ornamentation so we can guide him on what his options are to solve the other violations that are there; the non-structural, the non-life-safety violations, one of which is compliance with the DRC/FoxWalk Guidelines. The nature of the wall does not lend itself to a solution that would be a heavy solution, or eccentrically loading the wall. What I'm getting at is the cornice itself, the structural determinations that we've gotten from the structural engineer, are indicating that we really need to come up with a light solution for recreating the ornament that's on the building. That, in my mind, leads me to think about a solution, as I had mentioned earlier, a likely solution to this would be an EIFS type of a solution, a dryvit type of a solution. Staff's concerns about that have always been primarily more about the impact resistance on the lower level or lower portions of the wall, and the industry does have some impact-resistant meshes that can be applied and I guess what I'm hoping we can start having a conversation about is would the Committee be amenable to that as a solution. It's Staff's opinion

that that's the likeliest...the most likely solution to replicate what's...what was there in the most accurate way and also meeting the structural requirements of the wall that's there now. I don't really want to pin the owner into only...only a single solution, but I did want to discuss with you that possibility and, at least, Staff telling you directly that the most likely solution that I see, that my Staff sees is an EIFS solution for this issue.

Chairman Zine said so, John, are you talking about just the north façade, in the north cornice, or north and front?

Mr. Curley said it is the north...the north façade. It stops essentially right on the corner, just above that column that's on the corner at Broadway.

Chairman Zine said and you used a...an initial CMU. I'm not sure...

Mr. Curley said oh, I'm sorry, a Concrete Masonry Unit. So, a very plain concrete 4 inch deep by 16 inches long masonry unit, 8 inches high.

Chairman Zine said okay, thank you. Then the EIFS that you're talking about; is it going to replicate those big blocks that were on the surface before or is just going to be the way I know EIFS, just a flat skin coat?

Mr. Curley said my assumption is that the direction, again, the Committee and Staff would be giving the owner is that we would want to see it replicated to try and match as best as possible what was there. And that's one of the reasons I'm suggesting EIFS, is because I think that's the logical means of accomplishing that.

Chairman Zine said and weight is the issue?

Mr. Curley said well, especially up on the cornice, the...again, that 4 inch wall is, you know, 24 to 30 feet high off the ground. It is tied back to the...the interior wythe of masonry as the structural engineer needed it to be or recommended it to be. But you really don't...a more integral 2 wythe wall would handle an eccentric loading way at the top better than what we've got here. So, that's why I think that...and that's why the structural engineer is recommending a lighter solution rather than a masonry solution as an example.

Chairman Zine said I'm again lost on the terminology. You said "a 2 wythe wall" or 2 light wall?

Mr. Curley said oh, 2 wythe, okay, I'm sorry. Wythe is W-Y-T-H-E. It's a masonry term...a...umm...how do I...most of the buildings that you'll see downtown that are masonry exterior walls, full masonry exterior walls, and not a veneer, a common veneer where there's something in front of like a stud wall or something, are 3 wythe wall. You can tell they're at least 2 wythes thick if you can see header courses that are exposed every 6 or 8 courses. Those are different types of bonds that you would see. That is a multi-wythe wall and the wythe is essentially each course of brick. So on a 2 wythe wall, you would have...a typical 2 wythe wall, every 6th course or 8th course would be header courses, so you would run...you would run bricks like this on the wall and...that's exterior wythe...the interior wythe, and then to tie those together, especially in the old days when we didn't have galvanized metal ties and all that stuff, they would lay the brick this way. But that's a multi-wythe wall and the wythes are the actual courses of...the interior/exterior courses of brick, a lot of times there's even a third course that's added as well. And this actually would've been, this was built as a 3 course wall when it was originally built.

Mr. Hoffman said so, was the...when the masonry...because that was retrofit...and when that was removed, was there 2 wythes remaining when they put the...did they strip off the outer face wythe when they installed the masonry?

Mr. Curley said that's exactly what happened. It's very...unfortunately, when we opened it up, it's very uneven, what was left there back...

Mr. Hoffman said I saw...I saw it a few times...

Mr. Curley said in the 30s.

Mr. Hoffman said I went past it and it was going pretty rough in there.

Mr. Curley said it was pretty rough, there was still wood timber left in the wall in spots for lintels over windows, spacers for things, so there was a little bit of clean-up that needed to be done as well.

Chairman Zine said and what picture are we looking at? Or what era is this photograph of the building?

Mrs. Morgan said recent.

Mr. Curley said yeah, that's...that would be...

Mrs. Morgan said this year, I think. Because this is from the study.

Mr. Curley said oh yeah, sure, yeah. This was taken by the mason and the structural engineer, so this would've been 2023.

Chairman Zine said so this is when had still the original exterior masonry on it?

Mr. Curley said yeah, correct. That's correct.

Chairman Zine said it's hard to see those big blocks in that...the resolution's not sharp enough.

Mr. Curley said and there were units saved...the different types of units were saved on the back of the buildings, so that things can be replicated with the right, you know, relief and depth.

Mr. Hoffman said I...I'm not aware of a commercially available masonry unit that would match those blocks. If you were going to try to do it masonry, it would have to be custom.

Mr. Curley said oh, yeah. I agree...completely agree with that statement.

Mr. Hoffman said yeah, especially the coping and the cornice...cornice details. You couldn't get any of that off the shelf.

Chairman Zine said and I wasn't aware that there's a stronger EIFS out than the one that I always see that always has puncture holes in it.

Mr. Curley said well, so that the impact-resistant EIFS is not the Styrofoam that makes it impact-resistant, it's the mesh product that's added to the Styrofoam before the coating is added to it. So there's a tighter mesh with a stronger tensile strength that can be added. So, Staff would be recommending that we run that...an impact-resistant mesh up to at least 6 feet off of grade. But that would allow...it's attempting to find the best of both worlds solution. It's providing better impact resistance but it's allowing the owner, you know, as much flexibility to try and replicate what's there as possible.

Chairman Zine said does it look the same as the non-impact-resistant?

Mr. Curley said oh, yeah...yeah. You wouldn't...the mesh product that's buried in the coating of EIFS is not intended to be ever seen at all.

Chairman Zine said okay.

Mr. Hoffman said was the...

Chairman Zine said go ahead.

Mr. Hoffman said was the masonry removed down to sidewalk grade or is there a...

Mr. Curley said no, it was all the way down to the sidewalk. They had to find something solid to tie the bottom of the wall into with and it was the foundation wall.

Mr. Castrejon said but there's a space in between?

Mr. Curley said are you talking about between the 2 wythes?

Mr. Castrejon said (inaudible) foundation where the first block starts?

Mr. Curley said no, these...the CMU are sitting right on...right at grade, essentially, right at the sidewalk...

Mr. Hoffman said the new cladding will begin at sidewalk level?

Mr. Curley said it will be, correct. And that's...that's the concern about the impact resistance. Or that highlights the concern.

Mr. Hoffman said I think a more reinforced EIFS probably will work well for at grade level, but I wonder if a stone or masonry unit down for 6-12 inches just for snow shovels would be more...ultimately, I think that durability is a Property Standards consideration. Because if it's damaged, that's going to be a violation for the...

Mr. Curley said that's correct...

Mr. Hoffman said Property Standards isn't going to require the owner to repair it, according to those requirements so I don't know that that's...like it's important to think about the big picture of it but in terms of our design, you know, review...

Mr. Curley said the...the...

Mr. Hoffman said our review is appearance and...

Mr. Curley said yeah, the other consideration though is that there's only so much width before I'm sitting on top of the sidewalk and there is not a shelf to hang something solid on the foundation wall right now. We're out flush to the edge of the foundation...

Mr. Hoffman said oh, so there's not ledge...

Mr. Curley said there's really...so, what...what would...if we were to put any stone masonry in place, it would be on a shelf angle and it would have to allow for movement of the sidewalk as well. So, it's challenging to do...it...really looking at the whole picture, I really don't know a better solution than something that's applied, that's light.

Mr. Hoffman said yeah. Well, yeah (unintelligible) something for the 2 stories...like...

Mr. Curley said yeah...

Mr. Hoffman said try to stack 2 stories of solid masonry on little shelf angles anchored into that...but I wonder if that might be practical for a small course at the bottom for better durability which would have a small...which I think...that's...design consideration...umm...more so than what our scope is.

Mrs. Diaz said the back of the building stay the way it is now or change it too?

Mr. Curley said the Broadway façade?

Mrs. Diaz said no, in the back of the building where there's a parking lot.

Mr. Curley said the back of the building, I think there...I believe there were some citations for some maintenance things that need to be addressed there but I don't believe those maintenance issues would require a full façade removal. So, that's going to be up to the owner on how to address the violation concerns there. But, again, I don't think it necessarily means fully removed.

Mrs. Diaz said yes, because in the back it look like crooked, some parts of the wall. That was my first thing. Not crooked like...

Mr. Curley said like some cracks?

Mrs. Diaz said yeah, we need to fix them.

Mr. Curley said yeah, and I think that's...I believe that the citations that have been made, yeah.

Mr. Hoffman said Jill, can you pull up the...move the street view more to the back? I'm trying to remember if the back is even the same ornamental masonry. I think it's just plain...it's a plain wall so...

Mr. Castrejon said sounds like a skin coated brick...

Mr. Hoffman said yeah, it's probably parging on top of the...

Mr. Curley said it's actually...it's actually something on furring, so there was some kind of board added to some furring, if I recall correctly.

Mr. Hoffman said okay...okay. There's a lot of sins hidden behind that flat wall we see. Okay, so that's... just that's a simple matching the flat...

Mr. Bode (from audience) said that photo is prior to (inaudible) 2019 because that wire mesh is no longer existing.

Mr. Hoffman said oh, yeah... yeah...that screen wall over on the...

Mrs. Diaz said the screen wall is gone...

Mr. Hoffman said yeah, that was part of the parking lot rehab over there.

Mr. Bode (from audience) said that screening was anchored to the (inaudible).

Mr. Hoffman said so, there's some impact from that too, yeah.

Mr. Bode (from audience) said yeah. I'm not expert, but I believe that probably (inaudible) is stucco. Traditional stucco because it's a heavy thick wire mesh that can be seen from the inside.

Mr. Hoffman said okay, yeah.

Chairman Zine said so, I have a couple more questions. What about at the base of the windows? Is that going to be an EIFS product as well, the...is that the lintel or is the lintel above?

Mr. Curley said it would be a sill...a windowsill.

Chairman Zine said a sill, right...the upper windows there, those yes.

Mr. Curley said I do not believe the wall that's going in place has a...has relief on the sill. I think it's just a plain wall, so that...creating that would be something we'd have to address in the...however we treat the exterior wall.

Chairman Zine said and then that large horizontal band above the windows that protrudes out...what's the plan for that?

Mr. Curley said well, again, I don't have all the solutions for the owner. I'm trying to...I'm trying to give the owner some guidance, I guess, to have this...to start this discussion. Again, that would be the item that would be eccentrically loaded on the wall, and we need to, structurally, we need to keep it pretty light. So, I'm thinking the most logical solution is an EIFS solution for that as well.

Chairman Zine said oh, so you're saying you can reproduce that in EIFS?

Mr. Curley said yes...yes.

Chairman Zine said okay, that's what I was asking.

Mr. Hoffman said I think there's opportunity to improve what was deteriorated there because that...uhh...the cornice and the parapet above is some later poor repairs that eliminated some of the ornamentation that had...had been in the masonry there. I don't

know if we have any good pictures...or is it on the front? Is there any more extant details of that cornice and parapet because the...I guess that's similar...? Those old historic...(unintelligible) as much like sketches as they are photos show some panels with relief detail in that...in that parapet which I would expect beyond just the...yeah, you can see in...in that. Which probably deteriorated because that's the most weather exposure and if the coping on the top of the parapet starts to leak, that's the first stuff that gets damaged. It's hard to see. Maybe on the side it was just plain...

Mrs. Morgan said just plain...

Mr. Hoffman said plain block detail but there was 3 panels that matched the base of the window on the front.

Mrs. Morgan said I don't think since the front's not part of the scope, I don't know if we can require...

Mr. Hoffman said right, if it's not, I mean, that's grandfathered in for...for what it is, but on the side, I think that would still be an improvement and I imagine that front parapet is going to need attention some time. It looks like it's...I suppose if you keep good coping on it, it will last longer than the side has, but...

Mrs. Morgan said are you talking to replicate this on the side?

Mr. Hoffman said no...what was on the side which...

Mrs. Morgan said oh, that little...

Mr. Hoffman said which this looks...it looks like it was the same block pattern...

Mrs. Morgan said oh, yes, yes...I see what you're saying...

Mr. Hoffman said from what we...what we've seen on the most recent pictures, it was just smooth, you know, parged stucco...

Mrs. Morgan said yes, continue all the way to the top...

Mr. Hoffman said skin coat, which you can tell wasn't original because it's all lumpy and patched over, deteriorated material so...but...and I haven't been up scaffolding to see it that close, but the cornice on the front there doesn't look great. You can see some of the similar cracking patterns you did on the side so...if it...if it's sound now, as the report suggests, it may not...forever.

Mr. Curley said yeah, the structural engineer did look at both walls and they...they focused on the north wall in the end.

Mr. Hoffman said so, I...while we're talking on the...about the side wall...I think it's worth considering a solution that could also be adapted to the front if it needs work in the future. It could be done similarly to maintain a consistent appearance.

Mr. Curley said well, so, again, I just want to reiterate, so I'm...again, I wanted the owner to be here, and he may wish to say a few things too or have some questions, but I just wanted to start the conversation and hopefully walk away with an understanding so he could understand what might be supported by the Committee to

then engage a contractor to start pursuing getting this buttoned up before the winter hits.

Chairman Zine said just a couple more questions real quick then. How is the corner intersection of the north wall and the front gonna be finished? I mean, how do you merge the EIFS with whatever that product is on the front? Artificial stone or whatever.

Mr. Curley said yeah, it's...it's a concrete masonry unit that's there now and it would end up being some kind of a sealant solution to tie the 2 things together. That's...well, either way it's gonna be that. The choice is do you...do you leave the stepping, the staggering of the units and then run the EIFS in and the sealant run around like that, or do you stop the sealant straight? Like cut off the units flat and then try and replicate so those are some decisions that I think once we get a contractor involved to understand the whole thing, they'd have some proposals to bring back so we could talk about it. Or at least let Staff evaluate them.

Chairman Zine said that would be a good solution if they could stairstep those around the side. So, I'd like to look into that. And then lastly, what about the coping on the top of the wall? Is that going to be aluminum? Is it gonna be the similar coping that's around the front and the other side?

Mr. Curley said well, the roof is being replaced and if the coping's in bad shape, I'm sure we're going to ask that it be replaced as well...

Chairman Zine said could they use a masonry?

Mr. Curley said oh, what am I saying? It's gone so it'll be a new coping. That parapet's gone right now so it will be a new coping.

Chairman Zine said masonry?

Mr. Curley said again, I would... however we...how...getting a coping in place that keeps it waterproof and ties into the roof, we can do in a myriad of ways. The appearance of it from the street is going to be how the DRC dictates...

Chairman Zine said right.

Mr. Curley said how it looks. So as part of this façade evaluation or the...or the Downtown...I'm sorry, the FoxWalk guidelines approval, we would dictate how we want that to look.

Chairman Zine said okay, because I think that the masonry coping would be a good way to top of this if we go with the EIFS.

Mr. Curley said okay.

Mr. Hoffman said if the profile can be matched in a metal coping...don't know that it's gonna look different from the street. That might be more...I imagine it's a rubber...probably a rubber membrane roof or...

Mr. Curley said I bet it will be too...

Mr. Hoffman said so that might be more compatible with that roof system.

Mrs. Morgan said you should be able to get...get the...that metal in the matte color, correct? Like, they make it so, like, I know there's some of them you look around and they...the coping is kind of shiny and I think they can do something a little more similar...

Mr. Hoffman said I...what coping material is up there? I wonder if that's even from the masonry reskinning in the '20s or when that was done. I wonder if that's even for that or if that's from the...could be from the....

Mr. Curley said I think if you looked at...

Mr. Hoffman said 50 years later when they did the parapet or roof repair...

Mr. Curley said I think that earlier sketch showed a mono...or a singular elevation as a step back, so I believe it's been...the parapet wall's been dropped to the east from those older sketches. So, I don't think it's from the '30s or '20s.

Mr. Hoffman said is the CMU parapet been constructed up to the...up to the top now? Or is that still...

Mr. Curley said I believe...

Mr. Hoffman said under construction?

Mr. Curley said I believe they're going to match the profile that you see here.

Mr. Hoffman said okay, with the stairstep...

Mr. Curley said yeah...

Mr. Hoffman said (unintelligible) the slope roof then...

Mr. Curley said there is, correct...

Mr. Hoffman said follow on the...

Mr. Curley said that's correct, it all slopes back to the east.

Mr. Hoffman said yeah.

Chairman Zine said I, for one, would prefer to see a masonry coping. I've seen the metal ones and they're noticeable, even from 2 stories down on the street. And I think it should match the front and the north side. That's my thinking. And I think you could do that on top of a new rubber roof or, you know, even metal underneath it.

Mr. Curley said I'm sure there's a way...there would be a way to accomplish that.

Chairman Zine said okay, so, what is the objective today? Just to have this discussion that we had?

Mr. Curley said I wanted to have this discussion so Scot could witness this...Scot, do you want to add anything or...?

Mr. Bode (from audience) said well...

Mrs. Morgan said I'm sorry, could you just come up to the...

Mr. Bode said in truth, ideally, the bull nose cornice on the north would not even be replicated because, in truth, it's a northern exposure, so it doesn't get any direct sunlight so it's...the north side is perpetually wet so recreating that same overlap is gonna...you know...to me, allow for there to be moisture retention in that area. It's not going to dry out. As it relates to the...the top, or the coping, masonry can be done because it's being done in masonry, but roofing contractors, even before this project began, that I had spoken to would've preferred to do a wrap over with a metal cap, again, over the rubber membrane so that it reduce the opportunity for a water trap point rather than going up the side to a term bar type of approach.

Chairman Zine said well, I have no doubt that the roofers would prefer to use the aluminum, but that's not historic and I don't think it's asking too much to put on a masonry cap on the front and on the side that matches. I think it will be noticeable and as far as that horizontal band, that's a basic feature of the building. I'm not familiar enough with the EIFS product. I know the basics of it, but I don't know how it withstands moisture or what the technical issues are, but I do think that horizontal band is an important feature of the building, of that façade. And one of the few that we can save or replicate.

Mr. Bode said though it's not original to the building.

Mr. Hoffman said it is to the period of significance.

Mrs. Morgan said yes.

Mr. Bode said what is the period of significance?

Mrs. Morgan said like it's looked like this longer than it looked like the brick. I mean, this dates to the '20s, '30s so you're looking at 100 years of this façade, which a lot of the buildings from the downtown actually date to the 1920s so that's kind of a historically significant period for the downtown.

Mr. Bode said mmhmm...

Chairman Zine said and it continues along the front too. I mean, it's an existing element right now. Or it was.

Mr. Bode said umm, is it Seth?

Mr. Hoffman said yeah.

Mr. Bode said I believe you had indicated...you asked something about the west side, the ornamentation, the bull nose...you expressed concerns. I mean the engineer has stated...

Mr. Hoffman said yeah, and I'm not questioning what a professional who has actually inspected it...I just know as I passed the building, it looked similar appearance from the street which could be staining or discoloration, but...umm...I thought it was worth considering a solution for the north side, which needs to be reconstructed because it's

gone now, that could then be adapted to... the west side also needs attention now or in the future so that there's a straightforward way to match what's there.

Mr. Bode said what would've been the scenario if it was deemed that it should've been removed? Then what would be the mindset of what needed to be done?

Mr. Hoffman said I think it would be the same solution that would be compatible on the north side. Our guidelines are focused on preserving the appearance of the exterior features from the period of significance. I think the...the appearance is the primary consideration other than the actual material. I think I'm...I'm quite open to an EIFS or other synthetic product that can accurately recreate the geometry of the cornice and the block...and the blocks. I think that's more important than the masonry material. The public isn't going to be rapping on it to see if it's...if it's masonry or if it's a synthetic material. So, I mean it doesn't look like that's the most practical material to rebuild it with.

Chairman Zine said that's a good point because we used Fypon to replicate cornices and brackets on other buildings downtown. It does look the same, it is light-weight, and it can be shaped and molded to match any existing feature.

Mr. Hoffman said my feeling is that we could give guidance for broad consideration of materials that would best recreate the appearance rather than give specifics on what material that would be. Because this ultimately would need to come through another permit review with plans and details and...

Mrs. Morgan said I guess that's kind of up to the Commission, if you want to...would you want to see it again with that details or would you want to allow Staff the discretion to review the actual plans and material samples?

Mr. Hoffman said I think if we give some broad guidance now, it would make sense then to see the detailed...

Mrs. Morgan said okay...

Mr. Hoffman said detailed plans since we're not being...if we're not going to be very specific now but give some general direction, then I think seeing the plans would make sense.

Mrs. Morgan said okay...

Mr. Hoffman said in particular, with cross-sections for the details...you know, the windows, that cornice, the coping, that kind of thing.

Chairman Zine said I think if you understood what we're looking for, options on that band and the coping, understanding the need to be light-weight but also understanding the desire to replicate what's there with whatever modern products are available, I would trust the Staff with that if you would look at those things like, you know, the way I just described it, you know. Something that's similar but still meets the physical needs of the project.

Mrs. Morgan said I mean, it's whatever the Commission...I mean, we're pretty good at meeting quickly...

Mr. Hoffman said I guess if the...similar to what we looked at on other projects...if the plans match in appearance exactly the same profile, the same dentil blocks, spacing, you know, measurements, all of that, then I think that's straightforward for Staff to look at. If there are deviations from that then maybe that's more justified to have a review...or the Commission review.

Chairman Zine said I'm okay with that.

Mr. Castrejon said I can agree with that.

Mr. Curley said could I just...so, could I just maybe restate that just so we're clear and Mr. Bode's clear?

Chairman Zine said sure.

Mr. Curley said so, if...if we were to find through Staff review that despite material or the materials that might be chosen to replicate the existing profiles of the ornament to the wall and the coping and belt course, dentils, if we were satisfied that we were matching that as best as possible with whatever materials we could find, that you'd be comfortable giving us the guidance to allow Staff to make that decision. Should we not come to an agreement with Mr. Bode on it matching, you would expect us to come back. Am I reading that correctly?

Chairman Zine said I say yes.

Mr. Curley said okay, that...essentially that was the best case scenario I was hoping for today because we are...right? I mean I'm not sure if he's been engaging an exterior contractor yet or not, but we are getting close to snow flying and I'd like to see this buttoned up sometime soon. I'm sure everybody would like it to be...

Chairman Zine said we would, and we want to cooperate with that as much as possible and we still want to make sure that we end up with a product that we're happy with, and we trust Staff with that.

Mr. Curley said I appreciate that, and I also want to stress that we do appreciate the flexibility of allowing more modern materials, and I guess I would suggest Staff's recommendation that we need to in this case due to kind of the special circumstances, so I appreciate that. And I'm sure Mr. Bode appreciates that as well. I think it's going to actually come out...it'll produce the best solution, I think, in the end.

Mr. Hoffman said yeah, I think it's got a potential to look better than it was before, certainly without the cracking and the deterioration, but in terms of the appearance, you know, that will rectify some of that ugly patching that had been there.

Mr. Curley said okay.

Chairman Zine said and I also would like Staff to document the file when it's done because we don't want to see a bunch of projects come through asking for EIFS. I mean, this is a last resort here because of the physical nature of the building and so we're making an exception based on that.

Mrs. Morgan said yes.

Chairman Zine said thanks.

Mrs. Morgan said yes, definitely.

Mr. Curley said alright, well thank you very much. Scot, you want to add anything else?

Mr. Bode (from audience) said no, nothing to add. Thank you. Appreciate it.

Chairman Zine said thank you both.

Mrs. Morgan said actually, do we need a motion to move on that Certificate of Appropriateness to do the repairs to 35 North Broadway using synthetic material with Staff's review? I should say material replicating the cornice, coping, and façade with Staff approval.

Chairman Zine said do you need us to state that or can...?

Mrs. Morgan said no, you can just approve that if...

Chairman Zine said yes.

Mrs. Morgan said I just need a motion, a second, and then we'll do roll call.

Chairman Zine said do we have a motion to approve the way she just stated it?

MOTION TO APPROVE WAS MADE BY: Mr. Palmquist

MOTION SECONDED BY: Mr. Castrejon

AYES: Chairman Zine, Mr. Castrejon, Mrs. Diaz, Mr. Hoffman, and Mr. Palmquist.

NAYES: 0

Motion passes by voice vote.

Chairman Zine said motion passes. Thank you.

Mrs. Morgan said great, thank you.

A motion was made by Mr. Palmquist , seconded by Mr. Castrejon, that this agenda item be approved. The motion carried by voice vote.

23-0774

2024 FoxWalk Overlay District Design Guidelines Update

Alright, so now we are going to turn over to our consultant for the FoxWalk Guidelines Update. Let me just make sure I get this...sorry, one second. Okay, I think we are good. Alright, Todd could you try speaking, just testing to make sure we're good?

(Todd Vanadolik joins meeting via Zoom)

Mr. Vanadolik said sure, can you hear me okay?

Mrs. Morgan said yes.

Mr. Vanadolik said great. Thank you, Jill, and thank you to the DRC for providing this

time and space to present the initial draft of the guidelines, FoxWalk Design Guidelines update. And I also want to thank you for your flexibility as I'm dealing with some Covid in my household right now, so I appreciate the flexibility to present to you virtually. Umm...I'm going to advance this slide. So, the purpose of this process, as you all know, is to update the FoxWalk Overlay District Design Guidelines. The first version was prepared back in 2008 and that was the result of 30...about 30-plus years of plans, reports, and regulations to guide the design and redevelopment of Downtown Aurora. Some of the key outcomes from that were concluded the creation of the FoxWalk Overlay District which covers the Downtown Core and Downtown Fringe Zoning Districts, design guidelines for the restoration of existing structures as well as new sites and buildings, and also additional design specifications for the FoxWalk area. This current 2023 update of the Design Guidelines will provide clarity on the City's design expectations. It will respond to significant changes to certain site and roadways, for example, there's a lot of influence on the current work being done for the Broadway Streetscape improvements and they...the New York Street bridge renovations. There will be more equitable...it will also be more equitable to people of all abilities and transportation choice, including ADA accessibility requirements and additional standards promoting walkability and bikeability. The update will provide guidelines or respond to relevant and emerging trends in...topics and trends in urban planning and design, for example, new lighting techniques, electrical vehicles, outdoor dining spaces, legislation regarding the sign code, and so on. Also, the last thing is to support redevelopment efforts in Downtown Aurora including greater access and views to the river and guidelines that will have relevance to the eventual re-use of the casino site. This process to update the Design Guidelines was based on research and best practices from other Illinois communities with historic downtown districts, in particular we looked at communities along the Fox River including Batavia, Elgin, Geneva, and St. Charles. They all had their own historic district...historic downtown district design guidelines, but we also looked at other communities throughout the state. Some of them that we looked at were Decatur, Elburn, Joliet, Oak Park, Rockford, Schaumburg, and Woodstock. This process also includes feedback from the community. Some of the highlights was an open house back in May, we had an interactive web-based comment map that got a lot of participation and comments. I'll actually share that on one of the next slides. We had conversations with different stakeholders, we had a presentation to the Aurora Downtown group, and we also had different calls and meeting with the City Staff and you as the DRC. This is our third time meeting with you. We also had ongoing review and feedback between the project consultant, which is me, my name is Todd Vanadilok by the way...I'm not sure if I introduced myself...and the City Staff including Jill and her staff. But, also, later down the line this may include coordination with the City's legal counsel just to make sure everything is in legal compliance as well. In terms of community engagement, this slide just shows the extensive level...the extensive level of comments that were posted on a web-based comment map, which you'll see on the graphic on your right. So, the...these are various comments that we received on that website. We also had the open house back in May which was also well attended. It generated a lot of significant participation and a lot of high level of energy as community members were able to share their thoughts and ideas about the FoxWalk and how to help us update the Design Guidelines.

So, this slide shows the general process that we've gone through and what's coming up next. So, we started this process way back in April. Some of the highlights again was we had a tour of the FoxWalk District in April, we met with City Staff, DRC meetings throughout, and then the open house in May. This enabled us to prepare this first draft update during the summer months of July...mostly in July and August. Then we will take these next few meetings with you, the DRC, to review the draft design guidelines

update. The circular graphic that you see, the yellowish graphic with the 3 pie pieces, this is just a graphic that illustrates the iterate of process to draft design guidelines, review it with the City Staff and you, as the DRC, and refine it. And we'll kind of do that circle over at least 1 more time, possibly 2 or 3 more times, depending on how well our conversations go to continue refining the Design Guideline draft updates until it's in a format that you're all comfortable with. And then looking ahead, we're looking to present these options at a public open house in, hopefully, November, and any of the boards and commissions that are interested in looking at it, and then final approval in December. That would also...once it's finally approved...that would also include translating the document into Spanish as well.

So, in terms of the document structure, this slide outlines the way we've actually outlined it. You'll actually see that there are about...there are 11 sections. The year 2008 document had, I think, 8 or 9 sections, so we added a few additional ones, just because of the way that we looked at best practices in other communities as to how they've structured their documents as well. But tonight, as you see highlighted in yellow, our focus would be the first 2 sections. Section 1, General Information, and Section 2, Design Guidelines and Regulations for Maintenance and Alterations of Existing Structures. And then in subsequent meetings, we'll go through the sections as we move forward.

In terms of overall kind of high-level changes, this slide shows that we have updated the progress that has been made to implement certain plans since the 2008 initial version of your document. So, things like the Seize the Future master plan, the FoxWalk Riverwalk master plan, which were both in 2006 and the Riverfront Vision Plan in 2007. And then we were able to include updated legislation that including City resolutions that relate to the FoxWalk, so incorporating that in the document since 2008 and then updating guidelines in response to any area changes and planning efforts in the FoxWalk area since 2008 and there have actually been several. You actually see them listed on this side...on the sidebar on the right. Things from the...I'm sorry...the sustainability plan, the bicycle and pedestrian plan, some parking reports, downtown master plan update in 2017 that was done with cmap, and a housing study completes (unintelligible), and then another parking study were some of the more recent ones. And we also...one of the kind of more overarching changes that was created, or that was done, was to update that the Zoning Administrator would be the one overseeing the FoxWalk rather than the past who was the Downtown Riverwalk Administrator. So, that was one of the high-level changes that kind of weaved its way throughout all 11 chapters, not just the first 2 that we cover today.

Before I jump into Section 1, I do...I'm not sure if I should wait for comments, but if there are any comments, I'd be happy to answer them now. Otherwise, if you want to hold, we can definitely hold, and I can answer them later as we continue to go through this.

So, the first section is General Information and...so, the way we were doing this, before we jump into the actually looking at different draft changes to each of the first 2 sections, I should mention that we're not really...we're not going to go through line by line, or even section by section review of all the changes that we've done, again, keeping it high-level. We wanted to keep this discussion at that high-level so that we can highlight the more substantive changes. The draft updates are presently kept as a red-line Microsoft Word document that enable me, as the consultant, and City Staff to go back and forth and provide kind of an easier comparison of showing what the existing document in 2008 and then the red-line shows proposed amendments so you can...so that City Staff and you as the DRC can kind of see what was existing and what has changed. Again, this red-line document has been shared, City Staff has reviewed it and it's been shared to you as the DRC. And whether it's tonight or even after today, if you want to share your comments on that, definitely share your

comments with Jill or you may email me directly if you have my information. We really would love to get your feedback just to ensure that we can refine this to the best of the abilities to get it to a format that is appropriate in your eyes. But for now, we want to get through the most substantive changes in the next several slides, but we can certainly entertain questions and comments on other sections later.

So, we'll start with Section 1.5 which covers Zoning Classifications and Information, and as you can see here, there are about 4 main changes here. One was there...one was related to conditional uses, ensuring that this is reviewed by the Planning and Zoning Commission, but the DRC would still have authority over reviewing exterior changes to buildings. Second is Public Access, reflecting current practices relating to public access to sidewalks and plazas and ensuring that was part of the City's internal review process. Three is Required Yards, clarifying that the DRC can allow private parking adjacent to the Riverwalk. Well, actually, there's another slide that actually covers this more in depth. Though I do want to put a pin on that, we'll actually cover that in a few slides later about parking next to the Riverwalk. And then, just added new definitions, updated those, and one of the main things was, as I mentioned earlier, there's been ongoing legislation about sign codes and content on signs, and we want to make sure that Legal counsel has given us direction to make sure that any signs follow that legislation, but also ensure that any definitions for signs will live directly in the sign code, but they are referenced here in the Design Guidelines as well.

Before I jump in, any questions on this slide? Before I jump into the next subsection? Okay, not hearing any. So, Section 1.8, this is Purpose and Goals of the District.

Just...this is just adding additional goals to the listed goals that was already in there from your 2008 version of your Design Guidelines and adding kind of emerging trend and innovative concepts relating to things like (unintelligible), micro mobility, enhanced bikeability, and pedestrian access and so on. So, just wanted to make sure that was more current, a little bit more modern than about 15 years ago from 2008.

The next section is 1.9. So, this is Coordinating with Current Plans and Infrastructure Projects. As I mentioned earlier, we're coordinating with HR Green, which is your Engineering consultant, and working on the Broadway Streetscape improvements and also the New York Street Bridge renovations as well. Just making sure that anything that comes out of those conversations with those consultants, we ensure that those will be considered as part of your Design Guidelines update as well. And we actually weaved those throughout not only Section 1, but in other chapters...or other sections and subsections as well.

So, next is Section 1.10. So, this is from the original document included on map of the FoxWalk area dividing the area into 30 individual blocks which you actually see on the map on your screen. Each individual had site information from a Land Use Survey that was conducted when the 2008 version of your Design Guidelines were created. So, a lot of the information is still fairly accurate, but we did want to update it since 15 years has passed. In some cases, existing uses have definitely changed. Design expectation...or development opportunities have also changed in terms of expectations of what could happen on certain parcels. So, we wanted to make sure that those were reflected more accurately in the 2023 update. For example, block 26, which is kind of at the southern end on the eastern bank of the river near Benton and, I think, River Street. This is an area that currently has surface parking that overlooks the river, but back in 2008 it was a block that included governmental uses, commercial, and office uses, and more limited parking that (unintelligible), I mean, we're sitting across...or you, as the DRC, are sitting across from it tonight. As you can probably know that it has more extensive parking. It's actually better connected to the FoxWalk and the river than probably what was there before. Another one that I do want to point out is Block 3, but there's a slide that I'll get into that covers that block.

So, keeping with that Land Use Survey, there are 2 discussion points that we wanted

to share with you as the DRC and get your thoughts on. One was in Block 1, which you see highlighted in red. This is at the far northwest corner of the FoxWalk District. There's a potential to remove this block from the FoxWalk District, partly because the West Suburban Bank is located there and that has a more recently...that was more recently built compared to the rest of downtown. And this block should accommodate more modern development. That seems to be more...better connected to the new development plan for the West Bank, the Fox River...that's planned for the West Bank on the...along the north part of the Fox River of the site. So, we'll stop here and get your feedback as to...as to whether or not we should keep this particular block in the FoxWalk or remove it because it better connects to more modern development north of the site versus the downtown area.

Chairman Zine said can I ask what you mean by "more modern development"? I mean, is...are we floating ideas already on that?

Mrs. Morgan said no, I think that it's currently... the building there is a current more modern building, that is really doesn't adhere to how the guidelines are written as preserving wood-clad windows, preserving masonry, preserving...the guidelines are really written for this era of building. So, instead of trying to apply those guidelines to a building that doesn't quite fit for the guidelines, what was the significant era of the downtown to allow that block to go to...more to develop similar to what's going to happen north of this site along that West Bank. So, have the connection with that so it's kind of a transition from the more historic downtown to the more modern building development that's going to be on the West Bank.

Chairman Zine said okay. I know we don't need huge bank buildings anymore. And that takes practically the whole block. That answers my question.

Mrs. Morgan said was there any other questions, concerns over the removal of it?

Mr. Palmquist said I think it's a reasonable, sound consideration...makes sense.

Mrs. Morgan said okay. Alright, great, thank you.

Mr. Vanadolik said okay, any other thoughts before we move on? And we've got...like, this isn't our first bite of the apple. We can definitely add more discussion if you need more time to think about it, but we just wanted to get your initial thoughts on this as well.

Mr. Hoffman said I think the logic that it's outside of the emphasis or the focus of the downtown, more historic downtown, I think that makes sense. I guess as an aside, that's...that block has a lot of potential. It's a lot of just underutilized space there with all the parking. And the building that is there, it doesn't even face that...it feels isolated...it feels separate from the rest because it's on the park corner there. So, I would like...it would be nice if that could be...if that existing structure could be integrated into the new plans. I think it's a really nice mid-century building on a nice prominent corner, but probably not as a bank.

Mrs. Morgan said yeah, and there are no plans, like, currently...we're not looking at demoing it or anything currently, just...

Chairman Zine said okay.

Mrs. Morgan said okay, I think we're good, Todd.

Mr. Vanadolik said okay, great. Thanks for the feedback. And the other site that we wanted to look at is site...or Block 3, which is the casino site. As you can probably...are well aware that this has generated a lot of discussion in the community. We wanted to just get your thoughts on kind of just the general thoughts of this area. There's potential opportunities for potential mixed-use development...redevelopment on this site but...but in addition to that...or...there's a lot of interest to make sure that we provide greater access and views of the Fox River so that, one example someone...that was brought up during the open house was that if there's development, that there's more glass so that it's more reflective of the river and more transparent, just as one example that came through. So, any thoughts that you might want to share on this, on the casino site?

Chairman Zine said I do have one. This past week, there was a series of meetings held by Army Corp of Engineers who have undertaken a project to look at all the dams in Kane County, I think 9 dams actually. And they made a recommendation that the dams all be removed. They also made it very clear that it is up to the host communities to express their opinions on what to do with these dams. So, I learned that the east dam is 15 feet tall, which I was surprised at, and the west dam is 11 feet tall. And what that means for this particular site is the water level, if those dams come out, is going to drop considerably. So, whatever design or future use for that has to take that into consideration. The other thing worth noting is the City of Aurora owns the west dam, the State of Illinois owns the east dam. We can only...we have to do the same thing for both dams. It's not an option to take out one dam and leave the other dam in there. So, I just bring it up now so that we know it's on the horizon, it's relevant to this plan, and it will call for some action from the City to tell the Army Corp what our preference is. So, I just want you to be aware of that and everybody here too.

Mrs. Vacek said the only thing I'll say about that is I know that Ken Schroth, our Public Works Director, is highly involved in that and that he is definitely taking a look at that. But right now, we cannot do anything until the barge, basically the casino, goes away because right now they have to get the barge up the stream to get those removed. So, nothing is going to happen, at least in the near future, but I know that Ken has been involved and they are working on a study to see what actually it will do to our water level before we make any recommendations to the Army Corp.

Chairman Zine said and one thing I learned is the very soonest the dams, any dams could come out is 4 years. So...

Mrs. Vacek said yeah.

Chairman Zine said and that's probably optimistic, so we have time but I'm just glad that Ken's on it and...

Mrs. Vacek said he's on top of it. (laughs)

Mr. Curley said can I just highlight something that Tracey touched on too? I just want to make sure that everyone understands the darker roof, arced, horseshoe shape that you see in the picture in front of you, that is a barge. That barge is going to be removed as part of the agreement we have with the City because the barge requires every 10 years recertification and whomever is going to utilize this property, be it the City or some developer, that recertification would be a burden on whomever ends up

using that. So, this is a relic left over from the gaming rules that existed back when that barge was built but the actual area, the island, is that inner half circle. It may increase if the dam...if the dams disappear and there's a little bit more land. But that half circle is also the area that was a parking deck when it was last used before the casino was there. It was a municipal parking deck. So, that was the previous use of this...that little tip of that land. In fact, I don't even...I think previous pictures don't even show dry land there before there was this structure for the parking deck. But the area that we're talking about is only the inner...that inner lighter circle, half circle, and not the horseshoe. I just want to make sure that was clear to everyone.

Mr. Hoffman said so the agreement with Penn will remove the barge but not the actual foundation supported structure?

Mr. Curley said correct.

Mr. Hoffman said that will remain?

Mr. Curley said well, the foundations will exist, the building is going to be demolished, yes.

Mr. Hoffman said okay, so they are...they're demolishing the superstructure off of that?

Mr. Curley said when the horseshoe is removed, there's no outer skin to...if you walk through the casino, there's actually some ramps that literally have the ability to move...

Mr. Hoffman said okay.

Mr. Curley said with the elevation of the barge. And there is not...if you think about where that's at, there is no wall there so there literally will be no exterior wall.

Mr. Hoffman said okay, so they're...they are demolishing that down to the structural deck at street level...at bridge level?

Mr. Curley said that's actually lower than that, but yeah, they are going to be removing that.

Mr. Hoffman said okay...what about the bridge over to the parking lot? Is that removed, part of that?

Mr. Curley said the bridge...underneath?

Mr. Sieben said the pedestrian bridge.

Mr. Hoffman said yeah...yeah, the pedestrian bridge.

Mr. Curley said I believe...if...I can come back, and we can report to you. I believe that's being left in place.

Chairman Zine said it's not going to be able to connect to anything.

(Laughing)

Mr. Curley said it'll be close. The anticipation is that would be...that would be an

amenity to whatever we end up with for the development on the north side of the building...

Mr. Hoffman said diving board?

Mr. Curley said or north side of the bridge. Yeah (laughing). But anyway, I just wanted to make sure that was clear about the...especially about the barge.

Mr. Hoffman said thank you.

Chairman Zine said but it won't go back to a parking lot, though?

Mr. Sieben said that's the goal.

Mr. Curley said we have plenty of parking on the south side of the street, if you think about it, when the casino's gone so...(laughing)

Mr. Hoffman said as long as we're talking about the casino, since the parking deck across the street is part of their entrance and...is the casino decommissioning process involve any changes there or is that kind of mothballed and turned over to the City?

Mrs. Morgan said I think it's...I believe it's just going to be turned over to the City and we have some thoughts about elevation changes, try to make that look a little nicer to some of our parking garages...

Mr. Hoffman said because they have...they have some of the like, it's almost like a lobby entrance in there that leads into the casino.

Mrs. Morgan said yeah, I believe all that is going to remain, yeah.

Mr. Hoffman said okay.

Mrs. Morgan said so, any concerns over kind of the wording of...it's...on that one?

Chairman Zine said no, no...that was good. It was clear.

Mrs. Morgan said okay, alright, great...thank you. Todd, I think we're ready for the next thing.

Mr. Vanadolik said okay, great. Thank you for the comments. So, that's all for Section 1. Next, we'll cover Section 2 which is Design Guidelines and Regulations Relating to Maintenance and Alterations of Existing Structures. The first section we'll cover is 2.2. This is the Building Program. So, the suggested change here is essentially highlighting how the rear and sides of a building can be of practical and visual significance as much as the front façade. This is even more significant for buildings that have rear facades that look onto the Fox River or have access to the FoxWalk. The photo that you see here on the slide is an example of the east bank of the river, just near the New York Street bridge. So, you can actually see the rear sides of those buildings with the parking in between the buildings and the FoxWalk and the river. Rather than just having the rear sides and any side...building sides kind of ignoring the river, we want them to engage the riverfront as much as possible, so we added some guidelines in there to make sure that is what's going to occur.

Chairman Zine said excellent.

Mr. Vanadolik said the next slide is Section 2.4. This is about Building Exteriors: Regarding Materials, Scale, and Detail. For architectural or façade details, we added greater flexibility regarding the allowance of contemporary, alternate materials that replicate the historic material. In terms of siding material, aluminum and vinyl will still be prohibited, however certain materials are suggested to be permitted like cement board, engineered wood, or similar siding materials. Our walking tour of the FoxWalk District back in April included a lot of visual observations that warranted updated design guidelines. Dumpster enclosures is one example which are required to be screened 100% of the time. Also, masonry or decorative metal are permitted along with stained or painted wood and that enclosures should be matte finish with appropriate color scheme; however, chain link, louvered, corrugated metal, concrete block, or mesh panel enclosures are not permitted to enclose dumpsters in the FoxWalk. Sticking with 2.4 again, looking at awnings and canopies; they shall not use a plastic or vinyl or 100% opaque metal. In terms of fixtures on the streetscape, existing clocks should operate and show the correct time. This was another visual observation that was pointed out during our FoxWalk tour back in the spring. Then, in terms of period appropriate design for handrails, columns, brackets, and tiles: those are permitted, if exact replicas are not possible, if such fixtures are being replaced. And then the last bullet point about mechanical equipment, utility transformers, and junction boxes; this is fairly similar to trash enclosures where they should not be visible from the view from the street, whether set on the roof or on the ground. The Zoning Administrator can grant height variations greater than what is permitted per the Zoning Ordinance, if required to screen 100% of any of those mechanical boxes.

Mr. Hoffman said I have a question on that. Do our guidelines...

Mr. Vanadolik said yeah.

Mr. Hoffman said how do our guidelines interface with the Public Art projects for, like, transformer and, you know, traffic signal box art?

Mrs. Morgan said currently, we've always said that you were not...it's not a part of it since when we did the murals, we specifically talked about buildings. So, we did not provide guidelines on, like, the utility boxes that Public Art has painted. I mean, if the Commission thinks that...at this point, it's...I don't know if we've gotten to that section, so I don't...I'm not for sure, I have not reviewed it. It might be included in the new one or if that's something the Committee thinks needs to be included in the new guidelines.

Mr. Vanadolik said I think we do, not in Section 2, but I think in other parts of the update, we do mention the use of Public Art for that purpose, so...

Mr. Hoffman said I haven't...I haven't...

Mr. Vanadolik said good question, though.

Mr. Hoffman said I was just curious since I think that does tie into the streetscape and there's opportunities to harmonize our guidelines with those efforts. I think there's opportunity for that.

Mr. Vanadolik said okay, great. Thank you for the comments. So, next...still I'm sticking with 2.4, this is subsection 2.4.2 about windows and doors. The Zoning Administrator can approve the replacement of historic windows with solid wood windows that are able to 100% replicate original window design. With contemporary materials, the DRC may consider new replacement windows with materials other than solid wood. Vinyl clad wood windows are now changed to contemporary alternate materials that replicate original window details or consistent with that particular style, including aluminum clad wood windows. This will enable the DRC to review other materials, like fiberglass or any materials that may not be available on the market quite yet, but that might be still appropriate for the...for historic buildings in the FoxWalk District. So, this provides greater latitude for the DRC. This section clarifies that existing original doors should be retained or replaced with wood or fiberglass material. And for vacant units, in actively rehabbing units, windows can be screened in accordance with related requirements, however Staff is still evaluating how much of the window can be screened. That's something that we'll tie up as we move along with the process.

Chairman Zine said what do you mean by screened? I...just like screens or are you talking about hiding it or something? I don't understand the term.

Mrs. Morgan said it's...umm...you'll see them a lot. It's when they do the... kind of that window covering, so you can't see into the building...

Chairman Zine said oh, yeah...

Mrs. Morgan said like...

Mr. Castrejon said like a film?

Mrs. Morgan said like the film. Like when we...Mora...or the old...

Chairman Zine said the bakery.

Mrs. Morgan said the bakery does it...

Mr. Sieben said City Hall.

Mrs. Morgan said City Hall does it.

(Laughing)

Chairman Zine said yeah, I wonder how that...because we have limits on how much area you can cover, and the bakery does the entire window.

Mrs. Morgan said yes, we haven't been...the window signage part has not been really enforced throughout the downtown, so that's something I think once we clarify this, we can start kind of moving forward...

Mr. Sieben said we ceased enforcement until we can discuss.

Chairman Zine said and I was just asking what they meant, so I understand. But thank you.

Mr. Sieben said yeah, great question.

Mr. Hoffman said are we going to come around to a topic on signage too?

Mrs. Morgan said yes, that would be on the signage part.

Mr. Hoffman said the bright LED lights...

Chairman Zine said oh, I do have one more question on the glass. Are we...when you say original needs to be replaced, can we replace single pane glass with thermal pane glass? Is that going to be allowed or is that...?

Mrs. Morgan said yes, usually as long as it's a clear glass, you're replacing with a clear glass. I don't require you to...if you can insert like a dual pane into a...into the existing...if you're just replacing the glass itself. If you replace...if you can insert it into the existing wood, that's fine.

Chairman Zine said okay, thank you.

Mr. Vanadolik said great, thank you for the comments. Next in line is Section 2.4.3. This is actually one of several new sections that were added to the updated Design Guidelines. This particular new section covers Decorative Garages or Patio Doors which are becoming more popular for restaurants and businesses in downtown and urban areas. And you can see some of the guidelines that we've added here. One is about location. It would require a FoxWalk District Certificate of Appropriateness, or FCOA, for the decorative garage or patio door where it can be located either on the side or the rear of the building. If it's on a rear location, it is recommended that it has the least amount of impact on the historic streetscape. And then, any of the garage or patio door may also be located on any elevation of the building that is less than 50 years old with the approval of that FCOA, or if it's on the front façade then DRC review is required since it's on the front and it just has greater visibility.

Other things, Branding and Signage does have opportunities for business or restaurants to brand themselves on that garage door, so we have some guidelines added that cover that. There's no noise control since it's mostly glass rather than a solid material or a wall, so that would be important to have more insulation. And then ADA accessibility requirements are also integrated in those new Design Guidelines. This is an example of providing guidelines for an emerging topic or element, which I mentioned at the beginning of our conversation. That's because decorative garages are still relatively new and not properly regulated. You do see them in downtowns or urban areas where it's an older building, like an old fire station or an old auto garage that has been converted to a restaurant or some other business. So, it's an existing garage door that's been...kind of being repurposed and the garage door is actually being used for practical purposes for that business. But one thing that we are seeing more of is people actually adding a garage door to a new building which is somewhat new and it's not...in the research that we've done, it...it's really hard to find actually what examples or best practices that would work, but we're going to continue looking. I know the City of Evanston, up on the north shore, they have some decorative garages. One is on an old fire station, so I'm going to look into that. I'm going to also contact some of my colleagues who have done some Zoning in other historic districts just to see what they've seen. So, we will definitely keep looking into that and refining this new section about guidelines for decorative garages. Any thoughts on this since this is a new section?

Chairman Zine said no, it's a good...it's good to add that.

Mr. Hoffman said yeah, I concur. It's good having that in there because we've been getting more requests and it seems to be a popular trend in new businesses.

Mr. Vanadolik said definitely, yeah. I think it is a really positive thing to add to your Design Guidelines just because it's emerging and I'm sure you'll probably get some interest in adding decorative garage doors to your downtown area, so it's good to have it in place rather than not add guidelines. Any other thoughts? We'll just move on to the next one. This is another new section. It's semi-new just because there are actually some guidelines in your current 2008 guidelines that cover lighting in sporadic spots, but nothing more...as substantive as what we've added here. We just wanted to make sure that we expanded this set of Design Guidelines that covers lighting throughout the FoxWalk area. As you can see, there's different...some of the concepts that we've covered, or guidelines that we've covered for lighting deal with the Certificate of Appropriateness, especially in a historic district considering things like design, material, size, scale, and color. Light fixtures original to a building or site shall be preserved at all times. Things like security lights, flood lights, and foot lights shall be located on the rear or sides and not visible from the street or Riverwalk. That's for aesthetic purposes but also for glare purposes as well. Then, the last 3 bullet points kind of all relate to this emerging concept about spotlighting. You'll actually see the picture on the screen. This is an example of spotlighting on...from up above on to the sidewalk. So, this could be...but you could also spotlight on a blank façade, so on a wall, but some of the guidelines that we've added would be only for special occasions with a proper City permit, with the FCOA. And then any spotlighting that's downward on to the sidewalk, this would also be permitted by the City with an FCOA. That's for City use, but if it's a private business that wants to do it, then it would require approval by you, the DRC. And then another thing is downward spotlighting and any architectural accent lighting on buildings that are less than 50 years old, that would be permitted if they have that Certificate of Appropriateness, but if a building is more than 50 years old then it would have to go through you, the DRC, to get approval.

Mr. Hoffman said does the...does this lighting then apply to the bright LED lights around windows? Some of those have started popping up downtown. Would that fall under lighting or signage? I think they're technically kind of on the inside of the window glass.

Mrs. Morgan said are you talking about the sign itself or are you talking about...

Mr. Castrejon said the old strip lighting...

Mr. Sieben said the rope light surrounding...

Mr. Hoffman said no, the blinding...the blinding LED strips around the perimeter windows. There's a lot of them outside...there's gas stations and stuff, but there's some downtown now.

Mrs. Vacek said yeah, so...

Mr. Hoffman said I think we probably know which ones...

Mrs. Vacek said so, we just updated our sign ordinance. They are part of the sign ordinance, and they are prohibited. So, if there's any new ones popping up, we can take care of them. The ones that we have to wait for 10 years to actually do something

about are the ones that are existing. So, we did put in there that they have to...they basically have to conform to our sign ordinance in 10 years so if they...we have 10 years to go but any new ones that you see, we can do something about, if that makes sense.

Mr. Hoffman said can we have some...can we have a line or a section here in our lighting guidelines that addresses outward facing lights in windows that would cover that?

Mrs. Morgan said are you trying just to get the ropes or are you thinking of some other type of lighting?

Mr. Hoffman said I think the...any like obtrusive interior, lighting that's obtrusively projected out from the inside...

Mr. Sieben said I see where you're going. Because this is an overlay district and we...(inaudible)...you can't have both, right?

Mr. Hoffman said yeah, yeah...

Mr. Sieben so, could...I guess that's something that maybe we could look into more, whether we could within the downtown, the FoxWalk Overlay District, can we be a little bit more...

Mrs. Vacek said stricter.

Mr. Sieben said stricter, exactly. So, that's a good point. I think we should take a look at that.

Mrs. Vacek said yeah, we'll take a look at it.

Mr. Hoffman said because we already have some...

Mr. Vanadolik said yeah, I...

Mr. Hoffman said especially here in the, you know, this new...you know, new section here, there's a lot of specifics about architectural lighting on the outside, and I think that's good because you see some of those where people just throw up lights and it looks like campfire horror story building tellings. I think the lighting in right now, it's the bright LED strips but if we could be broad about other lighting features that are projecting into the streetscape, maybe we can have a kind of a proactive treatment of to head off whatever the next trend might be if it's...then maybe...it think it's really good that it's being addressed in the City-wide sign ordinance, but maybe it would fit into our more specific lighting section here in the FoxWalk.

Mrs. Morgan said yeah, I think we can look into that. I think Todd did some...some also research about some of the LED too that we could maybe put back into...

Mr. Hoffman said would there be any...or just be a section on lighting in or around windows as a line here, would there be...you see, like, the interior lighting from the building, you know, is typical; that's part of the life of the street is to see, you know, the lights over the bar, you know, when you walk past but if you put a spotlight pointing out, you know, it could be 10 feet back inside pointing out that's disruptive to the...to

the streetscape, but do we have anything that addresses that?

Mrs. Morgan said yeah, no, I don't...

Mr. Vanadolik said yeah, we actually do have...it doesn't show up here on the slide, but we do have some standards or guidelines regarding, in most cases, not looking at the downward spotlighting but just general lighting should be directed downward and should be shielded so that it doesn't have that outward glare. That's pretty standard in Zoning Codes and Design Guidelines and we integrated that into your updated Design Guidelines. We also mention things about kind of the ambient light that you were just talking about, about light that's from inside a business that kind of shines out through a window on to the streetscape. We do address that and a few of the (unintelligible) guidelines as well. One thing to mention about...one last thing about the downward spotlighting: that's something that's really new in terms of this is where we're kind of meshing with HR Green and their work with the Broadway Streetscape improvements. This is a concept that was brought upon discussions with them so this may be kind of an evolving thing. What you see here on your screen may not be the final version in terms of what we finally land upon in discussions with the City Staff, so...but at this point, we just wanted to tee that up just as to what is currently in the thought process, but again, as we kind of continue on with discussions with this Broadway work, we'll make sure that we tie up any of those so that it's the type of regulations that you're most comfortable with for that type of lighting.

Mrs. Morgan said alright, are we good for the next one? Okay.

Mr. Vanadolik said okay, great. Really good comments on that one. We have a few left. So, this one is talking about...I know we talked about art, Public Art and murals. So, this does talk about that a bit. So, on this particular slide, this covers guidelines on Maintenance of Building Exteriors. This includes regulations for power wash cleaning. So, that's something that's very important, especially when you have historic structures, that we get...actually get down to pounds per square inch of power washing. And then the prohibition of stucco or EIFS to cover up existing masonry facades. I wanted to highlight those. And the point of discussion that we wanted on this particular slide was about painting on surfaces that are unpainted, like brick, concrete, or metal. For example, you see this mural, this photo of a mural in one of the alleys in your downtown area. This in an example of painting right on top of the bricks. Right now, it is prohibited, but exceptions may be made for murals by the DRC, so we wanted to get your thoughts on that.

Chairman Zine said I think it should require permission. I know there are some communities that absolutely prohibit painting any brick that's not painted. I think that might be going too far. I think case by case basis is a good solution. That's my thought.

Mr. Hoffman said and the murals are already going through a public review process so that it's not an extra burden like it would be if it was just for a building repair maintenance. I think it's already case by case, I think it makes sense to include that discussion.

Mr. Vanadolik said okay, great. Next slide is Section 2.6.1. This is regarding Storefront Renovations for Upper Facades. Contemporary, alternate materials to replicate the historic material may be used to design a new façade during a rebuilding project. Windows should be based upon historic photos or physical evidence of the original,

however if none of this is possible, consideration should be given to regarding window size, patterns, and rhythm of adjacent buildings. In terms of original storefronts, those should be preserved as best as possible. If they are deteriorated, they should be replaced with replicas of similar design and using the same or similar materials where possible. Replacement materials shall either replicate historic materials or be fabricated of a contemporary alternate material like cement board, engineered wood, fiberglass, polyurethane, or other similar materials. And then for the replacement of wood on storefronts, durable natural wood or a contemporary alternate material like fiberboard, cement board, or other medium density material should be used to ensure greater weather resistance as opposed to plywood.

Chairman Zine said that's good.

Mr. Vanadolik said okay, same Section 2.6.1. This is another discussion point about Historic Storefronts. So, in this case when historic storefronts do not exist or the storefront is being rebuilt, it should be rebuilt either based upon historic photos or compatible with the rest of the building or the surrounding streetscape. As you can see here, there's different concepts that we incorporate...or different guidelines that should be followed when incorporating it to new storefronts. Things like low bulkheads with traditional look. Those should have wood paneling or natural stone, but also allow synthetic material. Thin framing and large displays are of clear glass, about 3 to 6 feet of recessed commercial entrances, modern materials should also be considered such as aluminum storefront windows. This is what I mentioned earlier. And then aluminum full-view commercial doors are permitted on aluminum storefronts.

Mrs. Morgan said okay, any thoughts or...

Chairman Zine said okay.

Mrs. Morgan said disagreements...discussions? No? Okay. Alright, I think we're good, Todd.

Mr. Vanadolik said next one is about rooftop decks, this is 2.6.2, Roof Design. So, this would require approval of...from the DRC. Rooftop decks on historic properties should be compatible with the property and should not remove, cover, or damage any historic building materials or architectural elements. Rooftop decks should not be...should be the least obtrusive, and that includes being set back from the front façade. That will help, not necessarily screen it from view, but kind of keep it a little bit out of view from the streetscape or from the sidewalk. And then railings should adhere to the fence requirements section that is later on in a future section.

Chairman Zine said that's good.

Mr. Hoffman said is...we'll get to the fence section, but is there consideration for railings and rooftops being less obtrusive, whether it's glass or cable versus...

Mr. Vanadolik said I believe we do mention material that can be used. I'll have to go back to make sure but I'll double check that for you.

Mr. Hoffman said it's actually one consideration for a rooftop deck that would have a visible railing as something that's visually light, whether it's cable or...glass can kind of like...

Mr. Sieben said see through, right?

Mr. Hoffman said yeah, yeah...more...you have to maintain the open spaces for, you know, building code safety requirements but something that's not, you know, visually prominent.

Chairman Zine said the setback is relevant to that too, right?

Mr. Hoffman said yeah, yeah...the setback...

Chairman Zine said setback 8 feet...

Mr. Hoffman said the most effective...

Chairman Zine said you're not going to see it, you know?

Mr. Hoffman said yeah...yeah, so I think that would be more relevant if it is, you know, in an area that's more...gonna be more visible from the public right of way. But yeah, if it's set back...somewhere in a lot of our other approaches, if it's set back, it's not visible from the public. It's kind of irrelevant.

Mr. Vanadolik said sure, yeah. We'll definitely look into it for you. Okay, the last 2 slides...second to the last is somewhat related. This is another new section. It's about outdoor dining. This is something that...outdoor dining isn't anything new, it's been around for a while but the way we will regulate outdoor dining has changed over time. Some are subtle changes, and some are not so subtle, including in recent years as we have learned lessons from the pandemic and, in general, how we encourage more outdoor activity, particularly in the public right of way and in sidewalks. So, things like providing outdoor dining spaces would be permissible in the sidewalks, or patio areas, or public right of way. Stuff like furniture should be weather-resistant and durable, and also low maintenance. Fencing, again, kind of similar to the previous slide, should adhere to the requirements for the rest of the district. In terms of heating, heating lamps and fire pits would be permissible. And then, in terms of greenery or landscaping, that would also be encouraged whether in raised planters or planters that are sitting on the ground would also be encouraged as long as they adhere to landscaping guidelines that are also mentioned later on in the document. And where possible, eco-friendly materials should be used. That would be able to integrate those in the design and construction of the spaces. And then, parklets are also encouraged and would adhere to the City's parklet standards. The point of discussion that we wanted for this particular slide is that the permitted use of shade treatments like umbrellas, pergolas, or shade sails on patios would be permissible. So, any thoughts on that? I do want to point out that we are continuing our research, especially on shade sails as they're somewhat new or newer, relative to umbrellas that are more commonplace, so that's something that we're going to look into more.

Mrs. Morgan said any thoughts...concerns?

Mr. Hoffman said would this outdoor dining...some of these items obviously kind of directed toward sidewalk or, like, street-facing sections. Are these also intended to apply to back... rear...rear patios, decks and...which, I was just looking at a satellite view to try to get a...get an idea of where there's opportunity for more of that. I think that's...I mean...the buildings were built up here to kind of be aware from the river because that was not a nice place and now...now...now it...it's flipped and so some of

them like the...up at New York and Broadway...those are set back away from the river. If those were closer, that would be the perfect place to have some, you know, large kind of rear patios. There's way that we can encourage or offer more flexibility in providing those spaces (unintelligible) cantilever deck off of buildings that are flush with the river wall. I'm not sure...there really aren't that many where that's available. But, like the one at, like, Ballydoyle; I guess that's a good example what our guidelines fit that kind of implementation for that's an elevated deck over...

Mrs. Morgan said so, you're thinking maybe even add some time of language about allowing even additional flexibility on the rears, to allow like decks and...

Mr. Hoffman said yeah, that might...maybe that might...

Mrs. Morgan said okay, we can look at that...

Mr. Hoffman said I think...so we have some...I think that street-facing, like, that's a lot more constrained with public...public access and...and uhh, you know...pedestrian traffic and so on, but on the...on the back sides, if we can give the most flexibility to utilize some of these more challenging and unique site constraints.

Mrs. Morgan said okay.

Mr. Vanadolik said (unintelligible)...good comments.

Mr. Hoffman said in...in your research or experience with other...other municipalities, have you seen any lessons or other ideas or opportunities for better utilizing those otherwise difficult access...you know...

Mr. Vanadolik said yeah, I think...

Mr. Hoffman said along the river where the buildings weren't really sited originally built in a way that's conducive to that?

Mr. Vanadolik said yeah, in terms of...I mean, umbrellas are definitely more ubiquitous in terms of the type...in terms of the shading we often see in weather enclosed spaces or on...on the front, kind of as you had mentioned, even in kind of tighter spaces on the sidewalk...the front sidewalk, but things like pergolas or shade sails, especially with the...the contraption that elevates the shade sail on the pergola itself, those would definitely take...would require a bit more space than a sidewalk may have to give, especially when you still need to have walking space for pedestrians and people who have accessibility needs. But, in terms of our research, again, this is something that we want to continue to research. I know communities that are kind of like similar to you on the FoxWalk that are either along the river or have properties that are along the lake, such as Lake Zurich up...up in Lake County. They have a lot of properties and businesses that front their lake and I think they do have shade sails. That's one community I want to look into in terms of how they might regulate that. Again, kind of similar to the decorative garages, some may not have updated their codes quite yet to cover things like shade sails since those are relatively kind of newer methods of shading versus umbrellas which have been in the books for quite a while for many communities. But yeah, we'll continue looking into that.

Unless there are any other thoughts, we have 1 final slide before we open it up for just general thoughts. So, this last slide is Section 2.7. This is about Adaptive Re-use of Buildings Adjacent to the Riverwalk. One particular guideline of note is the on-grade

parking is generally not permitted next to the FoxWalk, however we had to add updated language to enable the DRC to grant certain exceptions particularly in light of the fact that one of the newest parking lots in the district is right next to the FoxWalk along the East Bank at the far southern end of the district at Benton and Water Street. You'll actually see a photo of that here and where you're sitting now...sitting now, you're just across the street from it. So, we couldn't really have a prohibition for parking on the FoxWalk when you actually do have parking on the FoxWalk. But when you do it in a way where you kind of add value to that...to that space, whether rather than just being a parking lot next to the river but you actually add things like, say pedestrian and bicycle access and connectivity, you provide spaces for recreation such as the trails whether it's for bikes or pedestrians, access and views of the river are also key so that definitely don't want to put a structure but you can actually see here in this photo that...that even at a somewhat elevated position where this camera view is taken, there is pretty decent views of the river. And even... I've parked there a few times when I visited...come to your downtown and I've parked there before and even when I park my car, I can actually see the river, and it's nice. And I think if you're riding your bike or walking along, it definitely isn't like someplace you want to hang out all the time, but you do have your Farmer's Market there, so you do have special events there, you do have that green area where you see that Warhol ...Andy Warhol...umm...I guess public art. So, those are nice features. You have some bike racks there as well, so it does have some inviting features and when you have special events, it just kind of makes it a more interactive and usable space, rather it being just kind of a singular use where it's only for parking, and it's more utilitarian than anything but in this case, the way it's designed, it actually works well in spite of...in light of being right next to the river. It actually has some value to it.

Chairman Zine said my only comment...

Mr. Vanadolik said so, any thoughts on this one?

Chairman Zine said I have one thought, is I understand the need to make exceptions on a case-by-case basis but if we're going to build parking lots near the water, I think we should use permeable pavers rather than asphalt. I think the parking lot where we have...what is it...Water Street Square we're calling it now? You know, it's a great place for the Farmer's Market. I would've preferred that that was permeable pavers too.

Mr. Vanadolik said yes, I think umm...I'm not sure if it's related to this particular section, but we do mention about using permeable materials to help with stormwater management.

Mrs. Morgan said any other thoughts?

Mr. Vanadolik said yeah, any other thoughts? We can also open it up to just general thoughts as well.

Mr. Hoffman said what do our guidelines have about trying to encourage connection of the gaps in the actual, like, Riverwalk side of the trails, especially at the parking lot here. Like that's one of the kind of gaps in the actual walk around...around the river. The west side is pretty good. The trail comes down along there and I think that integrates well around businesses. And then the east side, the New York Street bridge is one frustrating gap. I don't know if that's for our guidelines...

Mrs. Morgan said yeah, so that's covered in our Riverwalk. We have a Riverwalk plan

as well, which actually we've talked about (unintelligible) needing updating as well. So, definitely when we update that Riverwalk plan looking at those connections and kind the new...the new (unintelligible) where we should direct that.

Chairman Zine said we also have the Bike-Ped Transit Committee, I'm on that committee, and one of the things we do every year is focus on those gaps and we take requests all the time, and a lot of them are pretty small. They're 5 or 10 feet and most wards have a fund for sidewalks, and we can usually deal with those pretty quickly. So, if you know of a particular one, bring it up. Bring it up to me if...if nobody else. I know what you're talking about on New York Street where the...

Mr. Hoffman said yeah, I think you...you...you've first brought that...brought that up and then now, like I...I notice it every time and...

Chairman Zine said and I'm mixed on that one because you have an intersection that's 40 feet away and so I don't mind jaywalking when I go on my run across that, you know, but I think the better solution for there is to go under the New York Street bridge...

Mr. Hoffman said yeah, right...exactly.

Chairman Zine said anybody heard that before from me?

Mr. Hoffman said (laughs) yeah, exactly...that's why I'm thinking is...is the...is New York Street in the planning horizon to be converted 2-way there? Because that will be a lot more...

Mrs. Morgan said yes, it is.

Mr. Sieben said yeah, New York Street (inaudible)...

Mr. Hoffman said is New York...that will be...because right...right now, you only have traffic flowing 1 direction and so you...you could wait for the red light, watch for people who are turning, and it's not quite as much of a Frogger experience to get across there, but when that's 2-way...the light is...I mean we... I guess we talked before that the...IDOT, it's too close to add a signalized pedestrian crosswalk or something, but human nature...people don't want to go and walk all the way around. I don't...you check, you wait...

Mr. Sieben said (inaudible) process...

Mr. Hoffman said yeah...yeah...well, so that's...that's, I guess we're getting off track of what we're talking about here but...

Chairman Zine said but I do want to...somebody mentioned earlier about the New York Street bridge renovation. Is that just talking about the 1-way, 2-way thing or are we talking about rebuilding it? Because...

Mrs. Morgan said New York...

Chairman Zine said I just noticed that the memory statues, one of them...the one closest to La Quinta is spalling really badly and I just noticed that.

Mrs. Morgan said yeah, so that is...we're looking at the whole thing. We are looking at not just conversion, but a whole, like, restoration of the bridge. We're right now looking at having them...the engineering firm we hired...look at different options. What that would cover, what that can get approved with...umm...through the State preservation office, the memory statues is part of that discussion as well about what can be done with it.

Chairman Zine said yeah, I remember when we rebuilt that, you know, since I've lived here. It may have been 20 years or more but, it doesn't seem that long ago, but it needs it again already. I'm glad...

Mr. Hoffman said good mold on it...(laughs). Is that...this is a little off track...but to tie back into it, talking about the casino...is the bridge planning being coordinated with the casino removal with drive access in the front there or is that just being rebuilt and maintained with...

Mr. Curley said are you talking about the (inaudible) with the drop off lane? I don't

Mrs. Morgan said that does...

Mr. Curley said recall that being removed...

Mrs. Morgan said I think that's staying.

Mr. Curley said it might be part of the bridge changes...

Mrs. Morgan said yeah, I believe that's staying.

Mr. Hoffman said okay, I just...we were talking about planning and, you know, vision for what that casino site would be and the bridge...the little drop off circle drive there could be part of...part of that.

Mr. Sieben said I just wanted to thank Tracey and Jill. They've been working a lot behind the scenes on this, so they've put a lot of effort into this. Just to get through this first section series, so...we've got at least 7 or 8 more, so...

(Laughing)

Mrs. Morgan said yeah, so...umm...actually is there any other general...if there no other thoughts, we were also wanting to go ahead while we have everybody here is to pick the date for the next DRC to go through...we're trying to get through Sections 3 through 7 at the next one. So...umm...and Todd, I think I...I don't think I even told you this. So, we're kind of looking in 3 weeks, if you had...if you're able to look at your calendar. If DRC members can look at your guys's...so, like, the week of October 16th, if people are available.

Mr. Castrejon said I won't be.

Mrs. Diaz said I am.

Mr. Sieben said so, the 18th?

Mrs. Morgan said yeah, the 18th is Wednesday, if that works. Todd, are you available

that...that week?

Mr. Vanadolik said I am out of town for work the 16th through the 18th and I don't get back until...I should be on a plane around this time, if it's on the 18th. I would be available on the 19th or...probably not the 20th. I don't think anyone wants to meet on a Friday, but...umm...and then the following week I could do...umm...

Mr. Sieben said 25...Wednesday, the 25th? We could also...

Mrs. Morgan said so...

Mr. Sieben said we could do Thursday or...

Mrs. Morgan said yeah, we could do it Thursday, is the 19th...umm...Preservation...

Mr. Vanadolik said Thursday the 19th would work.

Mrs. Morgan said Preservation's the 12th, correct? Let me look at my calendar too.

Mr. Hoffman said that's what I have in my calendar...Preservation...12th.

Chairman Zine said the 19th?

Mrs. Morgan said yeah, Thursday the 19th.

Chairman Zine said that would work. There's a Bike-Ped meeting but...umm...let's see.

Mr. Sieben said when do they meet? At 6?

Chairman Zine said 6, over at the...on...

Mr. Sieben said you could be in 2 places.

(Laughing)

Chairman Zine said I'd rather get this done, to be honest.

Mr. Sieben said yeah. Well, why don't we shoot for the 19th if that's...

Mrs. Morgan said is everybody else good with that?

Chairman Zine said I don't know that we've got anything pressing on Bike-Ped that couldn't wait.

Mr. Vanadolik said yeah, that works.

Mr. Sieben said okay.

Chairman Zine said so is that our target date then? We're going to shoot for that?

Mr. Castrejon said could we possibly target the following week or the week before?

Mrs. Morgan said are you out that...umm...

Mr. Castrejon said I'll be gone that entire week.

Mr. Sieben said of the 16th? The 25th is open too.

Mrs. Morgan said well, I don't want to move it back because we still have another meeting...

Mr. Sieben said Tracey, what were you saying?

Mrs. Vacek said we could do the 25th, we would just have to...

Mr. Sieben said does it make everything too tight after that?

Mrs. Vacek said then we would just have to meet kind of...

Mr. Sieben said quickly.

Mrs. Morgan said quickly.

Mrs. Vacek said quickly the following...for the next one after that. So, what we...we're hoping to do is we're hoping to have the next 4 sections for you guys to review next time and if there was any changes that we made from tonight, just to go over those really briefly. Go over the next 4 sections and then do the same, like, a couple weeks later to go over the next couple sections...or the rest of it...and then have you guys vote it out here that meeting. So, I think the last 4 sections are really administration sections, so there shouldn't be a lot of changes in those. So, that's what we were hoping...

Mr. Sieben said so, the next one will have a lot of the meat...

Mrs. Vacek said so, the next one would have the bulk of the meat.

Mr. Sieben said well, then maybe the 25th is okay, then.

Mrs. Vacek said it may be okay, we would just have to make sure that then we...we would probably meet the week or 2 weeks after that again, if that's okay with you guys.

Chairman Zine said sure, that works.

Mr. Sieben said we'd let you know then. Either the 19th or the 25th.

Chairman Zine said either one is good for me.

Mrs. Diaz said me too.

Mrs. Morgan said okay. Okay, I will look into it and will also reach out to Brian to see if there's a date that he was able to do. Okay, anything else? Todd, was there anything else?

Mr. Vanadolik said no. I really appreciate the time and all the comments. It was really good feedback.

ADJOURNMENT

Mrs. Morgan said and do we have a motion to adjourn?

Chairman Zine said okay...

Mr. Castrejon said so moved. Or...

Chairman Zine said if there's nothing else to bring before, do we have a motion to adjourn?

MOTION TO ADJOURN WAS MADE BY: Mr. Palmquist

MOTION SECONDED BY: Mr. Castrejon

Carried by voice vote.

Chairman Zine adjourned the meeting at 7:52 pm.

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

VISIT OUR WEB SITE FOR CURRENT AGENDAS:

<https://www.aurora-il.org/AgendaCenter>