CALL TO ORDER

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

ROLL CALL

The following members were present: Mr. Sieben, Mrs. Vacek, Mrs. Morgan, Mr. Broadwell, Mr. Sodaro, Mr. Minnella, Mr. Dick, Mr. Phips and Mr. Beneke.

OTHERS PRESENT

Others Present: Jon Monsma (Invest Aurora), Kate Plutz (Invest Aurora), Bruce Goldsmith (Dykema) and Carmella Moran (Aurora University).

APPROVAL OF MINUTES

19-0880 Approval of the Minutes for the Planning Council meeting on September 24, 2019.

A motion was made by Mrs. Vacek, seconded by Mr. Minnella, that the minutes be approved and filed. The motion carried by voice vote.

PUBLIC COMMENT

None.

AGENDA


Mr. Minnella said I make a motion to move this to Planning Commission on October 16th. Mrs. Vacek seconded the motion. The motion carried unanimously.

A motion was made by Mr. Minnella, seconded by Mrs. Vacek, that this agenda
item be Forwarded to the Planning Commission, on the agenda for 10/16/2019. The motion carried by voice vote.

19-0819 Requesting approval of a Final Plat consolidating Lot A of Island Avenue Addition and part of Lots 8, 9 and 12 of the Assessor’s Map of Stolp’s Island for the Silver Plate Subdivision located at the northeast corner of Stolp Avenue and East Downer Place for a Food and Beverage Services (2500) use (City of Aurora / Olive Tree Properties, LLC - 19-0819 / AU22/3-19.173-FSD - AM - WARD 6)

Mr. Sieben said this is the piece that is being conveyed to the Silver Plate at 6 E. Downer.

Mr. Phipps said we had a DST meeting on this with the owners last week or the week before and a couple of issues came up, just recommendation from Engineering that might affect the plat. It would be helpful maybe to meet with you maybe this week and we can go over those and talk about it.

Mr. Sieben said we can vote this out next week for the 16th, so we’ll hold it here.

19-0825 Requesting approval of a Final Plan for Lot 3 of Citizens First National Bank Business Park Subdivision located at 1521 Ogden Avenue for a mixture of Business and Professional, Office (2400), Retail Sales or Service (2100), and Restaurant with a drive-through facility (2530) uses (Param Vijay - 19-0825 / OS01/1-19.054-Fpn - JM - Ward 9)

Mrs. Morgan said Planning staff sent out comments. We have some concerns with stacking issues and interfering with the drive isle. I think we are going to try to set up a meeting with the applicant and architect with us as well as Engineering had some comments and Fire too, Herman, because we’re possibly looking at shifting some drive isles, so we’ll just sit down and have a meeting with them.

Mr. Sieben said Fire look at the original plan Herman?

Mr. Beneke said I believe we looked at it and approved it.

Mr. Sieben said well it is probably going to change, so if someone could sit in on this meeting. We are setting it up with Rawlings and the owner.

Mr. Beneke said that’s fine.

19-0829 Requesting Approval of a Special Use for a Class E Liquor License within Five Hundred Feet of a Residential Property, on Lot 48, Lot 49, and Lot 50 of the Bishop Park Subdivision, located at 918 North Highland Avenue (Primos Tacos - 19-0829 / AU16/2-17.161-Su - SB - Ward 4)

Mr. Broadwell said this is the Special Use for Primos Tacos. The Petitioner is going through the public notification process, so I’m working with them right now. I think the last step is to get the signs posted. We are still working toward the Planning Commission meeting on October 16th. We’ll vote it out next week.

19-0857 Requesting approval of a Final Plan Revision to remove the gate across
Southlawn Place to allow vehicle access entering or leaving the Campus by means of Southlawn Place located at 1405 Prairie Street (Aurora University - 19-0857 / AU20/4-19.178-Fpn/R - TV - Ward 4)

Representatives Present: Bruce Goldsmith and Carmella Moran

I’m Bruce Goldsmith for Aurora University with Carmella Moran. There is currently a fence blocking Southlawn that was originally put in when the University opened the parking lot to the east. There were a group of neighbors on this street that didn’t want the traffic. Now the garage is opening up, it is a double helix design, so the west entrance and exit takes half of the parking lot and the east entrance and exit takes the other half of the parking lot. We want the people to be able to get out on Southlawn and go west so they don’t conflict with the traffic coming out the east entrance on what was Randall Road.

Mr. Sieben said how far west on Southlawn? As far as they want?

Mr. Goldsmith said well we expect they will go to Prairie.

Mr. Sieben said on Evanslawn. Is that the intent?

Mr. Goldsmith said right. To some extent it will dissipate too like it always has, but given the design of the garage, we really need to get rid of that gate so that we have the circulation.

Mr. Sieben said Tracey do you want to explain what type of meeting this is and the process?

Mrs. Vacek said so this will be a Final Plan Revision, so this will go to Planning Commission. It will be a public meeting, but not a public hearing. If people do come to Planning Commission they will have 3 minutes to speak at the beginning of the meeting. Then it will go on from there to our Building, Zoning and Economic Development Committee and then it will be appealable from there and then information only at COW. I believe that we are shooting for the October 16th Planning Commission.

Mr. Sieben said and one thing that I think should be stressed Bruce is the overall Master Plan for the campus does eventually show Southlawn being open. The gate was put in as a temporary measure while originally the 2 private homes were still there. Now there is 1 private home. This is not a change to the Master Plan. Do you want to explain that?

Mr. Goldsmith said so Southlawn was anticipated to be vacated by the city and deeded and transferred to the University. Half of Southlawn already has been done that from Randall to the house, which you see is that little squared out area. The house is the only property in this whole quadrant that the University doesn’t own. As long as the homeowners wants to stay there, the homeowner can stay there, but we need to be able to use Southlawn as a public street. It can’t be a private driveway for that house because we need to circulate cars through the campus and we can’t just have them all go down to Prairie, which will cause all kinds of problems at Prairie and Randall.

Ms. Moran said and the fence will stay there. It is just the gate that will be removed.

Mr. Goldsmith said there is also a fence requirement between the house and the
garage, so that is along the east property line of that property so that will remain. We are opening up Southlawn so it is a public street again.

Mr. Sieben said I think we were going to wait until next week to move this forward. Does anyone else have any comments or questions? We have been meeting with Bob Greene, our Traffic Engineer, so Bob is aware of this request. I think Bob would be at the Plan Commission meeting if there any questions or comments.

Mr. Goldsmith said I don't know if he knows, but we did do a traffic study.

Mr. Sieben said I think we have that. He is looking at this too, so we will get input from our Traffic Engineer.

Mr. Goldsmith said and we did ask Mike Werthmann at KLOA and he said this is the only way to disperse the traffic to avoid the congestion on Prairie.

**PENDING**

**ANNOUNCEMENTS**

**ADJOURNMENT**

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

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