

5                   COMMISSIONER TRUAX: Our first item on the  
6 agenda is an ordinance approving a revision to the  
7 Butterfield Planned Development District Plan  
8 Description on 97.38 acres for property located at  
9 2725 Bilter Road and 2815 Bilter Road in Aurora,  
10 DuPage Properties Venture. It is in ward 10, and  
11 this is a public hearing.

12                   MS. PHIFER: So this property is located at  
13 the new interchange with I-88 and Bilter Road just  
14 east of -- I'm sorry -- just west of Eola Road. And  
15 the petitioner, DuPage Properties Ventures, is  
16 requesting to do a revision to the plan description  
17 for the site. This is under the Butterfield Planned  
18 Development District.

19                   They did previously come in and do  
20 some modifications to the permitted uses allowed on  
21 the site, and they are looking to make an additional  
22 modification to those permitted uses on the site.  
23 And you can tell by the red line document that the  
24 ones in red are the new uses that they are looking to

1 have be prohibited. So those uses will no longer be  
2 allowed to be developed on this particular portion of  
3 the Butterfield Planned Development District.

4                   The reason for this is they are  
5 looking to develop this corner, this site, as more of  
6 a high-end office location. That has been the intent  
7 all along especially when the new interchange went  
8 in, and then recently there was a development  
9 agreement that was approved by the city council that  
10 dealt with the overhead power lines that Commonwealth  
11 Edison was going to put through this area, and  
12 everyone involved felt that overhead power lines were  
13 not conducive to the high-end office that everyone  
14 would really like to see at this interchange.

15                   So the city did come in and work  
16 with Commonwealth Edison to make sure that those  
17 lines were buried. But in response to that, we did  
18 request that the property owner adjacent to that site  
19 actually codified the fact that this was going to be  
20 high-end office, so thus removing those uses. Again,  
21 it's warehouse distribution, vehicle terminals, and  
22 vehicle storage yards, vehicle storage yards major  
23 and minor, heavy industrial, and freight and  
24 transportation services. So, again, those are really

1 more typical ORI uses that are more towards the  
2 warehouse distribution type of office research  
3 industrial. And we are really trying to market this  
4 property as more high-end office.

5 So that's the petition that's before  
6 you this evening. It is a public hearing. The  
7 petitioner is here to answer any questions. I don't  
8 know if Bruce has anything else he wants to add.

9 I will swear you in.

10 (Witness sworn.)

11 MR. GOLDSMITH: Good evening, Bruce Goldsmith  
12 from the Dykema law firm representing DuPage  
13 Properties Venture.

14 Just for the benefits of some of the  
15 newer members of the Plan Commission and a little bit  
16 of Goldsmith history, my father helped the Venture  
17 acquire this land in the early '70s. It was 40 farms  
18 and they were put together into a 1,600-acre site.  
19 It was actually the second largest annexation in  
20 Illinois outside of O'Hare when it was annexed to the  
21 City of Aurora.

22 Over the years -- actually the site  
23 was originally picked because, for those of you who  
24 will remember, there was going to be a Kane County

1 Expressway. And the Kane County Expressway would  
2 have come down the prairie path and hit I-88, and  
3 then it would have been the intersection two  
4 interchanges of two freeways or tollways which was  
5 kind of what the client always wanted. He wanted to  
6 be strategically next to both.

7                   McHenry County killed the Fox Valley  
8 Freeway. So this property in some respects took a  
9 lot longer to develop. On the other hand, the  
10 venture is a very patient landholder and did not want  
11 to just put it on the market and just sell it. They  
12 had very strong ideas about development. Those ideas  
13 were somewhat affected by the DuPage Forest Preserve  
14 District which took 320 acres of the Big Woods Forest  
15 Preserve which kind of -- it's on the north side you  
16 can see -- you can't see it from this picture, but if  
17 you have another one, Stephane, that would show it.

18                   Yes, so the Big Woods is immediately  
19 north of those lots on the north side of Bilter Road.  
20 So when that came through, the original design was  
21 actually to have more than 10,000 units of  
22 residential as part of a development of 1,600 acres.  
23 So with the exception of the residential that was  
24 built out fairly early in the game and then

1 residential that was built in the last ten years,  
2 most of the activity has been east of the Eola Road  
3 where there is a series of basically warehouse  
4 industrial buildings or manufacturing buildings, and  
5 the Venture still owns land on the other side of the  
6 tracks which is Unit 4 of Butterfield which is still  
7 positioned for ORI which would allow the more basic  
8 uses that are actually being excluded from this.

9                   So in conversations with the city,  
10 the Venture wanted to encourage mixed use development  
11 but high-end mixed use. So mid-rise office,  
12 combination of office with some targeted retail were  
13 the kinds of things that we were looking to attract.  
14 The Venture is patient to wait for that, and it was a  
15 big issue to get the cable buried rather than to have  
16 overhead lines going through the front door of a  
17 high-end development.

18                   So as part of that process of kind  
19 of the give and take with the city, the Venture  
20 agreed to accept these restrictions on use which we  
21 are actually marketing this property to that high-end  
22 market. We are not marketing it to this straight  
23 warehouse distribution.

24                   So it was a good decision on both

1 sides to position the property for the future. So  
2 obviously we are in full support of the change and  
3 even though it puts some restrictions on the use of  
4 the land.

5 I'd be happy to answer any  
6 questions.

7 COMMISSIONER TRUAX: Any questions for the  
8 petitioner? I lost my mic.

9 Are there questions for the  
10 petitioner?

11 (No response.)

12 COMMISSIONER TRUAX: Okay. Thank you.

13 MR. GOLDSMITH: Thank you.

14 COMMISSIONER TRUAX: This is a public hearing.  
15 So if anybody has a question or comment on this  
16 particular item, this is your chance to address the  
17 Commission if you want to come forward, and we will  
18 swear you in.

19 MS. PHIFER: Do you want to swear everybody in  
20 mass? Anybody who would like to speak, if you'd like  
21 to stand, we can swear you in.

22 MS. VOITIK: I signed in.

23 MS. PHIFER: We just need to swear you in.

24 (Witnesses sworn.)

1           COMMISSIONER TRUAX: Okay. If you want to  
2 start by giving us your name and address for the  
3 record.

4           MS. JOHNSON: Good evening. My name is  
5 Alderman Lynne Johnson of the 10th ward. My address  
6 is 467 Plaza Place, Aurora, 60504.

7                       I just have a question. I mean, I  
8 really am pleased to see that they are eliminating  
9 the warehouse uses and things that will be good for  
10 the community there. The question that I have is:  
11 Do you see that it will be a retail use? I know you  
12 mentioned the high-end use for the --

13           COMMISSIONER TRUAX: You need to address the  
14 Commission, and we will get all the questions and  
15 then get the answers.

16           MS. JOHNSON: Okay. So I'm interested in  
17 finding out if it would be high-end use specifically  
18 for office use which I know the community would  
19 welcome that with open arms.

20                       The question I had by residents is  
21 if it is going to perhaps be used for retail such as  
22 a Costco. That is one of the things that was perhaps  
23 mentioned but, you know, I know nothing is set in  
24 stone at this point; but the communities are asking

1 if that is a possibility or if it's specifically just  
2 they are going to be looking to -- for that high-end  
3 use as he said which was office use.

4 COMMISSIONER TRUAX: Okay. Thank you. Anyone  
5 else want to address the Commission, do you want to  
6 come forward?

7 MS. VOITIK: Do we answer her questions first?

8 MS. PHIFER: At the end.

9 MS. VOITIK: Hi, my name is Terry Voitik, and  
10 I represent the Cinnamon Glen Homeowners Association.  
11 I'm on the board. I also represent Big Woods Marmion  
12 Neighborhood Group. Roger was not able to be here.

13 I am a member of the Sierra Club and  
14 a volunteer for the DuPage Forest Preserve. So I've  
15 got a lot of vested interest in my community, and  
16 mostly I am a caring citizen. And most of you know  
17 me pretty well. I'm here really -- I'm a fierce  
18 advocate for the Big Woods Forest Preserve and my  
19 community and its quality of life.

20 Over the years, it has changed. And  
21 it's not the same, and we have lost that uniqueness  
22 in some of the wildlife that was kind of unusual.

23 So I do want to ask about the feeder  
24 line real quick, and that would be the cost of this



1 is passed on -- according to Com Ed, the cost is  
2 being passed on to us on our residential electric  
3 bills. What I'm understanding that maybe the city is  
4 saying is that anything that was underground that  
5 would have been -- the difference between if they  
6 would have put poles in and underground is what the  
7 builder picked up? Could you clarify that because we  
8 do care about our power bills, and I know that my  
9 community struggles every day to pay the mortgages  
10 and put shoes on their kids' feet.

11 Talking about the PDD or the -- I  
12 actually have the originally rolled up document at  
13 home, and I was looking. And it's currently 502 and  
14 503 -- or 502 and 503 are zoned for office research  
15 and manufacturing. I am really, really pleased that  
16 you do want targeted -- you are targeting high-end  
17 office. My concern is the targeted retail.

18 I gave everyone a question and  
19 answer sheet or question sheet so you could follow  
20 along with some of my questions so they would all be  
21 addressed, but I am inviting the Planning Commission,  
22 also Mr. Goldsmith, and the City of Aurora officials  
23 to come and take a tour of my neighborhood and just  
24 to know exactly what the unique characteristics are

1 so that we can preserve them when we do this  
2 development.

3 So I am extending an invitation and  
4 asking that maybe you might want to even hold the  
5 vote until after you do so, but it's a real -- it's  
6 one of the more unique areas of Aurora, and it also  
7 is the Big Woods School, the historic corner. So  
8 there is a lot there.

9 So my questions are about the actual  
10 zoning. I see that you are getting rid of all the  
11 warehousing, vehicle terminals, and stuff, but what I  
12 don't understand and I just want you to clarify for  
13 me is the changes -- the general retail in B,  
14 Section 8.3 of the Aurora Zoning Ordinance  
15 including -- well, retail -- are you adding retail?  
16 Was retail ever in there before? I don't think it  
17 was, but if you can let me know, are you adding  
18 retail because that is again -- as Alderman Johnson  
19 said, that is our community's concern. I think it  
20 will destroy the unique character.

21 We welcome the office buildings,  
22 would love to have something over like with the  
23 Meridian. That is my idea of a high-end office park.  
24 And I do want to know if a Costco is being courted by

1 the City of Aurora.

2 I also want to know what is the  
3 reason for the permitted auto intensive. That  
4 terminology confuses me. Is that because of the  
5 Costco that might be doing automotive work or  
6 whatever?

7 But, again, in conclusion, I want to  
8 thank you all. I give great respect and gratitude  
9 for allowing me to speak here this afternoon, looking  
10 forward to the answers to my questions. And, again,  
11 I really would like to invite all the City of Aurora  
12 officials and as well all the developers to tour the  
13 Big Woods Forest Preserve.

14 I don't know if you guys know this  
15 or not but I have spotted a bobcat. That's pretty  
16 awesome. We have the great horned owls. We have the  
17 tree frogs, things that are not normally in these  
18 areas. And little by little, they are disappearing.

19 So I am asking you to be very  
20 mindful and maybe take the tour with us so that you  
21 can take into account all facets including impact to  
22 the natural areas. The economics are important, but  
23 they should not trump all the other considerations,  
24 and I thank you very much.

1           COMMISSIONER TRUAX: Thank you. Now, would  
2 the petitioner like to tackle questions.

3           MS. VOITIK: And I have a list of questions.

4           MS. PHIFER: Just before Bruce, there is  
5 definitely questions I will leave for Bruce, but just  
6 a couple questions I just would like to clarify to  
7 begin with.

8                           Looking at the proposed red line  
9 change, so the document that you see, everything in  
10 black is the current existing zoning on the property.  
11 There was actually a plan description revision that  
12 was done on this site in 2009. So the black text  
13 that you see, that is the current zoning on the  
14 property.

15                          So with regards to the questions  
16 about what we are adding this evening, we are not  
17 adding -- the retail uses, those are in existence  
18 based on the 2009 plan description revision, and  
19 Bruce can go into the history of that. The ones that  
20 are being added, the change that's before you this  
21 evening, is to add those red underlying uses to the  
22 prohibited list of uses for the site.

23                          And the question with regards to the  
24 memorandum of agreement that was entered into with

1 the City of Aurora regarding the overhead power  
2 lines, pursuant to that memorandum of understanding,  
3 that was approved by the city council. The city  
4 council did authorize the funding to Commonwealth  
5 Edison for the burying of those power lines.  
6 Commonwealth Edison covers the cost of installing the  
7 power lines themselves.

8                   But if the local community would  
9 like to see those as a buried utility versus an  
10 overhead on the wood poles, that is born by the  
11 community. And so what the city council agreed to  
12 was that they would fund the difference between the  
13 burying of the lines and the overhead. That did not,  
14 however, come from funding from the rate pairs. That  
15 came from funding from the adjacent TIF district, and  
16 so that is not in any way going to be represented on  
17 an individual property owner's bill. That is coming  
18 from TIF funds in order to pay for that difference.

19                   So with that though, I would turn it  
20 over to Bruce. He can answer the questions with  
21 regard to the retail and the Costco.

22                   MR. GOLDSMITH: Thank you. Just to add a  
23 little bit on the Com Ed side, the purpose of the  
24 bringing of new utility service to the area was

1 because of some structural problems Com Ed had  
2 identified, and it's actually being done as an  
3 emergency project but also is being done to support  
4 future expansion of the outlet mall.

5                   So it's a regional improvement, part  
6 of which is going to stabilize electric services to  
7 the residents of the neighborhood. So, in fact, the  
8 residents of this whole east side area are going to  
9 be benefitted by this new service of extension of  
10 transmission lines.

11                   With respect to uses, it is true in  
12 2009 we came before the Plan Commission and to the  
13 city council to modify our plan development district  
14 because we knew that at that point, the interchange  
15 was coming in.

16                   As a bit of history, the Venture was  
17 kind of a lead participant in trying to get the  
18 interchange for about ten years. And it took a long  
19 time to bring all the stakeholders together and  
20 actually get it to fruition. And as part of that,  
21 the city recognized that having an interchange there  
22 changed the viability of the site for higher end  
23 uses.

24                   So what we looked at at the time,

1 and we even had conceptual drawings at the time is a  
2 combination of typically you would see some retail on  
3 first floor in office building or you might see some  
4 standalone retail in connection with office  
5 because -- and you'd see restaurants and other kinds  
6 of retail uses because in the context of a large  
7 number of people coming to a particular area which  
8 mid-rise office buildings would attract, you need to  
9 give them support and services, in this case, retail  
10 opportunities and eating opportunities.

11 In addition to which, the whole  
12 retail game and the whole office game is changing.  
13 So in the retail market, you are not seeing just a  
14 repetition of big box retail like you were seeing --  
15 you go up and down Randall Road, you can see the same  
16 store every about 15 or 20 miles. Well, that's not  
17 happening anymore because Google and other people are  
18 changing that whole -- Amazon in particular is  
19 changing.

20 The idea of entitlement centers is  
21 changing how people buy. The use of the Internet is  
22 changing how people buy, and you are not going to see  
23 many just standalone businesses coming to a key  
24 location and particularly a key location because it's

1 a premium price to be at an interchange.

2 So you are going to see some new  
3 kinds of retail, if we attract it, or you are going  
4 to see some powerhouse retail if we attract it.  
5 There is no pending opportunities. So there is  
6 nothing to talk about a Costco or anything else, and  
7 we certainly wouldn't be talking to you about  
8 prospects in the context of a negotiation process.

9 But I can say to you that you would  
10 be seeing something that would be so attractive that  
11 the city would want the sales tax revenue, and the  
12 community would benefit from bringing that kind of  
13 user. So you wouldn't just be getting a property tax  
14 generation. You would also be getting a sales tax  
15 generation.

16 So certainly we are not market for  
17 that, but it's 90 acres of property, and the most  
18 likely use of someone at an -- it's one of the few  
19 interchange properties with a lot of open land. So  
20 we expect that that will attract a high-end use, and  
21 the property is being positioned even from a price  
22 standpoint to make it only attractive to really  
23 serious players in that marketplace.

24 The other side of it is which is



1 kind of -- I will tell it to you in kind of a crude  
2 way only because they use this expression, no butts  
3 on the chairs. A lot of the younger people don't  
4 want to work in an office. So to the extent that  
5 office uses are still being perpetuated, a lot of  
6 people are doing telecommuting. I have a friend who  
7 lives in Boulder, and he actually works in Illinois.  
8 He comes in every other month. And a lot of the  
9 other young people are going downtown. The hottest  
10 real estate market in the United States for  
11 residential is the South Loop right now.

12                   So it's -- there is a whole change  
13 of dynamics. There is a change in the generational  
14 dynamics of what people want to do and how they want  
15 to do it. There is a change in the workplace  
16 dynamics because of the Internet and the continuing  
17 growth of innovation in the computer fields. And so  
18 who knows what the combination of things will come to  
19 this interchange because you still need people who  
20 want to physically locate in a place and take  
21 advantage of the great transportation network that  
22 Aurora offers.

23                   So that's what we are appealing to.  
24 I was actually on the Big Woods of Marmion Community

1 process when the city did that. So my clients and I  
2 are familiar with the benefits of Big Wood Forest  
3 Preserve, and I personally value passive open space.  
4 It was a wonderful thing that the forest preserve  
5 did. It wasn't so great for the venture because they  
6 lost a lot of land for development, but overall  
7 obviously it has a better benefit for the community.

8 So I think that really answers the  
9 questions that were asked, but if you think I have  
10 missed something, I'm happy to answer further.

11 COMMISSIONER TRUAX: The only other thing I  
12 have on my list was a question about the permitted  
13 automotive intensive use.

14 MR. GOLDSMITH: There was a group of retail  
15 uses that were permitted in the 2009 amendment. And  
16 there was nothing in particular about that use but,  
17 you know, five or six years ago, there was a  
18 different combination of possible uses, and we were  
19 just being protective at that point.

20 There clearly are kind of  
21 consolidations of that kind of use in particular  
22 areas, North Aurora Auto Mall, a strip along  
23 Naperville, a little piece of Aurora. It's not  
24 likely you are going to see anything in between

1 there, but we have a whole bunch of uses to be  
2 available in case the right user comes along and  
3 wants to do something.

4 MS. PHIFER: If I can clarify.

5 MR. GOLDSMITH: Sure, absolutely.

6 MS. PHIFER: If I can clarify, that  
7 terminology, automotive intensive use, if you will  
8 remember, that's actually listed in our zoning  
9 ordinance under special uses. So there is special  
10 parameters that the commission has to look at if it's  
11 a, quote-unquote, automotive intensive use. Those  
12 are things like drive-thru's, car washes.

13 So there is a separate set of  
14 criteria that go under that as a special use, and  
15 what the previously approved plan description  
16 revision did is it basically said that it took those  
17 uses that were per our standard ordinance, a special  
18 use, they are permitted uses under this. They would  
19 still need to meet the same criteria, but it's just  
20 saying that they are permitted versus a special use.

21 So that's a zoning term. It does  
22 not necessarily mean auto sales. In fact, it doesn't  
23 mean that. It means car washes, drive-thru's.

24 MR. GOLDSMITH: I'm glad she reminded me

1 because at the time we negotiated that, the nature of  
2 restaurants was different than it is today too.

3 So the question was what would the  
4 amenities have to be including, drive up or  
5 drive-thru in order to attract those kind of  
6 businesses, if they were part of a larger  
7 development. As it turns out, I don't know that we  
8 are ever going to see that in this location.

9 Is there anything else you'd like?

10 COMMISSIONER HOFFMAN: The parcels that we are  
11 talking about are currently farmed?

12 MR. GOLDSMITH: They are. So there are -- can  
13 we put that up Stefane? If I were a little more  
14 adept, I could have done this without Stephane, so.

15 Let's start at Eola Road and I-88.  
16 You go up to Ferry. We own everything south of  
17 Bilter. These carve outs really are just artificial  
18 lines. We own everything from Eola Road all the way  
19 to the prairie path. The prairie path being where it  
20 says west on-ramp, the actual letters west on-ramp,  
21 that's the prairie path. It goes up north and  
22 eventually goes to Batavia and beyond.

23 So on the south side of Bilter Road,  
24 it is all farmed area. There are actually a couple

1 of old farm buildings that are still off -- just off  
2 of Eola Road which was one of the original farms, and  
3 otherwise it's in tillage.

4 COMMISSIONER HOFFMAN: Just a question because  
5 there was a reference to something being high-end  
6 like Meridian.

7 when you envision this development  
8 occurring, do you envision it looking somewhat like  
9 that from a reference point?

10 MR. GOLDSMITH: well, it's kind of funny  
11 because I helped clients buy buildings in Meridian.  
12 Meridian has an office component. A lot of it is  
13 warehouse distribution and huge warehouse  
14 distribution.

15 The landscaping they did there is  
16 sensational in terms of the amount of trees, and they  
17 have been lucky even though using the same tree  
18 material, they haven't had a major problem with that.

19 So, yes, I would anticipate a  
20 high-level landscaping, berming, and other features  
21 just because that's what's attractive to this kind of  
22 development, but we would not be seeing warehouse  
23 distribution which is a central part of Meridian.

24 COMMISSIONER TRUAX: Are there other questions

1 for the petitioner?

2 (No response.)

3 COMMISSIONER TRUAX: Okay. Thank you.

4 MR. GOLDSMITH: Thank you. I'm going to close  
5 the public hearing.

6 Do you have our recommendations?

7 MS. PHIFER: Staff would recommend approval of  
8 the revision for the Butterfield Planned Unit  
9 Development District on 97.38 acres for property  
10 located at 2725 Bilter Road and 2815 Bilter Road.

11 COMMISSIONER TRUAX: Okay. Is there any  
12 discussion?

13 (No response.)

14 COMMISSIONER TRUAX: If not, I will entertain  
15 a motion.

16 COMMISSIONER HOFFMAN: Move to approve.

17 COMMISSIONER CAMERON: Second.

18 COMMISSIONER TRUAX: It's been moved and  
19 seconded.

20 Sue, would you call the roll,  
21 please.

22 MS. JACKSON: Mrs. Anderson?

23 COMMISSIONER ANDERSON: Yes.

24 MS. JACKSON: Mr. Bergeron?

1 COMMISSIONER BERGERON: Yes.

2 MS. JACKSON: Mr. Cameron?

3 COMMISSIONER CAMERON: Yes.

4 MS. JACKSON: Mr. Divine?

5 COMMISSIONER DIVINE: Yes.

6 MS. JACKSON: Mr. Engen?

7 COMMISSIONER ENGEN: Yes.

8 MS. JACKSON: Mrs. Hoffman?

9 COMMISSIONER HOFFMAN: Yes.

10 MS. JACKSON: Mr. Pilmer?

11 COMMISSIONER PILMER: Yes.

12 MS. JACKSON: Mr. Reynolds?

13 COMMISSIONER REYNOLDS: Yes.

14 COMMISSIONER TRUAX: Okay. Motion carries.

15 we do have to do findings of fact,  
16 and we need to evaluate the proposal with respect to  
17 the following:

18 No. 1, will the establishment of the  
19 proposed special use be unreasonably detrimental to  
20 or endanger the public health, safety, morals,  
21 comfort, or general welfare?

22 COMMISSIONER PILMER: It should have no  
23 impact. This amendment actually only modifies --  
24 further restricts the amendment that was put in place

1 back in 2009.

2 COMMISSIONER TRUAX: No. 2, will the  
3 establishment of the proposed special use be  
4 injurious to the use and enjoyment of other property  
5 in the immediate vicinity for purposes already  
6 permitted?

7 COMMISSIONER CAMERON: Zoning has been in  
8 place for some time. This modification should  
9 further increase the attractiveness of the site and  
10 should have no additional effect.

11 COMMISSIONER TRUAX: No. 3, will the  
12 establishment of the proposed special use  
13 substantially diminish or impair property values  
14 within the neighborhood?

15 COMMISSIONER REYNOLDS: The proposed use will  
16 not diminish property values. The highest and best  
17 use is what it is right now, and continued  
18 development will continue to either stabilize or  
19 improve values.

20 COMMISSIONER TRUAX: No. 4, will the  
21 establishment of the proposed special use impede the  
22 normal and orderly development and improvement of  
23 surrounding properties for uses permitted by the  
24 respective zoning districts?



1           COMMISSIONER PILMER: The proposed uses are  
2 consistent with the nature and character of the  
3 surrounding land and uses and in line with the  
4 comprehensive plan from the City of Aurora.

5           COMMISSIONER TRUAX: No. 5, Are adequate  
6 utilities, access roads, drainage, and other  
7 necessary facilities provided or shown as being  
8 proposed on the site plan for the proposed special  
9 use?

10          COMMISSIONER ENGEN: well, utilities are  
11 there. water and probably sewage, all that would be  
12 in place because of all the other existing businesses  
13 around there. So there would be the connection for  
14 hook up.

15          COMMISSIONER TRUAX: No. 6, what affect would  
16 the proposed special use have on traffic in the  
17 general area? Has ingress and egress been designed  
18 to minimize congestion in the public streets?

19          COMMISSIONER ENGEN: All the roads are in  
20 place right now, especially with the east-west  
21 tollway with regards to the exits and entrances to  
22 getting on.

23                                   And so everything is in place even  
24 with major roads of Eola being north and south. It's

1 consistent for a traffic flow.

2 COMMISSIONER TRUAX: No. 7, Does the proposed  
3 special use conform in all other respects to the  
4 applicable regulations of the zoning district in  
5 which it is located, except as such regulations are  
6 modified pursuant to the Plan Commission  
7 modifications recommendations?

8 COMMISSIONER ENGEN: All the applicable  
9 regulations are in place here.

10 COMMISSIONER TRUAX: Okay. Stephane, where  
11 does this go from here?

12 MS. PHIFER: So this item will next be heard  
13 on April 16 at the Planning and Development Committee  
14 Meeting at 4:00 p.m. in the fifth floor conference  
15 room of this building.

16 COMMISSIONER TRUAX: Okay. Thank you.