

City of Aurora

44 E. Downer Place Aurora, IL 60505 www.aurora-il.org

Legistar History Report

File Number: 25-0627

File ID: 25-0627 Type: Petition Status: Draft

Version:1GeneralIn Control:Building, Zoning,

Ledger #: and Economic Development

Committee

File Created: 08/07/2025

File Name:Scooter's Coffee / 1329 N Lake St / Final PlanFinal Action:

Title: A Resolution Approving a Final Plan for Scooter's Resubdivision, Located

at 1329 North Lake Street. (Scooter's Coffee - 25-0627 /

AU10/3-25.238-CUPD/FSD/FPN - SB - Ward 6)

Notes:

Sponsors: Enactment Date:

Attachments: Exhibit "A-1" - Final Plan - 2025-10-09 - 2025.238, Enactment Number:

Exhibit "A-2" - Landscape Plan - 2025-10-09 - 2025.238, Exhibit "A-3" - Building and Signage Elevations - 2025-08-06 - 2025.238, Land Use Petition and Supporting Documents - 2025-08-06 - 2025.238, Property Parcel Maps - 2025-09-09 -

Commission. The motion carried.

2025.238

Planning Case #: AU10/3-25.238-CUPD/FSD/FPN Hearing Date:

Drafter: sbroadwell@aurora-il.org Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Dat	e: Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning and Zor Commission Action Text: Notes:	A motion was made continued to Octob MOTION TO CON' MOTION SECOND	er 8, 2025 meet TINUE WAS MA PED BY: Mrs. M Pilmer, Mr. Char Aye: 6 Ch	ion s, seconded by At Large Martinez, ing. The motion carried by voice of DE BY: Mr. Roberts	vote. s. Owusu-Safo, and N t Large Chambers, At	fr. Roberts	Pass
1	Planning and Zoo Commission Action Text:	ŭ	Commiss	O .	10/22/2025	in Planning	Pass

Notes: MOTION TO CONTINUE WAS MADE BY: Mr. Lee

MOTION SECONDED BY: Mrs. Martinez

AYES: Chairman Pilmer, Mr. Gonzales, Mr. Kuehl, Mr. Lee, Mrs. Martinez, Mr. Pickens, and Mr.

Roberts NAYS: 0 ABSTAIN: 0 Motion carried.

Aye: 7 Chairperson Pilmer, At Large Lee, At Large Chambers, At Large Pickens,

At Large Roberts, At Large Martinez and At Large Kuehl

1 Planning and Zoning 10/22/2025 Forwarded Building, Zoning, 11/05/2025 Pass

Commission and Economic Development Committee

and Economic

Development

Action Text: A motion was made by Mr. Chambers, seconded by Mr. Roberts, that this agenda item be Forwarded

to the Building, Zoning, and Economic Development Committee, on the agenda for 11/5/2025. The

motion carried

Notes: Acting Chair Gonzales said and does Staff have a recommendation for the Final Plan for the Scooter's

subdivision?

Mr. Broadwell said I do. And real quick, I wanted to just take a step back and just kind of give a sense of what the Conditional Approval is here. So, you can see the landscape plan here on your screen. So, Staff has been working with the Petitioner here on the landscape plan. There was a few hold ups because like I mentioned, we changed the layout of the site. The landscape architect is understandably busy this time of year, so there were some delays there in getting this revised. So, we have the landscape plan here. The layout is acceptable. The landscaping looks good but we just wanted to make clear that we're working with the Petitioner to recommend some changes to this plan here so that we can keep...obviously, we've heard the deadline. The Petitioner is attempting to submit for permit soon, so we want to obviously keep, you know, this process moving forward as efficiently as possible. So, we have 4 conditions of approval. So, I'll read those and if the Petitioner has anything, then I think we can hopefully work through that pretty easily. I'll read the first one.

Staff recommends Conditional Approval of the Resolution approving a Final Plan for Scooter's Resubdivision, located at 1329 North Lake Street, with the following conditions:

- 1. The required Street Tree requirement of four (4) Canopy Trees be added within the public right-of-way along Lot 1's Sullivan Road frontage.

 So, I'll just point that out here along Sullivan Road.
- 2. To satisfy the Perimeter Yard's remaining 6.1 Canopy Tree Equivalent (CTE) plantings for Lot 1, landscaping should be shown as follows: a mix of twenty (20) Deciduous and Evergreen Shrubs should be added in the area directly to the east of the proposed building; a mix of ten (10) Deciduous and Evergreen Shrubs should be added in the parking lot island at the northwest corner of the proposed building; a mix of ten (10) Deciduous and Evergreen Shrubs should be added in the parking lot island at the southern property line; a mix of ten (10) Deciduous and Evergreen Shrubs should be added at the base of the proposed monument sign; a landscaping bed should be added in the area between the drive-through lane and the northern property line, and which consists of Understory Trees and an even mix of Deciduous Shrubs and Evergreen Shrubs, for a total of 3.6 CTEs.
- 3. To satisfy the Parking Lot Island's remaining .5 CTE plantings for Lot 1, the remaining ten (10) shrubs should be added within the parking lot island to the southwest of the building.
- 4. The required Street Trees on Lot 2 should be shown as evenly spaced, from center point to center point, at a distance of twenty-five (25) feet.

Acting Chair Gonzales said thank you. We've heard Staff's recommendation. Is there a motion?

MOTION TO APPROVE WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mr. Roberts

AYES: Mr. Chambers, Mr. Gonzales, Mr. Kuehl, Mr. Lee, Mrs. Owusu-Safo, Mr. Pickens, and Mr.

Roberts NAYS: 0 ABSTAIN: 0
Motion carried.

Acting Chair Gonzales said the motion passes. Will Staff please let us know where this item will next be heard?

Mr. Broadwell said this proposal will next be heard at the Building, Zoning, and Economic

Development Committee meeting, Wednesday, October 29th at 4 pm, City Council Chambers.

Aye: 7 At Large Lee, At Large Chambers, At Large Gonzales, At Large

At Large Lee, At Large Chambers, At Large Gonzales, At Large Owusu-Safo, At Large Pickens, At Large Roberts and At Large Kuehl

Text of Legislative File 25-0627