



City of Aurora

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Legistar History Report

File Number: 25-0627

File ID: 25-0627

Type: Petition

Status: Draft

Version: 1

General
Ledger #:

In Control: Building, Zoning,
and Economic
Development
Committee

File Created: 08/07/2025

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

Final 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,
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 -
2025.238

Enactment Number:

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:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning and Zoning Commission	09/17/2025	Held in Planning Commission		10/08/2025		Pass
	Action Text: A motion was made by Mr. Roberts, seconded by At Large Martinez, that this agenda item be continued to October 8, 2025 meeting. The motion carried by voice vote.						
	Notes: MOTION TO CONTINUE WAS MADE BY: Mr. Roberts MOTION SECONDED BY: Mrs. Martinez AYES: Chairman Pilmer, Mr. Chambers, Mr. Lee, Mrs. Martinez, Mrs. Owusu-Safo, and Mr. Roberts NAYS: 0 ABSTAIN: 0 Motion carried.						
			Aye: 6	Chairperson Pilmer, At Large Lee, At Large Chambers, At Large Owusu-Safo, At Large Roberts and At Large Martinez			
1	Planning and Zoning Commission	10/08/2025	Held in Planning Commission		10/22/2025		Pass
	Action Text: A motion was made by Mr. Lee, seconded by Mrs. Martinez, that this agenda item be Held in Planning Commission. The motion carried.						

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 Commission	10/22/2025	Forwarded	Building, Zoning, and Economic Development Committee	11/05/2025	Pass
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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 Owusu-Safo, At Large Pickens, At Large Roberts and At Large Kuehl

Text of Legislative File 25-0627