



# City of Aurora

City Hall 5th Floor  
Conference Room 5B  
44 East Downer Place  
Aurora, IL

## Planning & Development Committee Meeting Minutes - Final-revised

Thursday

September 14, 2017

4:00 PM

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*Alderman Michael B. Saville, Chairperson*  
*Alderman Sherman Jenkins*  
*Alderman Carl Franco*  
*Alderman Bill Donnell, Alternate*

### CALL TO ORDER:

Chairman Saville called the meeting to order at 4:04 p.m.

### ROLL CALL

Alderman Jenkins joined the meeting at 4:06 p.m.

**Present:** 3 - Chairperson Mike Saville, Alderman Sherman Jenkins and Alderman Carl Franco

### OTHERS PRESENT

Brent Neumann, Cyrus One Subdivision; Payman Homayouni, Bowman Consulting; Bruce Goldsmith; Steve Mouroukas, 4M Self Storage, Inc.; Tom Mouroukas, 4M Self Storage, Inc.; David Rawlings; Joshua Schultz; Keri Borkowicz; Rebekah Axtell

City of Aurora: Jill Morgan, Planning & Zoning; Dan Barreiro, Community Services; John Curley, Development Services; Dan Feltman, Engineering; Ed Sieben, Planning & Zoning; Chuck Nelson, Mayor's Office; Bill Wiet, Development Services; Alex Minnella, Planning & Zoning; Shelly Windett, Aldermen's Office

### APPROVAL OF MINUTES

[17-00815](#)

Approval of the minutes of the Planning and Development Committee meeting held on Thursday, August 24, 2017.

A motion was made by Chairperson Saville, seconded by Alderman Franco, that the minutes be accepted and filed. The motion carried.

Ayes: 2

### AGENDA

[17-00545](#)

An Ordinance Amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, by downzoning the Palace Street Park property located west of Palace Street and north and south of Michigan Avenue from R-1 One Family Dwelling and R-5 Multiple Family Dwelling to P Park and Recreation

**A motion was made by Alderman Franco, seconded by Alderman Jenkins, that this agenda item be recommended for approval. The motion carried.**

**Ayes: 3**

[17-00649](#)

An Ordinance Providing for the Execution of an Annexation Agreement with the Owners of Record Providing for ORI Office, Research, and Light Industrial, E Estate Single Family Detached Dwelling District, and OS-1 Conservation, Open Space, and Drainage District zoning for the territory which may be Annexed to the City of Aurora located south of Diehl Road north and south of the Prairie Path and west of 2905 Diehl Road being Vacant Land in DuPage County, Aurora, Illinois.

**A motion was made by Alderman Jenkins, seconded by Alderman Franco, that this agenda item be recommended for approval. The motion carried.**

**Ayes: 3**

[17-00650](#)

An Ordinance Annexing Certain Property being Vacant Land located south of Diehl Road north and south of the Prairie Path and west of 2905 Diehl Road to the City of Aurora, Illinois, pursuant to an Approved Annexation Agreement (CyrusOne, LLC - 17-00650 / NA07/2-16.165-PA/A/Rz - TV - Ward 10) (PUBLIC HEARING)

**A motion was made by Alderman Jenkins, seconded by Alderman Franco, that this agenda item be recommended for approval. The motion carried.**

**Ayes: 3**

[17-00651](#)

An Ordinance Amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, by Rezoning Property located south of Diehl Road north and south of the Prairie Path and west of 2905 Diehl Road to ORI Office, Research, and Light Industrial, E Estate Single Family Detached Dwelling District, and OS-1 Conservation, Open Space, and Drainage District, pursuant to an Approved Annexation Agreement.

**A motion was made by Alderman Jenkins, seconded by Alderman Franco, that this agenda item be recommended for approval. The motion carried.**

**Ayes: 3**

[17-00652](#)

A Resolution Approving a Preliminary Plat for CyrusOne Subdivision, Phase 2 located south of Diehl Road and west of Eola Road.

**A motion was made by Alderman Jenkins, seconded by Alderman Franco, that this agenda item be recommended for approval. The motion carried.**

**Ayes: 3**

[17-00653](#)

A Resolution Approving a Preliminary Plan on Lots 1 and 2 of CyrusOne Subdivision, Phase 2 located at south of Diehl Road and west of Eola Road.

**A motion was made by Alderman Jenkins, seconded by Alderman Franco, that this agenda item be recommended for approval. The motion carried.**

**Ayes: 3**

[17-00654](#)

An Ordinance Granting a variance for Lot 1 of CyrusOne Subdivision, Phase 2 located at south of Diehl Road and west of Eola Road to allow two principal buildings on a zoning lot.

**A motion was made by Alderman Jenkins, seconded by Alderman Franco, that this agenda item be recommended for approval. The motion carried.**

**Ayes: 3**

[17-00691](#)

A Resolution Approving a Final Plat Revision Consolidating Lot 2 and Lot 6 of Waterford Plaza Subdivision Located at 1675 Montgomery Road being south of Montgomery Road and west of Waterford Drive Establishing Lot 1 of Waterford Plaza Resubdivision.

**A motion was made by Alderman Jenkins, seconded by Alderman Franco, that this agenda item be recommended for approval. The motion carried.**

**Ayes: 3**

[17-00692](#)

An Ordinance Approving a Revision to the Waterford Plan Description on 4.78 Acres for Property located at 1675 Montgomery Road being south of Montgomery Road and west of Waterford Drive.

**A motion was made by Alderman Jenkins, seconded by Alderman Franco, that this agenda item be recommended for approval. The motion carried.**

**Ayes: 3**

[17-00693](#)

A Resolution Approving a Revision to the Final Plan for Lot 1 of Waterford Plaza Resubdivision located at 1675 Montgomery Road being south of Montgomery Road and west of Waterford Drive for a Mini-Storage (3340) Use.

**A motion was made by Alderman Jenkins, seconded by Alderman Franco, that this agenda item be recommended for approval. The motion carried.**

Ayes: 3

[17-00707](#)

A Resolution Approving the Final Plat for Phase II, Unit 4B of Butterfield Subdivision, being vacant land located south of Ferry Road and west of Frieder Lane

A motion was made by Alderman Jenkins, seconded by Alderman Franco, that this agenda item be forwarded to the Committee of the Whole (Final/Appealable) (Information Only). The motion carried.

Ayes: 3

[17-00708](#)

A Resolution Approving a Final Plan on Lot 401 and Lot 19 for Phase II, Unit 4B of Butterfield Subdivision located at the southwest corner of Frieder Lane and Sunrise Road

A motion was made by Alderman Jenkins, seconded by Alderman Franco, that this agenda item be forwarded to the Committee of the Whole (Final/Appealable) (Information Only). The motion carried.

Ayes: 3

[17-00803](#)

An Ordinance Providing for the Execution of an Easement Agreement between the City of Aurora and Nicor for the M14 Hoops property located at west of Church Road and south of Bilter Road.

A motion was made by Alderman Franco, seconded by Alderman Jenkins, that this agenda item be recommended for approval. The motion carried.

Ayes: 3

[17-00812](#)

Approval of a Certificate of Appropriateness for a mural at 83 S. LaSalle Street (Greenlife Media Group - 17-00812 / AU22/3-17.171-FCOA-ES-Ward 2)

A motion was made by Alderman Jenkins, seconded by Alderman Franco, that this agenda item be forwarded as information only. The motion carried.

Ayes: 3

**ADJOURNMENT:**

A motion was made by Alderman Jenkins, seconded by Alderman Franco, that this meeting be adjourned. The motion carried. Chairman Saville adjourned the meeting at 5:08 p.m.

Ayes: 3

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