



City of Aurora

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Legistar History Report

File Number: 17-00875

File ID: 17-00875	Type: Petition	Status: Draft
Version: 1	General Ledger #:	In Control: Planning Commission
File Name: Comprehensive Plan Revision-Commons Drive and Route 59		File Created: 09/15/2017
		Final Action:

Title: Requesting a Public Hearing to Consider the Revisions to Aurora's Comprehensive Plan to Change the Land Use Designation for the Property located at east of Commons Drive, west of Route 59, north of Montgomery Road and south of the Burlington Northern railroad tracks (City of Aurora - 17-00875 / KDWK-17.169-COMP - AM - Wards 8 and 10)

Notes:

Agenda Date: 02/13/2019

Agenda Number:

Sponsors:

Enactment Date:

Attachments:

Enactment Number:

Planning Case #: KDWK-17.169-COMP

Hearing Date:

Drafter: aminnella@aurora-il.org

Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Committee of the Whole	09/19/2017	Forward to Planning Council	Planning Council			
	Action Text:	This Petition was Forward to Planning Council to the DST Staff Council (Planning Council)					
1	Planning Council	09/26/2017					
	Notes:	<i>Ms. Phifer said hand in hand with, and mostly because of the M/I project coming in, it really meant that the timing is critical for us to look at the entire Route 59 corridor. This is something that Alderman Mervine, this is something that I know that we've wanted to see for a long time, so really looking at this, taking a better look at this corridor. There are lots of reasons with regard to the change in retail and the like and I think that the M/I Homes project coming in really has put this on the fast track to try to make sure that we're getting ahead of any development that we are now committing to, to make sure that it is in keeping with that plan. So this Comprehensive Plan is really intended to look at all of Aurora south of the Route 59 train station all the way down to Montgomery Road and over to Commons and looking at it in terms of is there additional residential that can be put into that corridor and if so, where does it logically make sense to do so, what type of housing does it make sense to do in there, and also making sure that we are enhancing the bicycle and pedestrian connectivity all the way through this corridor and specifically trying to encourage more TOD and</i>					

bringing down even any transit service that happens through the whole corridor and also making sure, again, we're taking a better look at this with regard to the shifting demographics that are probably going to happen with the parks and making sure the Park District is part of that and does this area really connect into the park system. This has always been more of a retail corridor so it didn't have a lot of connectivity and I think connecting it even amongst itself in the corridor as well as how does it react with the rest of the city is going to be a very important thing to look at in addition to the land use.

Alderman Mervine said not being a planning professional and not playing one on TV, I think the key here is that we have a jewel there now that because of forces outside our capability, we are starting to move away, in some cases, from traditional brick and mortar. It's changed, but quite honestly I think it is change that I think we can positively embrace and do something important with to help that corridor continue to grow and continue to be productive for the residents of the city. I think that involves residential. I think it involves taking a look the existing developments and trying to find a way to be able to make sure that they can continue to grow and continue to be productive over the long term given what we know is probably going to happen sooner or later. There is quite a bit of iteration out there about pending changes to the brick and mortar because of Internet sales. That may not be something that we are going to be able to stop, but we need to be prepared for it. I'll say we are lucky, but the reality is it's all been part of the plan to be able to do the TOD from the train station, bring it on down and tie it in there to the mall area as part of the retail area. I think the idea that says being able to extend that and to include the opportunity, for example, with M/I Homes and other things, other entities there at the Brock-Brodie property area, certainly enhances that TOD. It enhances the opportunity for developers to come in and sell their properties at that point and for us, I think, it enhances the whole retail corridor because now we are doing a better job of putting what we used to call rooftops right where the retail tends to be. The accessibility is important at that point, the idea of being able to get people to the train station, whether it is by trolley, bus, bikes, walking or some combination of all those things I think is going to be extremely important in that corridor as well. Now this isn't a Ward thing. It is literally, from my perspective, it is very important an overall city point of view. That corridor was recently identified as the number one retail corridor in the Chicago metropolitan area and continue to show that as a vibrant place to live, work, buy and play bringing the whole grouping together. That's my perspective.

1 Planning Council 10/03/2017

Notes: Mrs. Morgan said we are still working on this.

Mr. Feltman said what are the boundaries again?

Mr. Sieben said it is Commons on the east, 59 on the west, Montgomery on the south and the Burlington on the north.

Mrs. Morgan said that's an approximate. That was my understanding from what Stephane said. I think we are looking at wanting to try to get that transit, so that's why we are going all the way up. It might not be that entire area. It is going to be changing, but we are looking at everything.

1 Planning Council 10/10/2017

Notes: Mrs. Morgan said staff is working on this. We are looking at having some sketches of some of the concepts that we are thinking of completed. Hopefully we'll get to that in the next few weeks, at least starting the process and meeting with some people who might be able to help us with that.

Mr. Feltman said what are the boundaries on that again?

Mrs. Morgan said at this point I think we are looking from like Station Boulevard all the way down to Montgomery from like Commons all the way over to Route 59.

Mr. Feltman said what's the furthest north?

Ms. Phifer said the tracks.

Mr. Feltman said okay.

- 1 Planning Council 10/17/2017
Notes: *Ms. Phifer said we are going to be getting a proposal from a planning firm to do some design work to go along with it, so we will be getting that going here soon. We'll probably have to work with the Mayor's office on creating a Steering Committee, hopefully including all of the Aldermen out there so that we can get some input as we work through land use design for the corridor.*
- 1 Planning Council 10/24/2017
Notes: *Mrs. Morgan said there is nothing new. Alex has taken this over and they are still kind of waiting for M/I Homes to kind of see what they are doing to get an idea for how to connect to the overall picture.*

Mr. Sieben said so Stephane is working on this, correct?

Mrs. Morgan said yes.
- 1 Planning Council 10/31/2017
Notes: *Mrs. Morgan said there is no new update.*
- 1 Planning Council 11/07/2017
Notes: *Mr. Minnella said staff has no comments right now.*
- 1 Planning Council 11/14/2017
Notes: *Mrs. Vacek said they are still taking a look at this.*
- 1 Planning Council 11/21/2017
Notes: *Mr. Minnella said there are no updates as of yet.*
- 1 Planning Council 11/28/2017
Notes: *Ms. Phifer said we did meet with Mike Schoppe. They did give us a proposal so we are hoping that along with the land use changes that we'll also have some illustrations with some different options for site planning on a couple of key locations as well as some renderings of what some of the buildings can look like.*
- 1 Planning Council 12/05/2017
Notes: *Mr. Minnella said no updates as of yet. Staff has not met with the Schoppe consultant firm.*
- 1 Planning Council 12/12/2017
Notes: *Mr. Minnella said this will be reviewed at a later date. So far we have been in contact with the consultant, Schoppe Design, to further investigate the existing conditions and proposed conditions.*
- 1 Planning Council 12/19/2017
Notes: *Mr. Minnella said this might be pushed back contingent upon approval of the contract with the consulting firm, Schoppe Design. There are no further details as of yet.*
- 1 Planning Council 01/02/2018
Notes: *Mr. Minnella said there are no updates as of yet.*

Ms. Phifer said this will not be ready for the 17th.
- 1 Planning Council 01/09/2018
Notes: *Mr. Minnella said this will be moved back. Staff is still compiling the existing report data.*
- 1 Planning Council 01/16/2018
Notes: *Mr. Minnella said as of right now staff has no updates.*
- 1 Planning Council 01/23/2018
Notes: *Mr. Minnella said we have this item on Finance tonight for the approval of the contract with the consulting firm, Schoppe Design. Then we will start working on collecting the existing report and moving forward with the project.*
- 1 Planning Council 01/30/2018
Notes: *Mr. Minnella said staff is still working with the consultant on the existing conditions report, but no updates as of yet.*
- 1 Planning Council 02/06/2018
Notes: *Mr. Sieben said I believe this has an agenda item for an outside consultant that is moving through*

the system.

- 1 Planning Council 02/13/2018
Notes: *Mr. Sieben said I believe this is proceeding. There is a contract that is at City Council tonight, so this will be moving forward.*
- 1 Planning Council 02/20/2018
Notes: *Mr. Minnella said staff had the first kick-off meeting last week with Schoppe Design. We are working closely to put together the existing conditions report. There are no further updates in regard to this.*
- 1 Planning Council 02/27/2018
Notes: *Mr. Minnella said staff is working with the consultant and the consultant will provide staff with the Existing Conditions report.*
- 1 Planning Council 03/06/2018
Notes: *Mr. Minnella said staff is still working with Schoppe Design, the consultant, to put together the Existing Conditions Report.*
- 1 Planning Council 03/13/2018
Notes: *Mrs. Vacek said they are still working on this.*
- 1 Planning Council 03/20/2018
Notes: *Mr. Minnella said there are no updates as of yet.*
- 1 Planning Council 03/27/2018
Notes: *Mr. Minnella said there are no updates as of yet.*
- 1 Planning Council 04/03/2018
Notes: *Mrs. Vacek said they are working with Schoppe on this.*
- 1 Planning Council 04/10/2018
Notes: *Mr. Minnella said staff has no updates as of yet.*
- 1 Planning Council 04/17/2018
Notes: *Mrs. Vacek said there are no new comments for this this week.*
- 1 Planning Council 04/24/2018
Notes: *Mr. Minnella said staff is still working with the consultant and we are moving along.*
- 1 Planning Council 05/01/2018
Notes: *Mr. Sieben said there is no update. This is, I think, set for an August 8th public hearing.*
- 1 Planning Council 05/08/2018
Notes: *Mr. Sieben said this is proceeding along with the consultant.*
- 1 Planning Council 05/15/2018
Notes: *Mr. Sieben said there is no change.*
- 1 Planning Council 05/22/2018
Notes: *Mr. Minnella said there is no update.*
- 1 Planning Council 05/29/2018
Notes: *Mrs. Vacek said we are still working on this.*

Mr. Sieben said there is ongoing dialogue with the consultant.
- 1 Planning Council 06/05/2018
Notes: *Mr. Minnella said the plan is moving along. We just received the draft for the Market Study. As we go along with the process, we'll keep staff informed.*

Mr. Sieben said do we have a tentative date for the public hearing Alex?

Mr. Minnella said yes. It is August 8th.

Mr. Sieben said and the Market Study is a draft?

Mr. Minnella said it is done. It is a draft. We'll review with the Economic Development Director and we'll go from there.

1 Planning Council 06/12/2018
Notes: *Mr. Minnella said staff is still working with the consultant. The consultant has completed the existing condition report, the Market Study, in the form of a draft. The consultants are working together to coordinate the efforts, but no major updates as of yet. We are still on schedule for the August 8th Planning Commission.*

1 Planning Council 06/19/2018
Notes: *Mr. Sieben said this is moving forward. It is still set for the August 8th Planning Commission.*

1 Planning Council 06/26/2018
Notes: *Mrs. Vacek said we are continuing to work on this. We met with Schoppe last week or the week before, so they are continuing to work on it.*

1 Planning Council 07/03/2018
Notes: *Mr. Minnella said the Comp Plan is set to go before Planning Commission on August 8th and no updates as of yet.*

1 Planning Council 07/10/2018
Notes: *Mr. Minnella said this item is set to be before Planning Commission on August 8th. Staff has no update.*

1 Planning Council 07/17/2018
Notes: *Mr. Minnella said staff is still working actively with the consultant, Schoppe Design, in order to insure that the product can be a good product. The public hearing will be pushed back from August 8th to an undetermined date as of yet.*

1 Planning Council 07/24/2018
Notes: *Mr. Minnella said this will not go to Planning Commission that was originally set for August 8th. The public hearing date is yet to be determined.*

1 Planning Council 07/31/2018
Notes: *Mr. Minnella said staff is in the process of reviewing the draft sections of the plan. The public hearing will be postponed to a date yet to be determined.*

1 Planning Council 08/07/2018
Notes: *Mr. Minnella said this was originally scheduled to go before Planning Commission on August 8th. It has been rescheduled to a date yet to be determined.*

Mr. Sieben said so still ongoing discussion with the consultants.

Mr. Minnella said correct, with the consultant, Schoppe Design.

1 Planning Council 08/14/2018
Notes: *Mr. Minnella said the public hearing will be set up. As of right now, the date has yet to be determined.*

Mr. Sieben said so it is still in the draft stage and still under review internally.

Mr. Minnella said correct.

1 Planning Council 08/21/2018
Notes: *Mrs. Vacek said we are still working through this. We are trying to get a meeting set up with the Fox Valley Mall to talk to them. We are continuing to work through this with our consultant.*

1 Planning Council 08/28/2018
Notes: *Mr. Minnella said staff is still in the process of reviewing the drafts, but no updates as of yet on the tentative date.*

1 Planning Council 09/04/2018
Notes: *Mrs. Vacek said we met with our consultant last week and had a good meeting. They are going to be updating some of the stuff that we gave them and getting it back to us. Hopefully we will get this going relatively soon.*

- 1 Planning Council 09/11/2018
Notes: *Mr. Dick said we are still working on this. There is no timeline at this point.*
- 1 Planning Council 09/18/2018
Notes: *Mr. Minnella said staff is still working on the reviews with the consultant, Schoppe Design. The date for the public hearing has not been set yet. Tentatively though we are thinking about the first week of November.*
- 1 Planning Council 09/25/2018
Notes: *Mr. Minnella said staff is still in the process of reviewing the draft plan. We are in conversation with the consultant and the public hearing date is tentatively set for November 3, but is a moving target.*
- 1 Planning Council 10/02/2018
Notes: *Mr. Minnella said staff has no updates as of yet. Staff is still reviewing the draft plan. Tentatively, staff is pushing this to the November 14th Planning Commission for a public hearing.*
- 1 Planning Council 10/09/2018
Notes: *Mr. Minnella said staff is still in the process of reviewing the draft plan. Tentatively the public hearing is scheduled for November 14, 2018 at Planning Commission.*
- 1 Planning Council 10/16/2018
Notes: *Mr. Sieben said I don't think there is any change from last week. This is still slotted for the November 14th Planning Commission. I know they are looking at an Open House also later this month.*
- 1 Planning Council 10/23/2018
Notes: *Mr. Minnella said staff is still in the process of reviewing the plan. When the final draft is finalized, then a public Open House date will be set and an announcement will be sent out.*
- 1 Planning Council 10/30/2018
Notes: *Mr. Minnella said staff is still in the process of reviewing the draft plan. We have a couple of dates to announce. December 6th will be a public open house. E-mails will be sent out accordingly in the next few days. A public hearing will be set for Planning Commission on January 9th.*
- Mr. Sieben said so just to repeat the dates, there will be an open house and a notice will be going out for December 6th. Do you know where that is going to be right now?*
- Mr. Minnella said it is going to be at Calvary Church on Route 59 from 5:00 p.m. to 7:00 p.m.*
- Mr. Sieben said and then the tentative date for Planning Commission is January 9th at 7:00 p.m.*
- Mr. Minnella said yes.*
- 1 Planning Council 11/06/2018
Notes: *Mr. Minnella said staff reviewed the draft plan. We are going to have an Open House. Invitations to the Open House will be sent today or tomorrow at the latest. The Open House will be on December 6th at Calvary Church on Route 59. The public is set for Planning Commission on January 9th.*
- Mr. Sieben said at what time?*
- Mr. Minnella said from 5:00 p.m. until 7:00 p.m.*
- Mr. Sieben said it will be a special Planning Commission meeting on January 9th, as the regular one is on January 2nd.*
- 1 Planning Council 11/13/2018
Notes: *Mr. Minnella said a date has been set up for the public hearing on January 9th. Announcement has been sent out for a public Open House on Thursday, December 6th from 4:00 p.m. to 7:00 p.m. A follow up e-mail will be sent this Friday.*
- 1 Planning Council 11/20/2018
Notes: *Mr. Dick said we are moving right along. We've got a draft plan. We've started meeting with stakeholders. We have a public Open House scheduled for December 6th. It will be from 4:00 p.m.*

until 7:00 p.m. at Calvary Church. We sent out an e-mail to everybody who's been involved in the process already, about 60 e-mail addresses, but we invited all the public and anybody that wants to show up. We are sending out a reminder e-mail tomorrow. It will go out to everyone again. It will also include a flyer and an image of the study area. That way people can spread the word and people will know what areas are impacted or what part the study they are in.

1 Planning Council 11/27/2018

Notes: *Mr. Dick said we've been making good progress with the draft meeting with stakeholders in the area, including the School District last week. We have a public Open House scheduled for Thursday, December 6th. We sent an e-mail to the key stakeholders about that meeting as well as a PDF of the draft plan. After that Open House, we will be moving forward with the adoption process.*

1 Planning Council 12/04/2018

Notes: *Mrs. Vacek said we are getting ready to have our Open House on Thursday night. We are looking forward to dispelling some rumors that are out there, so that's going to be a fun meeting.*

Mr. Sieben said rumors and innuendos it looks like.

Mrs. Vacek said so we are getting prepared for that.

Mr. Sieben said so it will be Thursday from 4:00 p.m. to 7:30 p.m. at Calvary.

1 Planning Council 12/11/2018

Notes: *Mr. Dick said we had a very successful Open House last week. Based upon input we received, we are going to push back the next step at least 2 weeks further than we originally thought. I don't know if I have the exact date right. We are going to e-mail everybody when that is, but that would be January 23rd. What was going to be January 9th is going to be pushed back to January 23rd. We'll e-mail everybody to make sure that everybody knows the steps moving forward and the dates.*

Mr. Sieben said and just for the record too, Jay Strang is here and he handed to Trevor and myself a letter which is an invitation to review developments which have, I think, some current student counts for some of the Aurora developments.

1 Planning Council 12/18/2018

Notes: *Mr. Minnella said staff is still working on setting up a tentative date for a public hearing at Planning Commission sometime in February.*

Mr. Sieben said Trevor and I have been coordinating with Jay Strang of the District regarding student generation for different developments in both Aurora and Naperville based on type. We're going to be researching some of those numbers as it relates to approved bedroom counts and land/cash that was received on those and then Trevor and I are going to be meeting with Jay on January 9th, so we'll get together on that and discuss that aspect of it.

1 Planning Council 12/27/2018

Notes: *Mr. Minnella said staff is tentatively shooting for a February 13th public hearing at Planning Commission. Staff is still meeting with the School District and stakeholders.*

1 Planning Council 01/08/2019

Notes: *Mr. Sieben said Trevor and I are meeting with CFO Jay Strang tomorrow afternoon at 204 offices. We're going over some numbers. We have asked for some additional developments, which we have not received yet, so we anticipate getting some of those numbers tomorrow afternoon at the meeting and going from there and seeing what some of the different student counts are for some of the different developments in both Aurora and Naperville. We will be doing that tomorrow. Otherwise, the public hearing is set for February 13th.*

1 Planning Council 01/15/2019

Notes: *Mr. Dick said the public hearing is still scheduled for February 13th.*

Mr. Sieben said I think as a follow up, we did have a sit down with Jay Strang, Trevor and I, last Thursday. They did provide us with some additional student numbers at the meeting, so we are in the process of still reviewing them.

- 1 Planning Council 01/22/2019
Notes: *Mr. Sieben said this is set for public hearing on February 13th.*
- 1 Planning Council 01/29/2019
Notes: *Mr. Minnella said we are set for public hearing on February 13th at 7:00 p.m. for Planning Commission. Public notices have been facilitated and will be published by today.*
- 1 Planning Council 02/05/2019 Forwarded Planning Commission 02/13/2019 Pass
- Action Text:** A motion was made by Mr. Dick, seconded by Mr. Beneke, that this agenda item be Forwarded to the Planning Commission, on the agenda for 2/13/2019. The motion carried by voice vote.
- Notes:** *Mr. Dick said we will be having our public hearing on February 13th. We have been having ongoing discussions with School District 204. We've been exchanging some excellent information from Jay Strang. We had a very productive meeting, we thought, yesterday with many representatives of the School District, so we continue to hopefully find win-win solutions and our goal is to adopt a plan and then move forward with developments as they come forward. I would like to make a motion to move forward the Route 59 Comprehensive Plan to Planning Commission on February 13th. Mr. Beneke seconded the motion. The motion carried unanimously.*
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