



City of Aurora

44 East Downer Place
Aurora, Illinois 60505
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Legistar History Report

File Number: 19-0007

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Type: Petition

Status: Draft

Version: 2

General Ledger #:

In Control: Planning & Development Committee

File Created: 01/04/2019

File Name: Abbey Paving / County Line Road / SUPD

Final Action:

Title: An Ordinance Establishing a Special Use Planned Development, pursuant to an Approved Annexation Agreement, located south of Diehl Road, east of County Line Road and north of the Prairie Path, to be incorporated under the existing MTJ, LLC Plan Description and Amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, to an underlying zoning of ORI Office, Research, and Light Industrial District (Abbey Paving Co., Inc. - 19-0007 / NA07/1-18.076-PA/A/ SU/PD/R/Fsd/Fpn/R - JM - Ward 10) (PUBLIC HEARING)

Notes:

Agenda Date: 02/14/2019

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Legal Description - 2019-02-01 - 2018.076.pdf, Exhibit "B" Plan Description Reference - 2019-02-01 - 2018.076.pdf, Property Research Sheet - ID#62151 - 2018-04-16 - 2018.076.pdf, Land Use Petition and Supporting Documents - 2019-01-03 - 2018.076.pdf, Plat of Survey - 2019-01-03 - 2018.076.pdf, Legistar History Report (Special Use Planned Development) - 2019-01-29 - 2018.076.pdf, Findings of Facts - 2019-01-29.pdf

Enactment Number:

Planning Case #: NA07/1-18.076-PA/A/ SU/PD/R/Fsd/Fpn/R

Hearing Date:

Drafter: jmorgan@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	01/15/2019	Forward to Planning Council	Planning Council			
	Action Text: This Petition was Forward to Planning Council to the Planning Council						
1	Planning Council	01/22/2019					

Notes: Representative Present: Greg Christoff

I'm Greg Christoff. I'm with Abbey Paving.

Mr. Sieben said so what's happening is the very southerly acre, which is kind of that triangle piece just north of the Prairie Path, is being annexed and incorporated into the development with a new building and some new pavement. Greg if you want to touch on the project.

Mr. Christoff said we purchased that south part there, the acre, from Invest Aurora. It was originally part of DuPage County, so what we are asking to do is to annex it into Aurora and then include it within our Planned Development. Currently, you can see our building above the line right before that. Our plan is to use a small storage building with some additional paving. The piece on the north is already paving. We are just redoing it. The piece to the east would be incremental. I think for us, one of the pieces that was good learning is that we had worried that we may have needed additional detention, but if you look at the north part of our property, the analysis says that we can use that, which will allow us to preserve more of the existing trees that are in that property. The size of the building is going to be 6,400 square feet. The intention is to have just an attractive barn-like building where the entrances really don't face the residents. There are some residents about 300 feet away. There will be nobody using it as an office space. There will be entrances on the east side and the north of the building, which face our property. I'm not sure there is anything we need to talk about with the engineering or those pieces there. We'll put a fence along the southern border of this to make sure that we have good protection for the residents about 250 feet to the south of us. I think the other piece here is we are asking to have a change in our Plan Revision that would allow us to keep 100 feet for primary buildings and 40 feet for accessory structures such as this as measured by the building line.

Mr. Sieben said so as far as buffering to the south, you're going to do a slatted chain link fence as shown. You may be keeping some of the trees. I think you've identified them on the landscape plan.

Mr. Christoff said we have. This is really kind of our doing and one of the things we have to come back to. This is what we believe we will be able to preserve based on our landscape review when Engineering was looking at it. Then there are some others that we will be planting as we go along.

Mrs. Morgan said staff is working with them for February 6th. We've done the advertisement for Planning Commission and we have the sign, so we should be ready for the February 6th Planning Commission. Planning has sent out some comments, mostly formatting, but there was a landscaping comment.

Mr. Christoff said the landscaping was the most challenging, but I think we can get that done.

Mrs. Morgan said we had asked for some additional evergreen trees kind of between the building and the fence just to add some additional buffering to the Prairie Path.

Mr. Sieben said that was really the main thing.

Mrs. Morgan said we will be voting this out next Tuesday.

Mr. Christoff said all the notices went out last week.

Mr. Thavong said Mike from Fox Metro asked if there is going to be sanitary. Could you comment on any utility service?

Mr. Christoff said there is no need for that. There will be some electrical that comes into the building. It is pure storage. Because of where the core building is, I think it provides for those needs.

Mrs. Morgan said the Fox Valley Park District just wants me to remind you that you need to annex into the Park District. It is in the Annexation Agreement, but they just wanted me to remind you about that.

Mr. Thavong said did you get my comments?

Mr. Christoff said I got your comments and I think you sent them to Mark originally, which was good. I did see those and he is using both of the comments.

Mr. Thavong said they were minor comments. I think the big comment is the expansion of the SSA. Right now currently the SSA stops at the current property. Now that you are expanding your property and we are adding this 1 acre, you've just got to modify your SSA.

Mr. Sieben said and I believe the Fire Marshall has already approved the Fire Access Plan. That's been approved. So just get the revisions into Jill and then we will see you on February 6th at 7:00 p.m.

1	Planning Council	01/29/2019	Forwarded	Planning Commission	02/06/2019	Pass
	Action Text:	A motion was made by Mrs. Morgan, seconded by Mr. Minnella, that this agenda item be Forwarded to the Planning Commission, on the agenda for 2/6/2019. The motion carried by voice vote.				
	Notes:	<i>Mrs. Morgan said Planning sent out some minor comments two weeks ago. We've gotten a resubmittal. Everything looks good. It looks like they addressed all of our comments. We have done our notification, so this will be at Planning Commission February 6th. I do make a motion that we vote this out to go to the February 6th Planning Commission. Mr. Minnella seconded the motion. The motion carried unanimously.</i>				
2	Planning Commission	02/06/2019	Forwarded	Planning & Development Committee	02/14/2019	Pass
	Action Text:	A motion was made by Mr. Chambers, seconded by Mrs. Head, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 2/14/2019. The motion carried.				
	Notes:	See Attachment for Items 19-0005, 19-0007, 19-0008, 19-0009 and 19-0010.				
		Aye: 9	At Large Cameron, Aurora Twnshp Representative Reynolds, At Large Anderson, Fox Metro Representative Divine, Fox Valley Park District Representative Chambers, SD 129 Representative Head, SD 131 Representative Hull, At Large Tidwell and At Large Gonzales			

Attachment for Items 19-0005, 19-0007, 19-0008, 19-0009 and 19-0010:

19-0005 An Ordinance providing for the execution of an Annexation Agreement with the owners of record providing for ORI(S) Office, Research, and Light Industrial District with a Special Use zoning for the territory which may be annexed to the City of Aurora located south of Diehl Road, east of County Line Road and north of the Prairie Path being vacant land in DuPage County, Aurora, Illinois 60502 (Abbey Paving Company, Inc. – 19-0005 / NA07/1-18.076-PA/A/SU/PD/R/Fsd/Fpn/R – JM – Ward 10) (PUBLIC HEARING)

Mrs. Morgan said so let me just begin by bringing up a map. As you have noticed, we will be discussing the Annexation Agreement, Annexation, Special Use Planned Development, Plan Description Revision, Final Plat Revision and Final Plan Revision. We will review them all together and voting on them individually. On this map, the portion highlighted is the portion being, they are actually not annexing all of it. Only a portion of this will be annexed into the City of Aurora from unincorporated DuPage County. The property to the north, you see the building and the little detention to the north of that, that is currently Abbey Paving. Abbey Paving is annexing the small portion, the 1 acre, into their property for development. This is the Final Plan showing what the end product will look like with their current buildings and the new building they are proposing. So they are proposing an Annexation Agreement with subsequent Annexation for the 1 acre to bring it into the city. They are also petitioning to establish a Special Use Planned Development to incorporate under the existing MTJ, LLC Plan Description. So that way, the entire property, the newly annexed portion as well as the existing, will be under the same Plan Description currently now for Abbey Paving. The Plan Description Revision that they are proposing will be for the entire Plan Description. It is to revise the rear yard setback from 100 feet from the Prairie Path to 40 feet for accessory structures. So what they are trying to do is they are wanting to add a storage building on the property they are proposing to annex. Currently the Plan Description does not permit this because the Plan Description said that any building needs to be 100 feet from the Prairie Path. This is actually only 40 feet from the Prairie Path, so we would need to revise the Plan Description to allow that. The parking setback of 20 feet will remain the same. They are also subsequently asking for a Final Plat. That's because the building will kind of go over the current property line, which is not permitted, so they are just replatting it to bring the annexed portion to incorporate into the existing Lot 1 and the detention will remain the same. The detention will meet both the current as well as the proposed project. The Final Plan is for an approximately 6,400 square foot climate controlled building. It will be used for storage of construction equipment and materials. It is located to the south end of the entire property. To the north of the building facing the current facility will be a 2,400 square foot open area, which will be covered by an extension of the roof line, so the roof line of the building will just extend over it creating kind of like a canopy. Let me bring up also the elevations. The building elevations are designed to reflect a barn. It has concrete along the base with metal vertical siding on the remainder. The roof will be clad in asphalt and it has shed roof dormers along the front façade, as you can see in the picture. The entrances will be from garage doors on the north façade facing the existing facility and on the east elevation to the side. The pavement will be extended on the front façade of the new building and will wrap around to the side. There are garage doors on the side. The back of the building, behind it, will remain open grass area. Let me just bring up the landscape plan too. The landscape features an additional 22 canopy and 12 evergreen trees. They are going to extend the existing fence around the new building, so the new building will be within the new fence. It will be a chain link fence with slats, which is matching what is currently out there. So just to kind of give a little

discussion on the project, Abbey Paving worked with Invest Aurora to purchase the 1 acre in order to expand their business for additional storage needs that they need in order to grow their business and they can talk more about the project and their company. Staff has worked with them. We have met several times to mitigate any concerns with the Prairie Path because we knew that there might be concerns and we want to make sure that we don't have a lot of buildings backing up to the Prairie Path to make sure we still have a nice visual path. The building for storage and maintenance and repair work will continue in their existing building. We did work with them to design the building to have somewhat of an agricultural look, to have a less visual impact. The building itself will also serve as a buffer from kind of their outside storage area that they currently have. We also worked with them and they agreed to add some additional canopy trees and evergreen trees to create more vertical buffers, as well as the fence will kind of create a wall, an 8 foot tall wall buffer. Therefore, staff feels that with all these efforts that the city worked with and the Petitioner agreed to that we don't feel that there will be a negative impact to the area by revising the Plan Description to allow the 40 foot for accessory structures. Therefore, staff will recommend approval. Are there any questions for staff?

Mrs. Anderson said is that chain link fence existing now or is that going to be added?

Mrs. Morgan said it is existing and then they are going to move it from where it currently is on the rear property line to incorporate the new annexed portion.

Chairman Pilmer said and it is screened. It is slatted.

Ms. Tidwell said the materials that we got talk about public notice having been provided. Is the Prairie Path an entity that gets public notice about something like this?

Mrs. Morgan said the ownership of it because it is a property, so yes.

Ms. Tidwell said it is the State then that runs the Prairie Path?

Mr. Sieben said I believe it is DuPage County.

Ms. Tidwell said so DuPage County was notified?

Mr. Sieben said correct.

Ms. Tidwell said then I looked at this property on Google Maps, which as we know is not perfect. There is a little thing that kind of moves like this on the map, but I can't tell if it is just a path, an old foot path, or if it is a stream. So I wondered if there were any wetlands involved here.

Mrs. Morgan said I think maybe the Petitioner maybe can answer that.

Ms. Tidwell said then lastly I saw a statement about going forward that the remainder of the land will remain as green space. Is that something that will be a condition from the city as part of the development?

Mrs. Morgan said we did not propose a condition. The 40 feet from the Prairie Path will have to remain green space. Parking can go down to 20 feet. So we did not condition that. The proposal currently as it stands is for it to remain open space.

Ms. Tidwell said but that's not a condition, so there could be a future petition to do something else with the land?

Mrs. Morgan said there could be. It would have to meet the 20 feet for parking setback and 40 feet for accessory structure setback. The Commission could add a condition if they would like.

The Petitioners were sworn in.

My name is Greg Christoff. I'm with Abbey Paving. We're at 1949 County Line Road. I'm one of the Board Members of Abbey and my work includes special projects. This is Mike Gillian, who is another Board Member. He is our Vice President of Operation and really can help on the question of what we intend to do with the property. Then Jim Karras is our attorney who from the start of working with Invest Aurora to today has been really closely involved with this piece of property. We prepared a presentation, but Jill kind took a lot of it. We thought it would be helpful to give some context to why we found this was an important project for us. We moved into the original building back in 2016. We were originally kitty-corner just off Diehl Road. Are you all familiar with Abbey Paving? Historically we've been site work, so anything that goes to the edge of the building we would do from excavation to stone to concrete to asphalt paving. In 2016 we bought what's called a cast in place concrete building for our business. It has added about 50 people to our workforce and given us the capacity to do work inside the walls, so the projects we've been able to pick up are things like the Newhouse Hall up in Lake Forest. We've done all the foundations and walls and the floors there. The new Welsh Ryan Arena for Northwestern we did all the walls, the gym, the flat gym floors, the steps, the balconies, and all those kind of phases, so it is really good quality work that's been a plus up for us in an important way. The issue with that kind of good quality work and that kind of work is that it has a lot of storage requirements. The big building you see there now is great for all the paving and the equipment that we have, but things like forms and all those kind of pieces molted in the building and they need to be protected. The upside is that we've got all these new people and all this good work. The downside is that we need space to put all the things that come along with it. We were approached by Invest Aurora in 2017. They owned this property. It was in DuPage. It was overgrown. There was furniture and tires and all sorts of things on this property. They asked us to acquire it and after doing some work with them we chose to do that. We've cleared the site. We've gotten rid of all the dumped things over there and Mike's team has actually gotten rid of all the overgrowth. Then we worked with the city so that we can then annex and rezone this to bring this in to solve this business need that we have for the extra space. As Jill said, our goal here was to build a 6,400 square foot building with some storage space on top of it to maintain what we think is really an attractive aesthetic. We've tried to do that with the building as our existing building. One of the plusses that we were able to do is that we originally thought that southwest portion you see was going to need to be retention, which would have just been a grassy area. In doing the analysis, the existing retention to the north is sufficient and we can get the stormwater to that. So we were able to preserve more trees than we thought we could. It leaves a little more of a green area than originally thought was going to be the case, so that's a plus up. We've already talked about the chain link fence and the trees. We would appreciate the consideration. This is an important

addition to our business and we think we've been a good business for the City of Aurora and we've been good neighbors to our neighbors and so we appreciate the consideration. If you have any questions, I will probably defer to either of these 2 gentlemen on the side here, but if you have any, just let us know. Thank you.

Chairman Pilmer said Mr. Christoff could you just answer if there are any streams or wetlands that flow through?

I'm Mike Gillian, Vice President of Operation for Abbey. The zigzag line you can see on the site is actually an existing really probably an animal path that ran through that property. The Boy Scouts were part of this cleanup effort and came in and cleared it. I kind of made them a better road so that they could get the trash out. That's what you can see on Google Earth. There are no wetlands at all on that property.

Mr. Curley said I was actually going to introduce myself to Mike. I was actually involved in cleaning the site with Invest Aurora with the Boy Scouts and there is no wetlands there. There are some wetlands on the south side of the path, the other side of the path.

Mrs. Head said do they plan on using that building for maintenance repairs of the machinery, etc.?

Mr. Gillian said no. We've got plenty of room in the other building for that.

Mr. Gonzales said I do have a question. On the canopy trees that you will be putting in, I noticed it was an 8 foot chain link fence with lattice in them. How tall are the canopy trees that will go in? Since we are 8 feet on the fence, how much height are you going to get out of those trees aesthetically?

Mr. Sieben said the standard at planting is 2½ inch caliper, which is the caliper, the trunk, a foot above the ground. Those are usually 10 feet or more, 12 feet.

Mr. Christoff said the best I can say is that our landscape architect worked closely with the city to say what's the standard and actually this was revised to reflect a request from the city to actually add some trees.

Mr. Sieben said and the standard for evergreens is 6 feet in height. The evergreen is a height and the canopy is the caliper.

Mr. Gonzales said I visited the site. You already have a lot of the trees around it before you get into the back area that are 50 feet high and 12 feet high.

Mr. Christoff said you mean on the existing property?

Mr. Gonzales said correct.

Mr. Christoff said the joy of a couple of years.

Ms. Tidwell said I have a question and maybe this is for staff. If there is further development, I assume that will come before the Commission as this is today?

Mr. Sieben said correct. So your question on needing a condition to protect that open space, they cannot build into that area without coming forward for a Final Plan Revision.

Mr. Cameron said can the building that is there be extended laterally without coming here?

Mr. Sieben said no. It would be the same issue.

Mr. Cameron said it is a limit on the thing.

Mr. Sieben said correct. Any improvements on the property, any additions, would come in for a Final Plan Revision.

Mr. Cameron said if they have more storage needs, they really can't go back into that 40 foot setback.

Mr. Sieben said correct.

Mr. Cameron said but they would have to come through to get the okay to double the size of it or whatever?

Mr. Sieben said correct.

The public input portion of the public hearing was opened. No witnesses came forward. The public input portion of the public hearing was closed.

Mrs. Morgan said staff would recommend approval of an Ordinance providing for the execution of an Annexation Agreement with the owners of record providing for ORI(S) Office, Research and Light Industrial District with a Special Use zoning for the territory which may be annexed to the City of Aurora located south of Diehl Road, east of County Line Road and north of the Prairie Path being vacant land in DuPage County, Aurora, Illinois 60502.

MOTION OF APPROVAL WAS MADE BY: Mrs. Anderson

MOTION SECONDED BY: Mr. Chambers

AYES: Mrs. Anderson, Mr. Cameron, Mr. Chambers, Mr. Divine, Mr. Gonzales, Mrs. Head, Mr. Hull, Mr. Reynolds, Ms. Tidwell

NAYS: None

FINDINGS OF FACT

1. Is the proposal in accordance with all applicable official physical development policies and other related official plans and policies of the City of Aurora?

Mr. Chambers said I believe those are listed in the staff report.

2. Does the proposal represent the logical establishment and/or consistent extension of the requested classification in consideration of the existing land uses, existing zoning classifications, and essential character of the general area of the property in question?

Mr. Reynolds said yes the proposal represents the highest and best use of the property.

3. Is the proposal consistent with a desirable trend of development in the general area of the property in question, occurring since the property in question was placed in its present zoning classification, desirability being defined as the trend's consistency with applicable official physical development policies and other related official plans and policies of the City of Aurora?

Mr. Reynolds said again, the proposal represents the highest and best use of the property.

4. Will the proposal maintain a compatible relationship with the traffic pattern and traffic volume of adjacent streets and not have an adverse effect upon traffic or pedestrian movement and safety in the general area of the property in question?

Mrs. Anderson said there should be no adverse effect on traffic, pedestrian movement and safety in the area.

5. Will the proposal allow for the provision of adequate public services and facilities to the property in question and have no adverse effect upon existing public services and facilities?

Mr. Cameron said they are already in place or will be provided as part of the plan.

6. Does the proposal take adequate measures or will they be taken to provide ingress and egress so designed as to maximize pedestrian and vehicular circulation ease and safety, minimize traffic congestion, and not substantially increase the congestion in the public streets?

Mr. Cameron said its access is through the existing property that is being annexed into the city, so there should be no change.

19-0007 An Ordinance establishing a Special Use Planned Development, pursuant to an approved Annexation Agreement, located south of Diehl Road, east of County Line Road and north of the Prairie Path, to be incorporated under the existing MTJ, LLC Plan Description and amending Ordinance Number 3100, being the Aurora Zoning ordinance and the Zoning Map attached thereto, to an underlying zoning of ORI Office, Research, and Light Industrial District (Abbey Paving Company, Inc. – 19-0007 / NA07/1-18.076-PA/A/SU/PD/R/Fsd/Fpn/R – JM – Ward 10) (PUBLIC HEARING)

Mrs. Morgan said staff would recommend approval of an Ordinance establishing a Special Use Planned Development pursuant to an approved Annexation Agreement, located south of Diehl Road, east of County Line Road and north of the Prairie Path, to be incorporated under the existing MTJ, LLC Plan

Description and amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, to an underlying zoning of ORI Office, Research and Light Industrial District.

MOTION OF APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mrs. Head

AYES: Mrs. Anderson, Mr. Cameron, Mr. Chambers, Mr. Divine, Mr. Gonzales, Mrs. Head, Mr. Hull, Mr. Reynolds, Ms. Tidwell

NAYS: None

FINDINGS OF FACT

1. Is the proposal in accordance with all applicable official physical development policies and other related official plans and policies of the City of Aurora?

Mr. Chambers said these are listed in the staff report.

2. Does the proposal represent the logical establishment and/or consistent extension of the requested classification in consideration of the existing land uses, existing zoning classifications, and essential character of the general area of the property in question?

Mr. Reynolds said the proposal does represent the highest and best use of the property.

3. Is the proposal consistent with a desirable trend of development in the general area of the property in question, occurring since the property in question was placed in its present zoning classification, desirability being defined as the trend's consistency with applicable official physical development policies and other related official plans and policies of the City of Aurora?

Mr. Reynolds said again, the proposal represents the highest and best use of the property.

4. Will the proposal maintain a compatible relationship with the traffic pattern and traffic volume of adjacent streets and not have an adverse effect upon traffic or pedestrian movement and safety in the general area of the property in question?

Mrs. Anderson said again, there should be no adverse effect on traffic or pedestrian movement and safety in the general area for the property in question.

5. Will the proposal allow for the provision of adequate public services and facilities to the property in question and have no adverse effect upon existing public services and facilities?

Mr. Cameron said they are already in place or will be completed as part of the big project.

6. Does the proposal take adequate measures or will they be taken to provide ingress and egress so designed as to maximize pedestrian and vehicular circulation ease and safety, minimize traffic congestion, and not substantially increase the congestion in the public streets?

Mr. Cameron said the project feeds its traffic through the existing property, so there will be no change.

7a. Is the rezoning a consistent extension of the existing land uses, existing zoning classifications, and essential character of the general area?

Chairman Pilmer said I would state this is an adjacent property that would be a natural extension of the existing land use and zoning classification.

7b. Will the rezoning permit uses which are more suitable than uses permitted under the existing zoning classification?

Chairman Pilmer said I would state that it would present a more suitable use than the existing classification.

9a. Will the special use not preclude the normal and orderly development of improvement of surrounding properties due to the saturation or concentration of similar uses in the general area?

Mr. Cameron said I think the bulk of the adjacent areas are already developed.

9b. Is the special use in all other respects in conformance to the applicable regulations in the district in which it is located, except as such regulations may in each instance be modified by the City Council pursuant to the recommendations of the Plan Commission?

Mr. Chambers said yes.

19-0008 An Ordinance approving a Revision to the MTJ, LLC Plan Description on 8.09 acres on the property located at 1949 County Line Road being south of Diehl Road, east of County Line Road and north of the Prairie Path (Abbey Paving Company, Inc. – 19-0008 / NA07/1-18.076-PA/A/SU/PD/R/Fsd/Fpn/R – JM – Ward 10) (PUBLIC HEARING)

Mrs. Morgan said staff would recommend approval of an Ordinance approving a Revision to the MTJ, LLC Plan Description on 8.09 acres on the property located at 1949 County Line road being south of Diehl Road, East of County Line Road and north of the Prairie Path

MOTION OF APPROVAL WAS MADE BY: Ms. Tidwell

MOTION SECONDED BY: Mrs. Anderson

AYES: Mrs. Anderson, Mr. Cameron, Mr. Chambers, Mr. Divine, Mr. Gonzales, Mrs. Head, Mr. Hull, Mr. Reynolds, Ms. Tidwell

NAYS: None

FINDINGS OF FACT

1. Is the proposal in accordance with all applicable official physical development policies and other related official plans and policies of the City of Aurora?

Mr. Chambers said these are listed in the staff report.

2. Does the proposal represent the logical establishment and/or consistent extension of the requested classification in consideration of the existing land uses, existing zoning classifications, and essential character of the general area of the property in question?

Mr. Reynolds said the proposal does represent the highest and best use of the property.

3. Is the proposal consistent with a desirable trend of development in the general area of the property in question, occurring since the property in question was placed in its present zoning classification, desirability being defined as the trend's consistency with applicable official physical development policies and other related official plans and policies of the City of Aurora?

Mr. Reynolds said again the proposal represents the highest and best use of the property.

4. Will the proposal maintain a compatible relationship with the traffic pattern and traffic volume of adjacent streets and not have an adverse effect upon traffic or pedestrian movement and safety in the general area of the property in question?

Mrs. Anderson said there should be no adverse effect.

5. Will the proposal allow for the provision of adequate public services and facilities to the property in question and have no adverse effect upon existing public services and facilities?

Ms. Tidwell said there should be no adverse effect.

6. Does the proposal take adequate measures or will they be taken to provide ingress and egress so designed as to maximize pedestrian and vehicular circulation ease and safety, minimize traffic congestion, and not substantially increase the congestion in the public streets?

Mrs. Head said it is already in place.

- 9a. Will the special use not preclude the normal and orderly development of improvement of surrounding properties due to the saturation or concentration of similar uses in the general area?

Mr. Cameron said it should have no effect.

- 9b. Is the special use in all other respects in conformance to the applicable regulations in the district in which it is located, except as such regulations may in each instance be modified by the City Council pursuant to the recommendations of the Plan Commission?

Chairman Pilmer said I would state it is in conformance.

19-0009 A Resolution approving a Revision to the Final Plat incorporating property into Lot 1 and 2 of Madden Molitor Subdivision located at 1949 County Line Road being south of Diehl Road, east of County Line Road, and north of the Prairie Path, and establishing Lot 1 and 2 of Madden Molitor Resubdivision (Abbey Paving Company, Inc. – 19-0009 / NA07/1-18.076-PA/A/SU/PD/R/Fsd/Fpn/R – JM – Ward 10) (PUBLIC HEARING)

Mrs. Morgan said staff would recommend approval of a Resolution approving a Revision to the Final Plat incorporating property into Lot 1 and 2 of Madden Molitor Subdivision located at 1949 County Line Road being south of Diehl Road, east of County Line Road, and north of the Prairie Path, and establishing Lot 1 and 2 of Madden Molitor Resubdivision.

MOTION OF APPROVAL WAS MADE BY: Mrs. Anderson

MOTION SECONDED BY: Mr. Chambers

AYES: Mrs. Anderson, Mr. Cameron, Mr. Chambers, Mr. Divine, Mr. Gonzales, Mrs. Head, Mr. Hull, Mr. Reynolds, Ms. Tidwell

NAYS: None

19-0010 A Resolution approving a Revision to the Final Plan for Lot 1 and 2 of Madden Molitor Resubdivision located at 1949 County Line Road being south of Diehl Road, east of County Line Road, and north of the Prairie Path for Paving and related Businesses Use (Abbey Paving Company, Inc. – 19-00010 / NA07/1-18.076-PA/A/SU/PD/R/Fsd/Fpn/R – JM – Ward 10) (PUBLIC HEARING)

Mrs. Morgan said staff would recommend approval of a Resolution approving a Revision to the Final Plan for Lot 1 and 2 of Madden Molitor Resubdivision located at 1949 County Line Road being south of Diehl Road, east of County Line Road, and north of the Prairie Path for Paving and related Businesses Use.

MOTION OF APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Ms. Tidwell

AYES: Mrs. Anderson, Mr. Cameron, Mr. Chambers, Mr. Divine, Mr. Gonzales, Mrs. Head, Mr. Hull, Mr. Reynolds, Ms. Tidwell

NAYS: None

Mrs. Morgan said this will next be heard at the Planning and Development Committee on Thursday, January 14, 2019, at 4:00 p.m. on the fifth floor of this building.