



City of Aurora

44 East Downer Place
Aurora, Illinois 60505
www.aurora-il.org

Legistar History Report

File Number: 17-00573

File ID: 17-00573

Type: Petition

Status: Draft

Version: 2

General Ledger #:

In Control: Planning & Development Committee

File Created: 06/22/2017

File Name: McDonalds / Final Plat / 711 E. New York Street

Final Action:

Title: A Resolution Approving the Final Plat for McDonald's Subdivision, located at 711 E. New York Street being the south east corner of E New York Street and N Union Street (McDonald's - 17-00573 / AU22/4-17.090-Fsd/Fpn/R - AM - Ward 2)

Notes:

Agenda Date: 07/27/2017

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Final Plat, Land Use Petition and Supporting Documents, Property Research Sheet, Plat of Survey - 2017-06-22 - 2017.090.pdf, Legistar History Report (Final Plat) - 2017-07-11 - 2017.090.pdf

Enactment Number:

Planning Case #: AU22/4-17.090-Fsd/Fpn

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	City Council	06/27/2017	referred to	DST Staff Council (Planning Council)			
	Action Text:	This Petition was referred to to the DST Staff Council (Planning Council)					
1	DST Staff Council (Planning Council)	07/11/2017	Forwarded	Planning Commission	07/19/2017		Pass
	Action Text:	A motion was made by Mr. Minnella, seconded by Mrs. Vacek, that this agenda item be Forwarded to the Planning Commission, on the agenda for 7/19/2017. The motion carried by voice vote.					
	Notes:	<i>Representative Present: Kenneth Sack</i>					
		<i>Mr. Minnella said staff has received the revised Final Plat and it now meets the requirements. I make a motion to move this forward to Planning Commission on July 19th. Mrs. Vacek seconded the motion. The motion carried unanimously.</i>					
2	Planning Commission	07/19/2017	Forwarded	Planning & Development Committee	07/27/2017		Pass

Action Text: A motion was made by Mrs. Duncan, seconded by Mrs. Anderson, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 7/27/2017. The motion carried.

Notes: See Attachment for Items 17-00573 and 17-00574.

Aye: 9 At Large Bergeron, At Large Cameron, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Anderson, Fox Metro Representative Divine, SD 204 Representative Duncan, Fox Valley Park District Representative Chambers and At Large Owusu-Safo

Attachment for Items 17-00573 and 17-00574:

17-00573 A Resolution approving the Final Plat for McDonalds Subdivision located at 711 E. New York Street being the southeast corner of E. New York Street and N. Union Street (McDonald's – 17-00573 / AU22/4-17.090-Fsd/Fpn/R – AM – Ward 2)

17-00574 A Resolution approving a Revision to the Final Plan on Lot 1 of McDonald's Subdivision for the property located at 711 E. New York Street being at the southeast corner of E. New York Street and N. Union Street for a Drive-Through Facility Use (McDonald's – 17-00574 / AU22/4-17.090-Fsd/Fpn/R – AM – Ward 2)

Mr. Minnella said before you, the Petitioner, McDonald's, here represented by their engineer tonight, is requesting the approval of a Final Plat for the McDonald's Subdivision located at 711 E. New York Street at the southeast corner of E. New York Street and N. Union Street. The subject property is currently occupied by McDonald's with a drive-thru restaurant facility and its parking lot. It is now zoned B-3 commercial use and wholesale district with a Special Use for a Planned Development. It is currently composed by 8 parcels. The Petitioner is trying to consolidate all those 8 parcels into only 1 parcel. Concurrently with this proposal the Petitioner is also requesting the approval of a Final Plan Revision, which entails exterior and interior remodeling of the facility, the addition of a 3rd drive-thru, which meets also the stacking requirements. Parking requirements are being met. From 39 parking spaces they are going to lose 3 parking spaces due to a storage that is going to be built on the property, but like I said, the parking requirements are being met as well as the stacking requirements. If the Commissioners have any questions for staff, I will be more than happy to answer them. Or if you have any questions for the Petitioner, the Petitioner is also here.

Mr. Sieben said just to clarify, so this is also an addition besides interior and exterior remodel. It is not a 3rd drive-thru per se. It is an additional window on that addition so it will allow stacking. There is currently a double drive-thru now that was done a few years ago.

My name is Kenneth Sack with Watermark Engineering at 2631 Ginger Woods Parkway, Aurora. The 3rd window they are talking about is there is a pay window and then there is your pickup window. They are adding what they call a pull forward window. Basically if their order is taking a while, they will have the customer pull up to the 3rd window. That way the drive-thru can keep functioning. That's the purpose of the 3rd window. I just wanted to clarify that.

Mr. Minnella said staff recommends approval of the Final Plat.

MOTION OF APPROVAL WAS MADE BY: Mrs. Duncan

MOTION SECONDED BY: Mrs. Anderson

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mr. Chambers, Mr. Divine, Mrs. Duncan, Mrs. Owusu-Safo, Mr. Pilmer, Mr. Reynolds

NAYS: None

Mr. Minnella said this will next be heard at the Planning and Development Committee on Thursday, July 27, 2017, at 4:00 p.m. on the fifth floor of this building.

Mr. Minnella said staff recommends approval for the Final Plan Revision.

MOTION OF APPROVAL WAS MADE BY: Mrs. Duncan

MOTION SECONDED BY: Mrs. Owusu-Safo

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mr. Chambers, Mr. Divine, Mrs. Duncan,
Mrs. Owusu-Safo, Mr. Pilmer, Mr. Reynolds

NAYS: None

Mr. Minnella said this will next be heard at the Planning and Development Committee on Thursday, July 27, 2017, at 4:00 p.m. on the fifth floor of this building.