



City of Aurora

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Legistar History Report

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In Control: Building, Zoning,
and Economic
Development
Committee

File Created: 08/07/2025

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

Final Action:

Title: An Ordinance Establishing a Conditional Use Planned Development and Approving the Scooter's Plan Description for the Property Located at 1329 North Lake Street. (Koru Group - 25-0625 / AU10/3-25.238-CUPD/FSD/FPN - SB - Ward 6) (PUBLIC HEARING)

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" - Legal Description - 2025-09-11 - 2025.238, Exhibit "B" - Plan Description - 2025-09-11 - 2025.238, Land Use Petition and Supporting Documents - 2025-08-06 - 2025.238, Property Parcel Maps - 2025-09-09 - 2025.238, Conditional Use Planned Development - Findings of Fact Sheet - 2025-09-10 - 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.						
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. Kuehl, seconded by Mrs. Owusu-Safo, 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 going to our second agenda item, this is a Public Hearing. I'm going to read them all into the record at the same time.

Mr. Broadwell said hi, everyone. It's good to see you all again. My name is Stephen Broadwell. I'm a Planner with the City's Zoning Division. So, yes, as we just heard, this is the Conditional Use Planned Development, Final Plat, and Final Plan for the new Scooter's Development here at the corner of North Lake Street and Sullivan Road. So, you can see the property here on the screen. I'm sure you're all familiar with it. So, a little bit of background: the property itself is zoned B-2, which is Business District – General Retail. It's approximately 2 acres right now. It fronts on Lake Street which is designated as Arterial, and Sullivan Road, which is designated as Major Collector by the Comprehensive Plan. The Comprehensive Plan itself designates it as Quasi-Public. The property has always been B-2 since it was incorporated in 1967. The City just assigned that zoning at the time and it stayed. Since then, the property has been subdivided into Lot 2 of the Dolan Subdivision which I believe included the retirement home to the east and the Social Security agency to the south.

So, right now, you can see this building right here. It's a 4-story...it's being utilized by the Fox Valley Adult Transition Center, which is operated by the State's Department of Corrections. As far as we can tell, it's been there since 1972 in one form or another. It's about, like I said, 4 stories. The footprint of the building itself is approximately 6,900 square feet. The first floor of the building is office, and the remaining upper 3 stories are utilized for residents who are transitioning to the community via discharge from parole.

So, I'm just giving you a sense of the existing conditions. There's a number of parking spaces back here, 16 striped. And then there's 3 access points. There's one on Sullivan Road, which is in the middle of the northern property line. On Lake Street, there's kind of the central, one of the central western property, and then one on the southern property line which shares through traffic and access with, again, with the Social Security agency there.

So, we do have representatives here from the Koru Group. They'll come up and speak with you in just a minute to answer any questions you may have.

So, I just want to give some more background on the nature of the proposal. Again, this is first being the Conditional Use Planned Development. The Transition Center is here on the southern, southeastern portion of the property. The northwestern corner here is vacant. So, with the Planned Development, which coincides, obviously with the Final Plat and Final Plan, they're proposing really to develop a new drive-through, multi-tenant, retail, commercial facility here. So, dividing it into 2 parcels: Parcel A, which will be the new drive-through facility, and then Parcel B, which will remain as the Transition Center.

I'll pull up the Final Plan to make this more clear. You can see the new Final Plan which is, like I said, a drive-through coffee place. We're calling it a Scooter's now; that's what as of right now the end user is. I think the Petitioner can speak to that.

The Scooter's is here on Lot 1. This new building is approximately 2,800 square feet. The northern one being Scooter's itself. And then, this southern tenant which is going to be retail. So, when I said the end user is Scooter's, that's the drive-through. The retail I think is still open at this point. So, the Final Plan itself for the new Scooter's here on Lot 1 is pretty straightforward. They have meeting the minimum stacking requirements. There's only 1 ordering window and then the ordering menu, I guess, so that's 10...10 stacking spaces. So, it's a single lane. They're showing the minimum 19 parking spaces for...we consider this to be all multi-tenant retail just in case the drive-through does go away and it becomes a multi-tenant...the entire building becomes multi-tenant, which has happened in a few occasions, so we just wanted to make sure the entire Lot 1 is accounted for.

The building itself is about 17 ½ feet. It's a tasteful...the exterior material is predominantly gray Hardie Panel and dark Hardie Plank Lap Siding. We worked with the Petitioner to really work on the design of

the layout to maintain the existing 3 access points but then also improve the central one here on North Lake Street. The width is being expanded to I think 25 feet and staying in more or less the same location while the access on Sullivan Road is I think moving a little bit to the east and being widened to 25 feet. We're really pleased with the layout. We think it'll bring a nice... you know, this is a prominent gateway in and out of Aurora, and they'll see a lot of...I think it'll be very successful and bring much economic development in this otherwise vacant portion of the property. Other than that, I think one thing I want to add is that if you look on the aerial right now on Lake Street, there's no sidewalk along the entire Lake Street frontage. There is...when the property was subdivided in 2010, there was...we did dedicate a 10-foot-wide easement for sidewalks. So, you can see here on the Lake Street frontage that there is a 5-foot-wide sidewalk that's being added which is nice because it connects to the rest of the sidewalk coming up and down north and south on Lake Street but then also connects to this bike path here which is the Northern Lights Bike Path, which then connects to the bike path along both sides of the Fox River.

So, I think that's it for the Final Plan. As far as the Final Plat, I think that was pretty explanatory. Lot 1 is just being carved out. I think it's about a half-acre, and then the remainder is...the 1 ½ acres is going to be Lot 2 where the Transition Center is. And then, stepping back to the Conditional Use Planned Development, as far as Lot 1 where the Scooter's is located, the Conditional Use Planned Development includes adding the drive-through as a permitted use, and then reducing the setbacks. The setbacks are being reduced from 30 feet to 10 feet along Lake Street, zero here along the southern property line, from 8 feet to 6 feet here on the rear property line, and then 15 feet for the exterior rear yard where the drive-through meets...faces toward Sullivan Road. I think that's everything. I don't know if there are any questions for Staff. We can bring the Petitioner up otherwise.

Acting Chair Gonzales said are there any questions for Staff at this time by the Planning Commissioners?

Mr. Pickens said yeah, I have one. Regarding parking: Lot 1, that parking is strictly for the Scooter's. Lot 2, the parking that you rearranged is for the Adult Transitional Housing...

Mr. Broadwell said correct.

Mr. Pickens said has that been shown as ample parking for the Transitional Housing, or is that going to become overflow into the Scooter's? Did we change the number of parking spots?

Mr. Broadwell said no. So, the number of parking spots for the Transition Center, that's what's on the site right now, we're keeping that. It's, I think, honestly the...I don't think Staff has any concerns about overflow parking for the Lot 1 for the commercial. So, Scooter's...I meant to mention this...Scooter's doesn't actually have any seats inside. It's like, I guess, in their business model. It seems like something you might be aware. But they don't have any seats, so all of their customer traffic is through the drive-through. There may be a few...maybe 3 or 4 spaces for...

Mr. Pickens said but if it does turn into retail like you said, then it becomes a different scenario.

Mr. Broadwell said yeah, and so the minimum parking requirement is 175 square feet for the entire building, for the multi-tenant retail, which should be enough. I think it's 19 spaces.

Mr. Pickens said do you know what it calculates for the Transitional Housing?

Mr. Broadwell said yeah, so the Transitional Housing...so, we did add the minimum parking into the Planned Development. So, like I mentioned briefly, the square footage of the first floor where the office is for the employees that work there, family members who come to visit, the residents' family members...we only calculated it for the first floor. So, the 6,900 divided by 425 comes to 16. The residents don't actually have vehicles, and they live there full time. So, you'll see them walking up and down the street to their...I guess they go out and have jobs. They work in the area...

Mr. Pickens said but they don't have any vehicles?

Mr. Broadwell said they don't have any vehicles. There may be...I think they might have, I'd imagine, vehicles where they can go out on group trips or what not, but I would say the 16 spaces should be ample for visitors and employees and...

Mr. Pickens said so, I'm not sure about the zoning of that particular building, but if it did turn into an apartment complex, then we would be short parking probably?

Mr. Broadwell said right, and that's a good question. That was actually part of the reason why we incorporated the parking requirement, really so that the property cannot become multi-family, multi-unit because then there just wouldn't be enough parking for it...

Mr. Pickens said okay, so it is written somewhere restricting that?

Mr. Broadwell said yeah, that's kind of the point behind the parking.

Mr. Pickens said okay. That's all I had. Thanks.

Mr. Broadwell said that's a good question. Thank you.

Acting Chair Gonzales said any other questions for Staff? Alright, if the Presenter would like to come up and present here, the applicant. And before you start here, I just need to swear you in, if you want to raise your right hand. Do you swear to tell the truth and nothing but the truth?

Mr. Carlson said I do.

Acting Chair Gonzales said okay, thank you. And if you could just sign...I think you signed it already.

Mr. Carlson said I did, yeah.

Acting Chair Gonzales said thank you.

Mr. Carlson said I'm Eric Carlson with Koru Group, architects and engineers on the project. I'm not going to add a whole lot to what Steve said. I'm mostly here for some questions, but I will kind of reiterate we did repurpose that parking and worked with Staff to do that for that Transition Center. So, that parking that you see that's kind of on that east side of the lot has been repurposed or realigned to accommodate the 16 spaces. So, that's kind of been worked into that development. If you go back to...or remember the aerial, it's kind of a free-for-all in that parking. It's kind of a weird shape with a triangle so there wasn't really a whole lot of designated spaces. So, really this plan does clean up that flow of the site in general quite a bit compared to what's there now. And we do feel like the...like Steve mentioned, Scooter's...when they're an end cap like this, they might have some...a couple of seats, more for people that have an order that need to come in or something like that, but they're not like a Dunkin' Donuts or Starbuck's where you're inviting people in. Scooter's is generally a flow-through site, or their model is more for their flow-through, so 100% focused on the drive-through as their standard model. But with an end cap like this, they do have...I've had some Scooter's where we've had a couple seats but it's like 2 or 3 tables at most. But it still allows for the parking that's there with...even with a few seats inside. We still maintain the parking count that's required for that. So, we do feel like the site flows well. The smaller building and, you know, kind of attracting something to that corner and really making it usable. We're pretty consistent with that setback along 31 (Lake Street) as you continue north down Lake Street as far as that setback to the variations is consistent with what's down the block. You don't really see it here, but if you pull back and look at that, it's pretty consistent. Obviously, we've got a pretty significant setback from Sullivan and, you know, obviously, the kind of repurposing that existing parking lot into our two 90-degree sides, there just really...well, it's a light setback or a minimal to none setback between those 2 property lines. It's kind of using that...it's kind of defining where just to carve out that piece of property, and it's just a default by that but it doesn't really impact the functionality of the site overall. Other than that, you know, the client's super excited. It's his first Scooter's project, building, so he's pretty excited to have it here. Any questions, I'd be happy to answer.

Acting Chair Gonzales said any questions from the Commissioners for the Applicant?

Mr. Lee said I've got one. Assuming everything goes smoothly, when would you like to be operational?

Mr. Carlson said well, if we get a great winter and allow for some building through the winter, he'll start as soon as he can. So, we're probably...we've started on the construction documents for the building kind of as a slow roll. We anticipate probably being ready to submit for permit...let's call end of November, mid-December, and then probably a spring build in reality depending on the winter. He's anxious to get going.

Acting Chair Gonzales said any other questions for the Applicant? Alright, thank you. This is a Public Hearing. If there are any members in the public wishing to give testimony today, please raise your

hand. I don't see any, so I'm going to close the Public Hearing. Would Staff like to give their recommendation?

Mr. Broadwell said I would but I still have to do the Findings of Fact.

Acting Chair Gonzales said okay, would Staff like to read into the record the Findings of Fact?

Mr. Broadwell said I would. Thank you.

Acting Chair Gonzales said okay, great.

Mr. Broadwell said and I do want to say before I do the Findings of Fact, like we just heard, the Petitioner was very willing to work with Staff on designing the layout of the property. There were some changes really to the flow and some of the parking spaces, and I think, you know, it's...you know, sometimes I think we worked through the layout issues, and I think we put together a very good proposal. I just wanted to make clear Staff's appreciation for the Petitioner's willingness. So, now I'll do the Findings of Fact:

1. Staff does not believe the establishment, maintenance or operation of the conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish and impair property values within the neighborhood. The proposal provides new commercial opportunities at one of Aurora's major gateway intersections, and also incorporates the Subject Property's existing use and form by addressing its unique legally nonconformities. Therefore, Staff feels the proposal serves the public interest in these various ways.
2. Staff does not feel the Conditional Use will be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish and impair property values within the neighborhood. The proposal goes to great lengths to incorporate the new and existing development into the surrounding, built environment. I think this is apparent in the design of the layout of the property, the lighting, and the architectural compatibility of the proposed building.
3. Staff does not feel the establishment of the Conditional Use will impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. Staff feels the new commercial development on Lot 1 is adequately integrated to the adjacent intersection's built environment through its utilization of existing access points and means of traffic control; public improvements in the form sidewalks on both frontages that allow for pedestrian and bicycle access; building orientation and landscaping that are consistent in nature with the surrounding built form; and also in the construction of a new multi-tenant commercial development at this important gateway intersection.
4. Staff feels the proposal provides adequate utilities, access roads, drainage, and/or necessary facilities as part of the conditional use. These resources are already in place at the adjacent intersection and are shown to support the proposed development.
5. Staff feels the proposal takes adequate measure to provide ingress and egress that is designed to minimize traffic congestion in the public streets. This is evident in the proposed improvements to both existing access points. As I mentioned earlier, the improvements to the access on Lake Street, the middle one in the center of Lake Street. The width of the existing access point on North Lake Street is being expanded to twenty-five (25) feet, which will serve the new commercial development, as well as the existing transitional facility. The existing access point on Sullivan Road is being expanded to twenty-five (25) feet to serve the full development. In addition, the access to North Lake Street, the northern one for Lot 1, is remaining as a right-in/right-out, due to the raised median, while the access to Sullivan Road is remaining as a full access.
6. The Conditional Use does, in all other respects, conform to the applicable regulations of the district in which it is located.
7. Staff feels the uses permitted by such exceptions are necessary, desirable, and appropriate with respect to the primary purpose of the development. The proposed Conditional Use Planned Development serves as a means to maximize the Subject Property's existing commercial zoning via the proposed multi-tenant drive-through, while also incorporating the existing legally nonconforming use that exists in the form of the transitional facility.
8. Staff feels the uses are permitted by such exception of a nature, or so located, as to not exercise

an undue detrimental influence on the surrounding neighborhood. Staff believes the proposal is crafted in a way that removes any potential undue detrimental influences on the surrounding neighborhood.

9. *Staff believes the use exceptions so allowed are reflected by the appropriate zoning districts symbols and are so recorded on the zoning district map.*

Acting Chair Gonzales said alright, thank you. Does Staff have a recommendation for the Conditional Use Planned Development?

Mr. Broadwell said Staff recommends Approval of the ordinance establishing a Conditional Use Planned Development and approving the Scooter's Plan Description for the property located at 1329 North Lake Street.

MOTION TO APPROVE WAS MADE BY: Mr. Kuehl

MOTION SECONDED BY: Mrs. Owusu-Safo

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 motion has passed. Is there a motion to approve the Findings of Facts as read into the record, the 9 Findings of Facts?

MOTION TO APPROVE FINDINGS OF FACTS WAS MADE BY: Mr. Lee

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 Findings of Facts have been approved.

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 25-0625