



# City of Aurora

44 E. Downer Place  
Aurora, IL 60505  
www.aurora-il.org

## Legistar History Report

**File Number: 24-0675**

**File ID:** 24-0675

**Type:** BZE Ordinance

**Status:** Agenda Ready

**Version:** 2

**General Ledger #:**

**In Control:** Building, Zoning, and Economic Development Committee

**File Created:** 08/30/2024

**File Name:** Chicago Premium Outlets Mall / 1650 Premium Outlets Boulevard / Revision to Special Sign District

**Final Action:**

**Title:** An Ordinance approving a Revision to the Special Sign District for Chicago Premium Outlets located at 1650 Premium Outlets Boulevard

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Exhibit "A" Legal Description, Exhibit "B" CPO Special Sign District - 2024-09-10 - 2024.303, Sign Package - 2024-08-07 - 2024.303, Maps

**Enactment Number:**

**Planning Case #:** AU01/3-24.303-V/SD

**Hearing Date:**

**Drafter:** tvacek@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	09/18/2024	Forwarded	Building, Zoning, and Economic Development Committee	09/25/2024		Pass
<b>Action Text:</b> A motion was made by Mr. Kuehl, seconded by Mr. Gonzales, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 9/25/2024. The motion carried.							
<b>Notes:</b> <i>Mrs. Vacek said good evening, Tracey Vacek, Senior Planner with the Zoning &amp; Planning Division. To give you a little background, the original Chicago Premium Outlet Mall was constructed and opened in 2004 with 438,000 square feet of retail buildings. Based on the success of the first phase, the expansion to the mall was constructed in 2015 with an additional 293,000 square feet of retail buildings bringing the total facility up to 731,000 square feet of retail. The City Council did approve a Special Sign District in May 2015. What is before you tonight includes the revision to the main pylon signs along I-88 and Farnsworth Avenue to allow for 5 tenant identification panels below the overall shopping center name, and adding 6 tenant identification panels overall shopping center names below the gateway sign at the entrance of the north side of the mall. The Sign Package is in here, and I can pull that up so you can get an idea of what they would look like. So, right here is, you can see they have this little decorative; that's where they would be putting the additional...the additional signage, and if I scroll back down, this would be those kinds of panels that they would be putting up in those places. And then, the other location would be under the main</i>							

entrance into the main entrance gateway sign into the actual mall itself, and they would be looking to put 6 panels there.

With that, the Petitioner is here, or the sign company is here. If you have any questions for me, I can answer it, or if you have any questions for him, he can answer it.

Chairman Pilmer said are there any questions of Staff?

Mr. Pickens said I have one. Just curious on the sign that along I-88; does any other government body have any say on that?

Mrs. Vacek said no, not...IDOT only has say if it's a digital sign or like a billboard. Otherwise, they do not.

Mr. Pickens said okay, thank you.

Chairman Pilmer said I know the Petitioner is here. Does the Petitioner want to add anything? Alright. This is a Public Hearing. If anyone in the audience would like to address the Commission regarding this item, they can do so at this time. Are there any questions? Hearing none, I will close the Public Hearing, and I know the Staff...there are Findings of Fact. Would you please read those into the record?

Mrs. Vacek said yes, so Staff did evaluate the Findings of Fact and found the following:

1) The revision will allow individual stores within the Chicago Premium Outlet Mall to have additional visibility from the Tollway frontage and Farnsworth Avenue which in turn will provide economic benefits to the City.

2) The Special Sign District regulations allow for a cohesive signage package across both phases of the mall, providing the ability to install modernized signage, and takes advantage of the additional visibility from the Tollway frontage and Farnsworth Avenue.

3) The revision to the Special Sign District is helping communicate through signage. The aesthetic quality is not changing as the revision is just adding additional signage which are part of the cohesive signage package.

4) The Special Sign District is compatible with the surrounding properties. These signs are already existing, therefore, the revision to the signs should not have any adverse impact or impede the orderly development of the surrounding properties.

And with that, I can give the Recommendation. Did I say number 5? I'm sorry.

Chairman Pilmer said no.

Mrs. Vacek said oh, okay, sorry.

5) As stated previously, the Special Sign District regulations allow for a cohesive signage package across both phases of the mall, providing the ability to install modernized signage, and takes advantage of the additional visibility from the Tollway frontage and the Farnsworth Avenue frontage.

Chairman Pilmer said thank you. And then, do you want to provide a recommendation?

Mrs. Vacek said yes, Staff would recommend approval of the Ordinance approving a Revision to the Special Sign District for Chicago Premium Outlets located at 1650 Premium Outlets Boulevard.

Chairman Pilmer said you've heard Staff's recommendation. Is there a motion?

MOTION OF APPROVAL WAS MADE BY: Mr. Kuehl

MOTION SECONDED BY: Mr. Gonzales

AYES: Chairman Pilmer, Mr. Gonzales, Mr. Kuehl, Mr. Lee, and Mr. Pickens.

NAYS: 0

Motion carried.

*Chairman Pilmer said motion carries. Staff did read into the record 5 Findings of Fact. Are there any additions or corrections? Hearing none, is there a motion to accept as read into the record?*

*MOTION OF APPROVAL OF FINDINGS OF FACTS WAS MADE BY: Mr. Lee*

*MOTION SECONDED BY: Mr. Gonzales*

*AYES: Chairman Pilmer, Mr. Gonzales, Mr. Kuehl, Mr. Lee, and Mr. Pickens.*

*NAYS: 0*

*Motion carried.*

*Chairman Pilmer said motion carries. If Staff will just state, will this continue on? Sorry.*

*Mrs. Vacek said this will next be heard at the Building, Zoning, and Economic Development on September 25th here at 4 pm in this room at City Hall.*

*Chairman Pilmer said thank you. Good luck.*

*Aye: 5 Chairperson Pilmer, At Large Lee, At Large Gonzales, At Large Pickens  
and At Large Kuehl*

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**Text of Legislative File 24-0675**