



# City of Aurora

City Hall - 5th Floor  
Conference Room B  
44 East Downer Place  
Aurora, IL

## Planning & Development Committee Meeting Minutes - Final

Thursday

February 13, 2014

4:00 PM

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*Chairperson Mike Saville*  
*Alderman Bill Donnell*  
*Alderman Richard Irvin*  
*Alderman Scheketa Hart-Burns (Alt)*

### CALL TO ORDER:

Chairman Saville called the meeting to order at 4:02 pm

### ROLL CALL

**Present:** 3 - Chairperson Mike Saville, Alderman Bill Donnell and Alderman Richard Irvin

### OTHERS PRESENT

**Others Present:**

Ray C Anderson, 439 W Downer Pl; Timothy Miller, Christine Miller & Jeff Miller, Abundant Life Family Church; Frank Vonderau, Abundant Life Family Church; Steven Koliopoulos, Patio Restaurant; Bob Swafford, Patio Restaurant; Nicholas Graal, Tria Architecture /Patio Restaurant; Danielle Dash, Nex Gen Dev; Chris Morgart, Cemcon

**City of Aurora:**

Ed Sieben, Planning & Zoning; Stephane Phifer, Planning & Zoning; Tim Macholl, Planning & Zoning; Jeff McLaughlin, Neighborhood Redevelopment; Rick Guzman, Asst Chief of Staff, Mayor's Office; Chuck Nelson, Asst. Chief of Staff, Mayor's Office

### APPROVAL OF MINUTES

[14-00081](#)

Approval of the minutes from the Planning and Development Committee meeting on Thursday, January 30, 2014.

A motion was made by Alderman Irvin, seconded by Alderman Donnell, that this agenda item be approved and filed. The motion carried.

**Ayes:** 3

### AGENDA

[13-00873](#)

An Ordinance amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, by rezoning property from B-3 Business and Wholesale District and R-4 Two-Family Dwelling District to B-2(S) Business District - General Retail With a Special Use for a Gasoline Station and Convenience Store on 0.444 Acres Located At 300 S Broadway, Aurora (M-N-M, Inc. - AU27/1-13.013-RZ/SU - TM - Ward 4)

**A motion was made by Alderman Donnell, seconded by Alderman Irvin, that this agenda item be recommended for approval. The motion carried.**

**Ayes: 3**

[14-00047](#)

An Ordinance granting a Variance to increase the garage vertical sidewall height on the property located at 590 E. Galena Boulevard, Aurora, Illinois

**A motion was made by Alderman Irvin, seconded by Alderman Donnell, that this agenda item be recommended for approval. The motion carried.**

**Ayes: 3**

[14-00048](#)

An Ordinance granting a Special Use Permit for a restaurant with a drive-through facility use located at 4400 Fox Valley Center Drive, Aurora, IL

**A motion was made by Alderman Irvin, seconded by Alderman Donnell, that this agenda item be recommended for approval. The motion carried.**

**Ayes: 3**

[14-00079](#)

A Resolution Approving a Church Site Plan Review For An Existing Building ON 1.40 Acres As Per Section 4.2.H. Of The Aurora Zoning Ordinance, For The Property Located At 4000 Westbrook Drive In The City Of Aurora, IL. 60504 (APPEALABLE).

**A motion was made by Alderman Irvin, seconded by Alderman Donnell, that this agenda item be forwarded to the Committee of the Whole (Final/Appealable). The motion carried.**

**Ayes: 3**

[14-00084](#)

A Resolution Authorizing an Annual Action Plan Substantial Amendment (2014 - #2) to Reflect Funding Reallocations for the Community Development Block Grant Program and a Neighborhood Stabilization Program (NSP) Program Income Allocation.

**A motion was made by Alderman Donnell, seconded by Alderman Irvin, that this agenda item be recommended for approval. The motion carried.**

**Ayes: 3**

[13-00958](#) A Resolution approving a Final Plan and Plat on 5.26 acres in Union Square Subdivision for townhomes located north of Liberty Street, south of Meridian Parkway and west of State Route 59, Aurora, Illinois (APPEALABLE)

A motion was made by Alderman Irvin, seconded by Alderman Donnell, that this agenda item be forwarded to the Committee of the Whole (Final/Appealable) with a 3rd condition. The motion carried.

Ayes: 3

**PENDING**

[13-00537](#) Discussion item only: FY2007 sidewalk program - proposal to revise resolution R92.504.

[13-00538](#) Status update on the Aurora Zoning Ordinance re-write.

[13-00539](#) Ordinance amending Chapter 12, Article III Electricity and associated Article I and Article II provisions of the City of Aurora's Building Codes.

**13-00540** PD13.011 - Ordinance granting a variance to allow an electric fence on the property located at 3883 Butterfield Road, Aurora, Illinois (Regency Square Apartment, Limited Partnership/FedEx - W133/3-11.442-V - JR/DF - Ward 10 (placed back on P & D pending from COW 05/21/13))

This Ordinance was tabled

**ADJOURNMENT:**

A motion was made by Alderman Irvin, seconded by Alderman Donnell, that this meeting be adjourned. Chairman Saville adjourned the meeting at 5:25 pm. The motion carried.

Ayes: 3

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