



City of Aurora

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

Legistar History Report

File Number: 16-00220

File ID: 16-00220	Type: Petition	Status: Draft
Version: 2	General Ledger #:	In Control: Planning & Development Committee
File Name: Unilock / Final Plan / 301, 307 and 309 E Sullivan Road, 0 Vacant and 1400 Mitchell Road		File Created: 03/03/2016
		Final Action:

Title: A Resolution Approving a Final Plan on property located at 1400 Mitchell Road, 301, 307 and 309 E. Sullivan Road (Unilock Chicago, Inc. - 16-00220 / AU10/4-15.025-Fpn - TV - Ward 1)

Notes:

Agenda Date: 04/28/2016

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Final Plan - 2016-04-06 - 2015.025.pdf, Exhibit "A-2" Landscape Plan - 2016-03-23 - 2015.025.pdf, Exhibit A-3" Fire Access Plan - 2016-04-06 - 2015.025.pdf, Property Research Sheet Location ID 46355 - 2016-03-03 - 2015.025.pdf, Property Research Sheet Location ID 62722 - 2016-03-03 - 2015.025.pdf, Property Research Sheet Location ID 257 - 2016-03-03 - 2015.025.pdf, Property Research Sheet Location ID 57497 - 2016-03-03 - 2015.025.pdf, Land Use Petition and Supporting Documents - 2016-03-03 - 2015.025.pdf, Plat of Survey - 1400 Mitchell Road - 2016-03-03 - 2015.025.pdf, Legistar History Report - 2016-04-21 - 2015.025.pdf

Enactment Number:

Planning Case #: AU10/4-15.025-Fpn

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	City Council	03/08/2016	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)	03/15/2016					
	Notes: <i>Representatives Present: Shawn Benson and Jonathon Harn</i>						

Mr. Sieben said we have up on the screen the entire site and, obviously, the newer site that you guys bought a few years ago is the 1400 Mitchell site, so Sullivan is up at the top, so if you guys want to kind of describe the project as it relates to the operation.

Mr. Benson said you've got the two properties, 301 E. Sullivan on the west there and then the Mitchell Road property is in the bottom corner there. What Unilock wants to do to the Mitchell Road property is at the southwest corner there on the Mitchell property right there where you see hatch, currently that is a detention area for that property when it was, I'm assuming, originally developed, there was detention put there. They want to replace that detention area with a new concrete paver parking lot. Not parking lot, actually a materials storage area where they will store their product.

Mr. Sieben said and Shawn, do you want to clarify that? Your drawing says asphalt.

Mr. Benson said yes, so if it says asphalt, that is incorrect. They are actually going to use their own product, which makes sense. It is much cheaper for them.

Mr. Sieben said so you guys could make that change?

Mr. Benson said yes, and then the other part of the project there, they will just redo some of their own existing concrete and then we are also proposing to add additional parking along Mitchell. I think there are about 13 or 14 spots right there.

Mr. Sieben said what you have now is you have a row along the building and you would add a second row facing Mitchell and then a landscape area.

Mr. Benson said yes. I believe that violates the setback, which we talked about, which is why we are putting some landscaping there to screen that from the roadway. Then they are also, on their main access road off of Mitchell there, on the south side, they are proposing some additional parking as well. I believe some of this parking is you guys were looking for this for like training when you have a lot of people come to the site.

Mr. Sieben said so staff parking is this parking?

Mr. Benson said yes, correct. It is kind of remote, but like I said, it is for when they are going to have training. They do use, I think, the church parking lot. They just need some additional parking for when they kind of do some of that training. We do have kind of like a future truck access right there, but we're not going to do that right away. They currently do have access to this Mitchell property. To the west there, there is kind of a little access, so we'll just kind of formalize that and finish that up with the concrete pavers. To alleviate the detention issue, we are proposing modifications, a large detention in the back there to the west. We are proposing to raise the high water of that pond slightly to get the required volume for the new improvements and what was on the property existing. That's pretty much the project. Obviously, you mentioned the annexation, the right-of-way dedication. I do have a surveyor on board diving into that. He told me, actually, the right-of-way, he doesn't believe any of that right-of-way along Mitchell was ever dedicated, the 40, so he'll just dedicate all 40. That's what I believe.

Mr. Sieben said that's fine.

Mr. Benson said are there any questions or comments. I know we didn't receive any formal comments.

Mr. Sieben said no. We are reviewing it. Tracey Vacek here is the Planner that will be getting comments back to you.

Mrs. Vacek said I'm in the middle of reviewing it. I hope to finish up today. The one thing that I do want to just point out on this one is I am going to be looking for existing conditions also, so where the parking spaces are and stuff like that. And it is kind of a little unclear what kind of pavement is what. I think we are asking just to delineate that a little bit better, but I'll get those comments out to you.

Mr. Benson said and we did have the existing ALTA. I don't know if everything was labeled or not, but I can get you an exhibit or a new sheet labeling all the existing conditions. That's fine.

Mr. Vacek said but that will be part of my comments. Like I said, I hope to have it done today, so

you'll get it either later on today or tomorrow probably.

Mr. Feltman said is all of the new pavement going to be paver blocks or is it going to be a combination?

Mr. Benson said for the new, where they are putting that storage over the parking, what's hatched there as asphalt, like you see in that grey, that's all concrete pavers. That's what you want to move forward with, right?

Mr. Harn said at some point. It is going to take us some time. Right now it is gravel.

Mr. Benson said right now it is gravel. Then what you see hatched as concrete is already existing concrete and that's just going to be...

Mr. Sieben said you are saying it is concrete?

Mr. Benson said yes. That's already existing concrete, so everything you see hatched there in grey would be the new concrete pavers.

Mr. Feltman said so the grey on the concrete, it's all going to be pavers?

Mr. Sieben said that's not what he said.

Mr. Benson said the new area in grey, it is either existing now as detention or gravel, will be all concrete pavers. Where the concrete is hatched, it is existing concrete, that's just going to be maintained. We are going to repair it.

Mr. Sieben said so Shawn, where my arrow is, that's going to stay concrete?

Mr. Benson said yes.

Mr. Harn said some of that will be concrete and some of it will move over to pavers.

Mr. Sieben said and when you say some of it pavers is what Shawn just said, all this dark grey area?

Mr. Benson said yes, and then the front part is asphalt.

Mr. Sieben said right, the car parking lot here.

Mr. Benson said car parking is existing asphalt.

Mr. Harn said and eventually that will be pavers. We will be taking that out.

Mr. Sieben said it is kind of what you did with the rest of your site.

Mr. Harn said correct.

Mr. Benson said over time, instead of doing maintenance and repairing, I think they would like to replace with their own product.

Mr. Harn said correct.

Ms. Phifer said but for the new area you said a portion of that right now is gravel, the rest of it is detention. You wouldn't be intending to go in and put gravel in temporarily. Once you put that improvement in it will be your product? It will be the concrete pavers?

Mr. Harn said on the detention? It will be, if we can get to it, because we are a little behind, it will be gravel probably in the beginning and then we'll start right away with a portion of making it pavers, but some of it we might not be able to.

Ms. Phifer said so you are planning on putting new gravel down?

Mr. Harn said correct.

Mr. Benson said I think he is just talking about timing because, you know, the approval process is taking longer than they expected. They might not be able to do all of it at one time, but they'd like to get as much of the improvements in there, get the gravel down and get the final product in when they can.

Mrs. Vacek said what is your timing on the Annexation Plat and the Dedication Plat?

Mr Benson said I approved him to move forward last week and he said in 2 to 3 weeks they should have the plats completed. I guess I'm hoping we can just keep moving forward. I know that will be a condition of approval, but we agree, we are going to dedicate that and annex it and we'll work with you guys on that.

Mr. Feltman said we will be getting comments out soon.

Mr. Benson said are you reviewing the plans in detail then on stormwater and all that?

Mr. Feltman said yes.

Mr. Sieben said Javon did you guys review it?

Mr. Cross said no, we have not, but we will.

Mr. Curley said there's not much to it for us.

Mr. Sieben said Dan, did you say when you guys might be getting comments?

Mr. Feltman said I would say hopefully by next week.

Mr. Sieben said do you know who the engineering is going to be on this?

Mr. Feltman said Tim DuSell.

Mr. Sieben said so Tracey and Tim DuSell on the city side.

Mr. Benson said and then moving forward from here, because we are waiting for comments, right, and then based on comments does that determine if we have to come back to Planning Council, or we don't know that yet?

Mrs. Vacek said next week you do not. I would wait until we get comments and if there is anything that you would like to talk about then you can come back to Planning Council. I'm assuming that my comments are not going to be very much. If you don't feel like you need to come in and talk about anything you don't have to come. We'll set you for a Planning Commission date.

Mr. Benson said could there be a comment though that holds up setting a Planning Commission date, or do we keep moving forward working through comments as we move through the public hearing process?

Ms. Phifer said well I think there are two critical path things. One is going to be the engineering because most of what you are doing is dealing with stormwater and making sure that we can comfortably answer the City Council when they say is this meeting the stormwater ordinance, so that's going to be your big critical path. The second thing is, and the reason why Tracey brought it up today, is having the existing conditions on the same plan with your proposed conditions is going to be key so that we can show sort of how the new improvements relate with the existing improvements and so we can actually have an approved plan for the entire site that the City Council is going to then approve. So if there is something that you wanted to maybe start preemptively working on is getting all that on one page, because even for the Fire Marshall to be able to really look at it, it is kind of hard to say well here is what we are approving and we don't know how that connects to anything else on the site. So if there is something that you wanted to start working on sooner rather than later to make sure you are not holding it up, it would be that.

Mr. Benson said I mean we could just show an existing condition plan because I know in the Final Plan we are required to show like everything, which I think is confusing honestly. Putting everything on there actually complicates the plan, I think.

Mrs. Vacek said correct. I'm telling you right now you can take off the topo because that's, I think, the most confusing thing on here. So take off the topo and then we just need to delineate the areas of where what is gravel, what is pavers, what is cement, everything like that and then I think really up north, but if you can delineate that area a little bit up north, I think that's really going to be the majority of it.

Mr. Benson said yes and it is mostly all pavers. We do have labels so I'll clean that up for you and we'll clarify.

Mr. Sieben said great. But our goal is try to get you guys moving as quickly as we can.

Mr. Benson said when is the next public hearing then?

Mrs. Vacek said I have to look at where it falls, but I think we can still make the April 20th public hearing, so I have to take a look at that. That's what I'm shooting for right now tentatively. I just have to see how it all falls into place.

1 DST Staff Council 03/22/2016
(Planning Council)

Notes: Mr. Sieben said Tracey, I believe, sent comments out last week, so our goal here is to try to get this turned around real quick for them. I believe, because this is a public hearing with the revised Special Use Planned Development, the earliest we can go is April 20th, so I think we are getting this set for the April 20th Planning Commission meeting.

Mr. Feltman said Engineering sent out comments, I think, Thursday of last week. There wasn't anything earth shattering, but a few comments. The one thing that did not come up initially, but came up in our review was that we need to do a dormant SSA for the entire site. So that was a new issue that they were not aware of.

1 DST Staff Council 03/29/2016
(Planning Council)

Notes: Mrs. Vacek said I sent out comments a couple of weeks ago. I got a resubmittal. There is still a couple of clean up items that will need to be done, so I will be sending those comments out. This is set for the April 20th Planning Commission, so we will be publishing for that on Thursday.

Mr. Feltman said Engineering sent out comments already. We are waiting for a resubmittal.

Mr. Cross said we just advised them of the 75,000 pound requirement that they had to make sure that it meets that.

1 DST Staff Council 04/05/2016
(Planning Council)

Notes: Mrs. Vacek said I got a revised Final Plan, so they are meeting everything now. Everything looks good. I have published for the April 20th Planning Commission, so it will be going then.

Mr. Feltman said Engineering set out comments and we've not received a resubmittal back. The one thing that came up in the review that I don't think came up in the DST meetings is there is no SSA on the main site, so we asked for an SSA to be processed for the entire site. I was unaware of that.

Mrs. Vacek said for the detention pond.

Mr. Feltman said for the detention pond. A dormant SSA.

1 DST Staff Council 04/12/2016 Forwarded Planning 04/20/2016 Pass
(Planning Council) Commission

Action Text: A motion was made by Mrs. Vacek, seconded by Mr. Minnella, that this agenda item be Forwarded to the Planning Commission, on the agenda for 4/20/2016. The motion carried by voice vote.

Notes: Mrs. Vacek said they are annexing in one property and then we are rezoning it to be all within the Unilock Aurora Plan Description and then we are doing a Final Plan on the entire property. I am actually going to make a motion to move all 4 of these forward. I have reviewed everything and am good with it.

Mr. Feltman said Engineering received a resubmittal. I think the only thing that we would want to put a condition on is that, and it is more of a cleanup item, that they process an SSA, a dormant SSA, on the existing site, which does not have a dormant SSA at this point.

Mr. Sieben said so we have a motion to move items 218, 219, 220 and 221 to the April 20th Planning Commission meeting with Engineering's conditions.

Mrs. Vacek said and just so you know, 218 will not go to Planning Commission. It will just go straight to P&D.

Mr. Sieben said do I have a motion?

Mrs. Vacek said I will make a motion. Mr. Minnella seconded the motion. The motion carried unanimously.

2	Planning Commission	04/20/2016	Forwarded	Planning & Development Committee	04/28/2016	Pass
---	---------------------	------------	-----------	--	------------	------

Action Text: A motion was made by Mr. Cameron, seconded by Mr. Engen, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 4/28/2016. The motion carried.

Notes: See Attachment for 16-00219 and 16-00220.

Aye: 9 At Large Bergeron, At Large Cameron, At Large Cole, Aurora Twnshp Representative Reynolds, At Large Anderson, At Large Divine, At Large Engen, SD 131 Representative Garcia and Fox Valley Park District Representative Chambers

Attachment for Items 16-00219 and 16-00220:

- 16-00219 An Ordinance approving a Revision to the Special Use Planned Development for Unilock Aurora, and amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, with an underlying zoning for a portion of the property from R-1 Single Family Dwelling District to M-1 Manufacturing – Limited District for property located at 1400 Mitchell Road and 301, 307 and 309 E. Sullivan Road (Unilock Chicago, Inc. – 16-00219 / AU10/4-16.022-Rz/Su – TV – Ward 1) (PUBLIC HEARING)
- 16-00220 A Resolution approving a Final Plan on property located at 1400 Mitchell Road, 301, 307 and 309 E. Sullivan Road (Unilock Chicago, Inc. – 16-00220 / AU10/4-15.025-Fpn – TV – Ward 1)

Chairman Truax said the first on our agenda is an Ordinance approving a revision to the Special Use Planned Development for Unilock Aurora and amending Ordinance 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, with an underlying zoning for a portion of the property from R-1 Single Family Dwelling District to M-1 Manufacturing – Limited District for property located at 1400 Mitchell Road and 301, 307 and 309 E. Sullivan Road by Unilock Chicago in Ward 1 and this is a Public Hearing.

Mrs. Vacek said could you also read in the next one?

Chairman Truax said it is a Resolution approving a Final Plan on property located at 1400 Mitchell Road, 301, 307 and 309 E. Sullivan Road by Unilock Chicago, Inc. in Ward 1.

Mrs. Vacek there are a whole bunch of things happening on this property, so I'm going to kind of go through it and then if you have any questions, please feel free to ask them of me. The property is generally located south of Sullivan Road and west of Mitchell Road. The Special Use and Rezoning proposal includes the establishment of a new Special Use Planned Development, which will incorporate the entire Unilock Aurora facility under one Plan Description. The Plan Description will comprise of one zoning lot, which will have M-1 zoning and it will contain one modification to the M-1 zoning and that is the setback along Mitchell Road that will be from 25 to 10 feet. They are also dedicating 40 feet along Mitchell Road so that's why the variance is occurring. The Final Plan includes the construction of a 68,000 square foot storage lot behind the 1400 Mitchell Road building. In addition, the existing detention pond that is at the southwest corner of the property is slightly being modified to accommodate the volume of the stormwater facility that's being eliminated behind the 1400 Mitchell Road building for the storage yard. The Petitioner is also constructing an additional 13 parking spaces along Mitchell Road and 28 parking spaces along the existing access road to provide additional parking for the existing building at 1400 Mitchell Road. Landscaping is being implemented along Mitchell Road to kind of hide that, or screen the proposed parking spaces, the new ones. Just as a note tonight, there is a portion of the property just kind of south of the 1400 Mitchell Road property that is being annexed into the city. In addition, again, they are also dedicating the 40 feet of right-of-way along Mitchell Road. These petitions that are before you tonight will actually meet up with the Annexation and the Dedication action at our Planning and Development Committee next week as this moves forward. If there are any questions for me, I can answer them, otherwise, I can turn it over to the Petitioner and they can go into a little bit more detail.

The Petitioner was sworn in.

Good evening. Shawn Benson from White and Company. I'm the Civil Engineer working on the project for Unilock.

Chairman Truax said can we have your address just so we can have it in the record?

Mr. Benson said 2500 N. Frontage Road, Darian, Illinois. Tracey summarized it in general pretty much what we are trying to do. We've been diligently working with the Village. When we came in with these improvements for the property, we really didn't know we had to go through this whole Special Use combining it, the Annexation and the Dedication, but we've been working with the city to accommodate that. Really the large property for Unilock they are trying to make their site more efficient. They kind of have a temporary access from their 301 Sullivan properties to the west to the 1400 Mitchell property on the east, so they want to try to increase their material storage lot, that's 68,000 square feet, which will be made out of Unilock pavers over the existing detention pond in that area. It is critical to their operation and where they can store their product, sell it faster and be more efficient in that regard. In regard to the additional parking requested, the 28 spots along that main access drive from Mitchell into the property and also the 13 spots along Mitchell as Tracey mentioned, those are for employee parking but then also Unilock does a lot of training at their facility, which they are short parking spaces as times. They do use the church lot to the south and things like that, so adding additional spots where they can is also very important to them. We are providing landscape screening along Mitchell for that parking to kind of hide it. It is a lower elevation on the site than from the road. There will be a small retaining wall there as well as a variety of different landscape evergreens and deciduous trees and shrubs and it will meet all city requirements. In regard to the detention that we are covering up on the Mitchell property, we are accommodating all that detention fully in the large detention basin all the way along the west property line. In addition to that, we are providing additional stormwater detention for the increase in pervious area that is happening on the site. I think that's in general what we are doing. I'm here to answer questions.

Mr. Engen said does this change any traffic patterns with the trucks or are they still going to use the main entrances? Are we going to see an increase of trucks in a different area?

Mr. Benson said right now it will not change the use of where they access. We are proposing off of their main access drive another future access with a gate to that material storage lot, but it doesn't change where they enter and exit the site.

Mr. Engen said most of those go in on Sullivan?

Mr. Benson said they have an entrance on Sullivan and then there is also that one on Mitchell Road, that main access drive that kind of goes west, so they have kind of two main entrances there.

Mrs. Cole said that new hard surface that you are putting in, you are going to use your own product?

Mr. Benson said correct.

Mrs. Cole said are you going to use the pervious product that you make?

Mr. Benson said I don't believe so at this time, but we could have discussions about that. Jonathon from Unilock, Jonathon Harn is here as well. I could have him answer that question.

Mrs. Cole said that would certainly be a nice selling point for you.

Mr. Harn was sworn in.

I'm Jon Harn, 301 E. Sullivan, Aurora, Illinois 60505.

Mr. Benson said so the question Jonathon was we're going to use your product, Unilock pavers, for the new material storage lot. They were asking if we were going to use pervious pavers. I didn't think so at the time. I believe most of your lot is not, you are using pavers. Most of their lot is pavers already and I don't believe they are pervious.

Mr. Harn said no. Our current structure is to sheet drain it to our existing detention pond. If we need to use pervious we will. It just depends on what we need to do. We can do either or. If you guys say use pervious we will. If you guys say we can do our current structure and move it to our existing we will.

Mrs. Cole said I don't believe it is a city requirement that you use pervious pavers. However, you sell them and you certainly realize that they are an asset to the environment.

Mr. Harn said absolutely.

Mrs. Cole said so I guess that would be your choice. If it were my choice I would say use pervious pavers.

Mr. Harn said then we will.

Mrs. Cole said but it is not my choice.

Mr. Harn said we would prefer to use to pervious as well.

Mrs. Cole said well then use them.

Mr. Harn said then we will. Honestly, that's the direction we want to go.

Mrs. Cole said okay then that's good. I'm glad I asked.

Chairman Truax said well there is a certain marketing point for using them too.

Mr. Harn said absolutely.

Mr. Cameron said doesn't it require a lot more base and subbase preparation to use the pervious pavers or can you do it with the same base?

Mr. Harn said it is the same base.

Mr. Cameron said so there is no increase in cost rather than the materials that you are manufacturing?

Mr. Harn 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. Vacek said staff would recommend approval of the Ordinance approving a revision to the Special Use Planned Development for Unilock Aurora and amending Ordinance 3100, being the Aurora Zoning Ordinance and Zoning Map attached thereto with an underlying zoning for a portion of the property from R-1 to M-1 for the property located at 1400 Mitchell Road and 301, 307 and 309 E. Sullivan Road.

MOTION OF APPROVAL WAS MADE BY: Mrs. Cole

MOTION SECONDED BY: Mrs. Anderson

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mr. Chambers, Mrs. Cole, Mr. Divine, Mr. Engen, Mr. Garcia, Mr. Reynolds

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?

Mrs. Cole 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. Cameron said it currently is a manufacturing facility and it is just an extension of balancing the uses on the site.

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. Engen said well this area is consistent with the other manufacturing that is in the area. It is in an industrial area where there is manufacturing going on, so it is consistent.

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?

Mr. Engen said we should not see a difference in the traffic patterns because the two main entrances will still handle the bulk of the traffic, which is currently going on now, so we should not see anything change.

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.

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. Engen said we should not see any changes. The main traffic, again, will be going in through their main entrances right now.

Mrs. Cole said they are putting a 5 foot sidewalk along one side also.

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

Mr. Cameron said it will not.

- 9b. Is the Special Use in all other respects in conformance to the applicable regulations of 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. Engen said the Special Use does conform to all the applicable regulations.

Mrs. Vacek said this will next be heard at the Planning and Development Committee meeting on Thursday, April 28, 2016, at 4:00 p.m. in the 5th floor conference room of this building.

Mrs. Vacek staff would recommend conditional approval of the Resolution approving a Final Plan on the property located at 1400 Mitchell Road and 301, 307 and 309 E. Sullivan Road with the following condition:

1. That a dormant SSA, or Special Service Area, be established for the existing stormwater facility at the southwest corner of the property.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mr. Cameron

MOTION SECONDED BY: Mr. Engen

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mr Chambers, Mrs. Cole, Mr. Divine, Mr. Engen, Mr. Garcia, Mr. Reynolds

NAYS: None

Mrs. Vacek said this will next be heard at the Planning and Development Committee meeting on Thursday, April 28, 2016, at 4:00 p.m. in the 5th floor conference room of this building.