



City of Aurora

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

Legistar History Report

File Number: 16-00807

File ID: 16-00807

Type: Ordinance

Status: ATS Review

Version: 3

General Ledger #:

In Control: Planning & Development Committee

File Created: 08/18/2016

File Name: Interfaith Food Pantry / 1110 & 1128 Jericho / Rezone / SU PD

Final Action:

Title: An Ordinance Establishing a Special Use Planned Development, Approving the Aurora Interfaith Food Pantry Plan Description and Amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, to an underlying zoning of B-3(S) Business and Wholesale and R-2(S) One Family Dwelling for the property located at 1110 Jericho Road and 1128 Jericho Road being south side of Jericho Road near Montgomery Avenue

Notes:

Agenda Date: 09/15/2016

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" - Legal Descriptions 2016-08-31 - 2014.259.pdf, Exhibit "B" - Plan Description - 2016-08-19 - 2014.259.pdf, Property Research Sheet - 2015-09-09 - 2014.259.pdf, Land Use Petition and Supporting Documents - 2016-08-19 - 2014.259.pdf, Plat of Survey - 2016-08-19 - 2014.259.pdf, Legistar History Report (Special Use Planned Development) - 20116-09-01 - 2014.259.pdf

Enactment Number:

Planning Case #: AU29/4-14.259-Rz/Su/Fsd/Fpn

Hearing Date:

Drafter: tvacek@aurora-il.org

Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	08/23/2016	referred to	DST Staff Council (Planning Council)			
	Action Text:		This petition was referred to the DST Staff Council (Planning Council)				
1	DST Staff Council (Planning Council)	08/30/2016	Forwarded	Planning Commission	09/07/2016		Pass
	Action Text:	A motion was made by Mrs. Vacek, seconded by Mr. Beneke, that this agenda item be Forwarded to the Planning Commission, on the agenda for 9/7/2016. The motion carried by voice vote.					
	Notes:	Representatives Present: Dave Burroughs and Marilyn Weisner					

Mr. Burroughs said we've got an issue with some parking in the way the routing goes through the site when we have clients coming, so we've been in discussion with the homeowner to the west of us to purchase some of his property so that we can get some additional parking and then get an entrance on the west side of our building so we can route the traffic around through and do the pickup in the front. It just gives us more stacking area. Currently we only have the one entrance so people have to go in, turn around, and it just gets very confusing when you have people coming in and out.

Mrs. Weisner said and it is a safety issue too. It is better to have that separate.

Mrs. Vacek said so what is going to happen is because the property to the west is zoned R-1 currently, we are going to rezone that property to R-2(S), as well as rezone the Interfaith property to B-3. We are going to add the additional parking with a Special Use, that should have been B-3 with a Special Use, add additional parking and then we are going to do a Final Plat and a Final Plan for the Interfaith.

Mr. Burroughs said and the Final Plat will include the existing lot as well, right?

Mrs. Vacek said correct because it is going smaller.

Mr. Burroughs said right. So we've added that in so now the homeowner will be a signature on that plat. But as far as the Final Plan we are not adding that house to it, right?

Mrs. Vacek said no because the Final Plan is just for the expansion of the parking. With that, we will be getting right-of-way dedication because right now they own to the middle of the street.

Mr. Burroughs said as well as the residential house too Dan. We'll have them dedicate their 33 feet, so all the way across both lots, which will be nice.

Ms. Phifer said so it is a Special Use Planned Development, which the main reason for going that route is so that we can make sure that all the setbacks and everything that are shown are something that then legally stays with the property so that we are not making a non-conforming situation for either owner. So this will actually put those into place and then everything looks good.

Mr. Beneke said there is one comment the Fire Marshall had. He wasn't able to make it today, but if you can move up on the sheet a little bit, that little drive area that is coming down, the 12 foot access into the parking lot right there...

Mr. Burroughs said yes. I changed that already.

Mr. Beneke said that was the only thing that he was concerned with so he can get his fire apparatus in there.

Mr. Burroughs said it is 20 feet wide now and instead of 8 parking stalls there, there are only 7.

Mr. Beneke said perfect.

Mr. Burroughs said and the only other little change we had is in the front of the building. We kind of changed the sidewalk a little bit as you'll see there because we decided there is some existing vegetation out in front that we wanted to save, so we moved that sidewalk a little closer to the roadway is all.

Mrs. Vacek said I do make a motion to move this forward to the September 7th Planning Commission meeting. Mr. Beneke seconded the motion. The motion carried unanimously.

2	Planning Commission	09/07/2016	Forwarded	Planning & Development Committee	09/15/2016	Pass
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Action Text: A motion was made by Mrs. Cole, seconded by Mrs. Anderson, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 9/15/2016. The motion carried.

Notes: See attachment for Items 16-00806; 16-00807; and 16-00808.

Aye: 10 At Large Bergeron, At Large Cole, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Anderson, At Large Divine, At Large Engen, SD 204 Representative Duncan, Fox Valley Park District Representative Chambers and At Large Owusu-Safo

Attachment for 16-00806; 16-00807; and 16-00808:

- 16-00806 A Resolution approving the Final Plat for Interfaith Food Pantry Subdivision located at 1110 Jericho Road and 1128 Jericho Road (Aurora Interfaith Food Pantry – 16-00806 / AU29/4-14.259-Rz/Su/Fsd/Fpn – TV – Ward 4)
- 16-00807 An Ordinance establishing a Special Use Planned Development, approving the Aurora Interfaith Food Pantry Plan Description and amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, to an underlying zoning of B-3(S) Business and Wholesale and R-2(S) One Family Dwelling for the property located at 1110 Jericho Road and 1128 Jericho Road being at the south side of Jericho Road near Montgomery Avenue (Aurora Interfaith Food Pantry – 16-00807 / AU29/4-14.259-Rz/Su/Fsd/Fpn – TV – Ward) (PUBLIC HEARING)
- 16-00808 A Resolution approving a Final Plan on Lot 1 of Interfaith Food Pantry Subdivision located at 1110 Jericho Road (Aurora Interfaith Food Pantry – 16-00808 / AU29/4-259-Rz/Su/Fsd/Fpn – TV – Ward 4)

Chairman Truax the first is a Resolution approving the Final Plat for Interfaith Food Pantry Subdivision located at 1110 Jericho Road and 1128 Jericho Road in Ward 4.

Chairman Truax said also an Ordinance establishing a Special Use Planned Development, approving the Aurora Interfaith Food Pantry Plan Description and amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, to an underlying zoning of B-3(S) Business and Wholesale and R-2(S) One Family Dwelling for the property located at 1110 Jericho Road and 1128 Jericho Road being on the south side of Jericho Road near Montgomery Avenue in Ward 4. This will be a public hearing.

Chairman Truax and finally it is a Resolution approving a Final Plan on Lot 1 of the Interfaith Food Pantry Subdivision located at 1110 Jericho Road in Ward 4.

Mrs. Vacek said the subject property is located at 1110 Jericho Road, which is the Aurora Interfaith Food Pantry. They currently, actually, own 2 parcels. The other property is 1128 Jericho Road, which is just to the west of the Interfaith Food Pantry and the Food Pantry is in the process of acquiring a portion of that property. So what is being asked is a Final Plat is being proposed to create a 2 lot subdivision, Lot 1 being the 2 lots that Aurora Interfaith currently owns, plus the portion of the property that they are buying from 1128 Jericho Road and then the second lot being the remaining portion of the 1128 Jericho Road, which would be the existing residential house that's there. Concurrently with that, the Petitioner is proposing a Rezoning and a Special Use. It would go from M-1 and M-2 to B-3(S) Business and Wholesale District, which would be the Interfaith Food Pantry lot, and then R-2(S), which is the One Family Dwelling District, which is for the single family residence, the existing single family residence. The Plan Description does include some setback variances in order to make both of the lots conforming. Then finally the Final Plan is being is being requested for Lot 1. The proposal consists of creating a second entrance off of Jericho Road on the west side of the building, constructing a parking lot at the southwestern corner of the property, and installing a sidewalk from the proposed parking lot to the entrance of the building, and then putting up some fencing along the residential portion of the property for screening. They are proposing to do some rain gardens to help capture and detain and filtrate the

runoff from the proposed improvements, but pursuant to our city Stormwater Ordinance, it does not kick in detention requirements. I will turn it over to the Petitioner, unless you have any questions for me.

Mr. Bergeron said Tracey, this doesn't involve the property north of them, north of Jericho where all these cars are circling around for food pickup, I believe?

Mrs. Vacek said they are doing some off-site staging for parking and pickup because they don't have enough, so what this will do is improve that circulation so now they will come in on a new entrance, they will come down and come around so then they can pick up their food and then leave out the existing entrance basically. I'll let Marilyn kind of explain that a little bit and where that actual off-site staging area is right now.

The Petitioner was sworn in.

Mrs. Weisner said I'm sorry I'm a couple of minutes late. Was there a specific question or did you just want me to give an explanation?

Chairman Truax said why don't you just tell us a little bit about the project and then we can have questions?

Mrs. Weisner said the purpose of the project is to expand our parking. When we first moved to the current facility at 1110 Jericho Road, there was an additional area that probably would have parked about 40 cars. That was paved. That was supposed to be part of that purchase. It was being rented to the neighbor, Air Gas. As we went through the closing and the due diligence process, we discovered that in that lease they had a first right of refusal to purchase that property if it should sell, so they chose to exercise that right and they did purchase that land, so that left us short of parking eventually. We weren't sure what the case was going to be, but right after we moved in, we moved in November of 2013 and by January we were serving 200 more families a week and realized that our parking was really insufficient. People used to line up on the streets and it was kind of a neighborhood nuisance. There were a lot of complaints. Eventually we worked with the City of Aurora police, the Kane County Sheriff's office, the Township, and our Alderman to try to come up with a temporary solution and that is the property that's on the corner of Jericho Road and Terry. What the Township did was get permission from that property owner, who lives out of town, to put in a gravel kind of ring road in there. The Township wanted to use it for potential construction projects that might take place and they wanted to use it for a staging area and they said in the meantime and in between times we could use it for overflow parking. So what we did was open our parking lot so the people could come in whenever they got there and they didn't line up on the street and wait for us to officially open, and anybody who didn't fit in our current space would go over to the overflow lot and wait. We have staff that works in our regular lot that works over in the overflow and as people leave the pantry with their groceries, the parking staff calls over and the overflow staff sends additional people over, so we kind of have a flow of traffic from overflow to the on-site parking lot. That has worked very well and it relieved the congestion, so that was a good temporary solution, but part of the problem is that having that arrangement is having staff outside all winter long. The last couple of winters were really brutal. I, myself, was out there a lot during overflow in those winters and it is very difficult. We end up having to close some days because we can't really reasonably ask staff or volunteers, our operation is mainly volunteer operated, we have about 30 volunteers that come every day to help with this process with the whole distribution process. There are days when it is so cold if your skin is going to freeze in 7 seconds

you can't really ask people to go out and work in a parking lot. So we decided the best solution was to expand our parking. The neighbor to the west of us has a long deep lot. He has a house on the front and some space in the back that he was willing to sell. So we have been working with him on an arrangement and we have a contract for sale and we are going to purchase the back portion of that, pave that, and then it will become this complete parking extension that you see. The part that is south, it looks like a separate square, that's property that we already own, but it is not paved. So we will pave that, we'll pave the part that we purchase, and we will add a driveway to the west. We have some property along the west side, 14 to 18 feet, depending on where along the building you are. Some of that will become retention, but some of it will be used for parking or for driveway. The rest of the driveway will come from additional land purchased from the neighbor.

Chairman Truax said how many parking spaces do have on the existing?

Mrs. Weisner said we have 33 official ones, but we have some areas in front of the dock that we don't use that we can use for parking. We have a little area along the building. So we probably have about 40 altogether and we'll add, it was 33, I think it is 32 now. We had to widen a little bit of a drive somewhere, so I think we are adding 32 spaces.

Mr. Bergeron said where does all your staff park?

Mrs. Weisner said well the staff will now park at AMVETS. Before we got that corner lot, we used to use AMVETS for overflow. They have been very generous and let us use their lot. Our staff will now park at AMVETS because there is less in and out traffic. AMVETS was having difficulty as well with our in and out because we used it for overflow. People pulled in, they pulled out. There was just constant movement of traffic, so now it will just be parking in the morning. Staff also parks in the dock. Staff that is there and volunteers that are there that come in the morning and stay all day will park right in the dock because they don't need to leave and that can hold about 7 cars. The rest will park down at AMVETS.

Chairman Truax said is this going to totally replace the need for the corner ring road?

Mrs. Weisner said we intend that it will, yes. At least we always would have that if we got to a situation, and some days are really busy. Some days we might have 360 families that come during a 4 hour period. Some days we might have 275 families. We don't anticipate using that overflow very much, but it would be there if we should have a situation where we have a really larger crowd for some reason.

Mr. Engen said does the process move pretty fast when a family comes into the building to pick up their grocery supplies? I mean, are they in there for like a half hour and then they are out the door?

Mrs. Weisner said yes, it moves pretty fast. The delay is that everybody wants to be there first. If you come at 10:00 you are going to wait because everybody is there. If people spread out, once we get past that initial rush of people then it really is a pretty quick process.

Mrs. Owusu-Safo said is there some kind of barrier between the residential property and this new area?

Mrs. Weisner said yes. There will be a fence.

Mr. Engen said what's a rain garden? Storm sewer and all that is there in place.

Mrs. Weisner said it is drainage. Instead of having a big retention pond, we have the rain gardens, which will be planted kind of like the ones we have downtown. They plant it with bushes and flowers and things to retain the water. There will be gravel underneath. It will be excavated so it flows toward the rain garden and then as the water collects, it will drain into the ground and filter and go through its renewal process.

Mrs. Owusu-Safo said is that what is being shown almost as a depression over at the back of the parking lot?

Mrs. Weisner said yes, that kind of strange looking circle, yes.

The public input portion of the public hearing was opened. The witnesses were sworn in.

My name is Mary Valadez. I live at 1130 Jericho Road. We've been there for about 40 years and our main concern is that we've had some issues with some of the people coming through our yard and walking through our property. We've even had cars drive through from AMVETS over into the parking lot to get to the food pantry, and since we're not there, we kind of don't know what's going on, and it is hard to say who did it, but somebody stole something from our property, that was on our property. So my concern is if you are going to put up a fence there, what type of fence is it? Is it a chain link fence? Is it a wood fence? Is it a brick fence? We know that this whole program is a positive thing for the people that come to the food pantry. We have nothing against charitable organizations. We just wish that people would respect other people's property. The only thing, like I said, my concern is people passing through our yard. We didn't know that the neighbor was selling to the pantry. I'm not there when the food is given away. I know sometimes there is a large traffic area, or a large traffic problem the days that they do give away food and sometimes there is congestion. I'm not affected by it because I'm at work every day and I go to work, but my niece who is there sometimes mentions it. So perhaps with the parking lot that you are going to build it will relieve that. But I'm confused as to what you are doing with the property. Are you buying the house, the entire lot, or are you just buying a portion of it? I know you guys all know the zoning language. I'm not real familiar with it. So if someone could explain to me, not legal speak, if they could explain to me exactly what you're going to do I could better be able understand what you are doing.

Chairman Truax said okay. We can do that. Did you have any other questions?

Ms. Valadez said no. I don't want it to be a negative thing. I certainly do think that there is a need for a pantry. It is just for us. We've been there for 40 years. We like our lot. We want to stay there for a long time. That's our concern.

Chairman Truax said I thank you for your comments and we'll have the Petitioner answer. Mrs. Weisner would see if you can answer this neighbor's questions?

Mrs. Weisner said yes. Mary, the fence, first of all in answer to your first question, is going to be a wooden fence, so you won't be able to see through it or poke through it and it should be tall enough that it won't be easy to just climb over as well. Secondly, one of the purposes for this project is to make sure that we are good neighbors as residents of Jericho Road and we realize that the situation our first year and a half there was really untenable and it was a big nuisance for the residents and our neighbors. That was one of the reasons that we worked through that solution to put in the overflow lot. I hope

that with the overflow lot that you're seeing less of that. I know that when we first moved in, as we got busier and busier, cars would come and they would come at 8:00 o'clock in the morning and they'd start lining up on Jericho Road and whether we called the police, or no matter what we did, we tried to shag them out, they would still wait there. There was really not much we could do and I know there was a huge problem in the summer. People would get out of their cars and they'd sit in private yards and I know they walked through, and I do know we had a couple of people that, AmVets was our overflow and then when we opened then everybody would rush into the parking lot, not rush, but they would come in order and when we got full then they would file into AmVets, and we did have a couple of times where somebody just went through AmVets right across the neighbor's back yard into our lot. That was completely unacceptable to us and that was not the kind of thing that we wanted to see at all. So we are really hoping with this project that it will help solve that problem. I hope it is better now that we have the overflow because we don't have people lining up on the street and sticking out and getting in the way. Hopefully that is a little better. So we are not buying the house. The house will stay there. We are buying the back portion of the property and that's what we're paving and then it will be fenced around between any private property and our property, or any residential property and our property.

Mrs. Anderson said what are your hours at your facility?

Mrs. Weisner said well we are there, we have staff and volunteers there 7:00 every morning until 4:00 in the afternoon or later. Our distribution days are Monday, Tuesday and Thursday from 10:00 a.m. to 2:00 p.m., so people start arriving about 8:00 waiting in the parking lot and we open at 10:00. They come in for distribution and by 2:30 everybody is gone and it is just a few staff that are left.

Mrs. Anderson said and that's 5 days a week?

Mrs. Weisner said no, just Monday, Tuesday and Thursday.

Mrs. Owusu-Safo said I have one more question. I don't see any lighting or any kind of lighting features shown on the plans.

Mrs. Weisner said we have a photometric layover that a company was working on for us and Wegman Construction, actually I could probably give you that, Wegman Construction had done some initial lighting plan, an estimate for us, and no it is not in the plan. We were originally thinking, because we were trying to that during this construction period, we were originally thinking that we would get things paved and then put in the lighting next year when we would begin to start evening distribution. One of the purposes too of this extension and lighting this parking lot and having more space is so that we can start doing one evening distribution. There are people who are working full time even that still are struggling to make ends meet and, in fact, if you want to hear a statistic that was really shocking to me, the Bureau of Labor Statistics estimates that about 7% of the workforce in any community is still living in poverty, so that leaves a lot of people who could use assistance with food, which then helps them really stretch their resources. What you get from us in food you don't have to buy at the store and what you save you can apply to rent or mortgage, utilities and other basic living expenses. So we would like to be able to serve those people and because our hours are 10:00 to 2:00, most people work during the day. People who are working are unable to access and get food assistance. So we were originally thinking we wanted to get this project done, the paving done this construction season, so we could at least resolve having the staff outside and volunteers over the winter, but that doesn't look like it is going to happen, so we had sort of let the lighting wait, but now as we go we will incorporate the lighting. We have a couple of groups working on that.

Chairman Truax said I have one other quick question. I have actually been in the traffic during some weekday mornings and the reason that it was backed up and tempers were flaring is that a bus was stopped at the entrance to the food pantry and for literally 5 or 10 minutes sat on Jericho Road. Is that a common thing? I assume that they were dropping people off or picking people up, but they were sitting there and the traffic was backed up to almost Terry Avenue.

Mrs. Weisner said yes, the bus does stop there. We have a number of people who do take the bus. It is the only way that they can get there, so we're happy to have a bus stop there. That only happens one time a day and that usually happens early in the morning. The people who come on the bus come on the bus that arrives at 5 to 10:00 and then they are done by 10:30 or something like that, or a quarter to 11:00 and then they are out waiting for the bus and there are usually quite a few people there and they also have their food, so it does take them a few minutes to load up the bus, but that is the only time that happens. Then the rest of the day that's not a problem.

Chairman Truax said does the bus sit there and wait for people?

Mrs. Weisner said no. It is people loading up is what it's waiting for. They open the doors, people get on, they bring their food, they get settled and then the bus leaves. They are not waiting for people to leave to the pantry, no. If you're not out there waiting for the bus when everybody is done loading, they leave.

Chairman Truax said and there is no place to put the bus, I don't suppose, other than on Jericho Road?

Mrs. Weisner said well I wish there were, and there was a bus stop already on Jericho Road. It was just closer to the AHA building down there, the AHA facility, so there's always been a bus stop on Jericho Road. It isn't necessarily related to us, it is just now there are a few more people using it that one time in the morning and that is only Monday, Tuesday and Thursday as well.

Chairman Truax said okay. I was just curious as to whether that happened every day or just when I was there.

Mrs. Weisner said no, and I assure you they are not waiting for anybody. If you are not there when the bus is ready to go, you wait for the next bus.

Ms. Valadez said I have a quick question about the rain garden. Where exactly is it going to be? Is it by the parking lot?

Mrs. Weisner said if you look here, and that's for retention. The other option is to dig a hole and have a big lake. If you take a look at in front of our building, you see kind of these long kind of oblong circles and all along the side of our building to the left of that driveway, those are the rain gardens and all they really are is kind of depressions in the ground that have grasses and flowers and things so that when the water drains it doesn't run into the street, it doesn't sit on the pavement, but it drains into these rain gardens and then it drains into the ground, so it is just a drainage system that's above ground.

Ms. Valadez said so this is the proposal right here?

Mrs. Weisner said yes.

Ms. Valadez said right on the left? This is how you want it to be?

Mrs. Weisner said yes. Our building is the one on the left. You see all the parking spaces on the far left, and then the middle is that white space. That's our existing building. To the right of that is the driveway and that is starting to go into the house at 1128 Jericho Road. You see where the house is...

Mrs. Vacek said so here is the house that, so you must be right over here...

Mrs. Weisner said are you west of Terry?

Ms. Valadez said no I'm right next door. I'm at 1130.

Mrs. Vacek said this is 1128, so you are right here.

Mrs. Weisner said okay. I met your mother.

Ms. Valadez said so this is the proposal right here in the dark?

Mrs. Vacek said correct.

Ms. Valadez said but the house is this thing right here, the 1128? Okay, alright, it makes sense. And the fence is this dark line here?

Mrs. Vacek said correct. The fence will go down this way.

Ms. Valadez said okay. That will work. That's fine.

Mrs. Weisner said so it is your yard that the cars drove through. I'm sorry. I told your mother I was very sorry about that.

Ms. Valadez said like I said, there is nothing you can do about it. We understand. They probably don't understand that, you know, they just don't get it, but that's fine. We have nothing against your work or anything.

Chairman Truax said did we get your questions answered then?

Ms. Valadez said yes.

The public input portion of the public hearing was closed.

Mrs. Vacek said I'm just going to give a recommendation on the first one and then I'll have you vote and we'll do the same thing over again.

Mrs. Vacek said staff would recommend approval of the Resolution approving the Final Plat for Interfaith Food Pantry Subdivision located at 1110 Jericho Road and 1128 Jericho Road.

Chairman Truax said no conditions?

Mrs. Vacek said no conditions.

MOTION OF APPROVAL WAS MADE BY: Mr. Engen

MOTION SECONDED BY: Mr. Chambers

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

NAYS: None

Mrs. Vacek said staff would recommend approval of the Ordinance establishing a Special Use Planned Development, approving the Aurora Interfaith Food Pantry Plan Description and amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, to an underlying zoning of B-3(S) Business and Wholesale and R-2(S) One Family Dwelling for the property located at 1110 Jericho Road and 1128 Jericho Road being the south side of Jericho Road near Montgomery Avenue.

Chairman Truax said any conditions?

Mrs. Vacek said no conditions.

MOTION OF APPROVAL WAS MADE BY: Mrs. Cole

MOTION SECONDED BY: Mrs. Anderson

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Chambers, Mrs. Cole, Mr. Divine, Mrs. Duncan, Mr. Engen, Mrs. Owusu-Safo, Mr. Pilmer, 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 policies 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?

Mrs. Owusu-Safo said I say yes. They are just providing additional parking and making egress much better for the existing facility.

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. Pilmer said this is a logical extension of the neighboring property.

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. Bergeron said with the additional parking and the additional space, it should improve the traffic pattern.

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?

Mrs. Anderson said I believe they are all 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. Pilmer said as we heard in the testimony, we heard a lot of historical congestion in the area and this design should eliminate that and with the improvement of an ingress and one-way routing on the site, it should improve overall public safety in the general area.

- 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. Engen said this rezoning will be consistent with the area because there are many other businesses too, so they are all working together to alleviate, especially, the traffic problems.

- 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 this conforms to all its applicable regulations.

Mrs. Vacek staff would recommend approval of the Resolution approving the Final Plan on Lot 1 of Interfaith Food Pantry Subdivision located at 1110 Jericho Road. There are no conditions.

MOTION OF APPROVAL WAS MADE BY: Mr. Bergeron

MOTION SECONDED BY: Mrs. Duncan

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Chambers, Mrs. Cole, Mr. Divine, Mr. Engen, Mrs. Owusu-Safo, Mr. Pilmer, Mr. Reynolds

NAYS: None

Mrs. Vacek said these will next be heard at the Planning and Development Committee meeting on Thursday, September 15, 2016, at 4:00 p.m. in the 5th floor conference room of this building.

Chairman Truax said thank you. Thank you for your testimony everyone. We appreciate you coming and good luck with your project. It sounds like a good improvement.

Mrs. Weisner said I would just like to invite anyone who is interested to come and visit the pantry and see what we do.