



# City of Aurora

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

## Legistar History Report

**File Number: 22-0248**

**File ID:** 22-0248

**Type:** Petition

**Status:** Draft

**Version:** 2

**General  
Ledger #:**

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

**File Created:** 03/23/2022

**File Name:** Super Sudz Aurora, Inc. / 970 N. Lake Street / Final  
Plan

**Final Action:**

**Title:** A Resolution Approving a Final Plan for Lot 2 of Lake Street 31 Development Subdivision located on the west side of N. Lake Street, south of 970 N. Lake Street for Single Bay Car Wash (Super Sudz Aurora, Inc. - 22-0248 / AU15/1-22.080-Fpn - TV - Ward 6)

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Exhibit "A-1" Final Plan - 2022-05-25 - 2022.080, Exhibit "A-2" Landscape Plan - 2022-05-25 - 2022.080, Exhibit "A-3" Building and Signage Elevations - 2022-05-25 - 2022.080, Fire Access Plan - 2022-03-22 - 2022.080, Land Use Petition and Supporting Documents - 2022-03-22 - 2022.080, Plat of Survey - 2022-03-22 - 2022.080, Address Plat - 2022-03-22 - 2022.080, Qualifying Statement - 2022-05-25 - 2022.080, Review Memo - 2022-06-03 - 2022, Maps

**Enactment Number:**

**Planning Case #:** AU15/1-22.080-Fpn

**Hearing Date:**

**Drafter:** vacekt@aurora.il.us

**Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
2	Planning and Zoning Commission	06/08/2022	Forwarded	Building, Zoning, and Economic Development Committee	06/15/2022		Pass
<b>Action Text:</b> A motion was made by Mrs. Anderson, seconded by Mrs. Martinez, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 6/15/2022. The motion carried.							

Notes: See attachment for items 22-0249, 22-0250, 22-0251, and 22-0248.

Aye: 6 Chairperson Pilmer, At Large Anderson, At Large Chambers, At Large  
Gonzales, At Large Owusu-Safo and At Large Martinez

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## **Text of Legislative File 22-0248**

Attachment for items 22-0249, 22-0250, 22-0251, and 22-0248.

- 22-0249      An Ordinance establishing a Conditional Use Planned Development and approving the Lake Street 31 Development Plan Description for the property located at 970 N. Lake Street (Lake Street 31 Development, LLC – 22-0249 / AU15/1-22.081-CU/Fsd – TV – Ward 6) (PUBLIC HEARING)
- 22-0250      A Resolution approving the Final Plat for Lake Street 31 Development Subdivision located at 970 N. Lake Street (Lake Street 31 Development, LLC – 22-0250 / AU15/2-22.081-CU/Fsd – TV – Ward 6)
- 22-0251      A Resolution approving a Final Plan on Lot 1 of Lake Street 31 Development Subdivision located on property at 970 N. Lake Street (Lake Street 31 Development, LLC – 22-0251 / AU15/2-22-082-Fpn – TV – Ward 6)
- 22-0248      A Resolution approving a Final Plan for Lot 2 of Lake Street 32 Development Subdivision located on the west side of N. Lake Street, south of 970 N. Lake Street for a Single Bay Car Wash (Super Sudz Aurora, Inc. – 22-0248 / AU15/1-22.080-Fpn – TF – Ward 6)

22                                      The next item, we have four items

23                      that I'm going to read into the agenda together, and

24                      then we will work through these individually.

GROVE & ASSOCIATES REPORTING

1                   So Item No. 22-0249, an ordinance  
2     establishing a conditional use planned development  
3     and approving the Lake Street 31 development plan  
4     description for the property located at 970 North  
5     Lake Street by Lake Street 31 Development, LLC,  
6     Ward 6. And this case is -- this item is a public  
7     hearing.

8                   Item No. 22-0250, a resolution  
9     approving the final plat for Lake Street 31  
10    Development Subdivision located at 970 North Lake  
11    Street by Lake Street 31 Development, LLC, again  
12    Ward 6.

13                  Item No. 22-0251, a resolution  
14    approving a final plan on Lot 1 of Lake Street 31  
15    Development Subdivision located on property at  
16    970 North Lake Street by Lake Street 31 Development,  
17    LLC, again Ward 6.

18                  And then Case No. 22-0248, a  
19    resolution approving a final plan for Lot 2 of Lake  
20    Street 31 Development Subdivision located on the  
21    west side of North Lake Street south of 970 North  
22    Lake Street for Single Bay Car Wash by Super Sudz  
23    Aurora, Inc., Ward 6.

24                  MS. VACEK: Good evening. Tracey Vacek with

1 the Zoning and Planning Division.

2 Just to give you a little bit of  
3 background, the subject property contains a  
4 187,117-square-foot building which has been vacant  
5 and largely unused since Carson Pirie Scott vacated  
6 the premises in 2017.

7 The property is zoned B3, which is  
8 business and wholesale district zoning. The owner  
9 did allow the building to be used as a regional  
10 vaccination center in 2021.

11 The petitioner is requesting the  
12 establishment of a conditional use planned  
13 development. The details of the request include the  
14 approval of a plan description that outlines  
15 specific requirements and allows for modifications,  
16 including certain additional permitted uses,  
17 including a list of prohibited uses, and these uses  
18 are permitted -- or prohibited uses that are a  
19 little heavier in the B3. And a requirement to  
20 market one of the proposed newly created retail  
21 units along Lake Street as a fast, casual sit-down  
22 restaurant for at least two years.

23 It also includes modifications to  
24 bulk restrictions, including the establishment of

1 minimum setbacks and codifying parking requirements.

2 Concurrently with the proposal, the  
3 petitioner is requesting approval of a final plat  
4 for Lake Street 31 Development Subdivision. This  
5 includes subdividing the property into two parcels  
6 and granting several easements between the parcels.

7 The petitioner is also requesting  
8 approval of a final plan for Lot 1. The detail of  
9 that request includes the redevelopment of the  
10 existing building into a mixed use by repurposing  
11 the department store into a temperature and  
12 access-controlled indoor storage facility with  
13 retail units fronting along Lake Street.

14 The storage facility will have a  
15 retail office component and two flex areas that can  
16 be rented out to people for office space.

17 The proposal also reconfigures and  
18 upgrades the parking lot by establishing new  
19 landscaping areas along the southern and western  
20 property line, a landscaped island throughout the  
21 parking lot, and a 30-foot landscape setback along  
22 Lake Street.

23 Fronting along Lake Street is being  
24 improved. A new five-foot sidewalk is being

1 provided along Lake Street which will be set back  
2 from the property line five feet.

3                   Landscaping is being implemented  
4 along Lake Street within the parking lot and along  
5 the southern and western sides of the property.  
6 There is a total of 187 parking spaces which exceeds  
7 the parking requirement.

8                   As part of this proposal, the  
9 petitioner is also going to upgrade the building  
10 elevations. I will let the petitioner talk a little  
11 bit more about that when they present.

12                   And then lastly, Super Sudz Aurora  
13 is also requesting approval of a final plan on  
14 Lot 2. The detail of the request includes the  
15 construction of a 6,144-square-foot single-bay car  
16 wash. I did want to point out that a car wash is a  
17 permitted use under the B3 zoning.

18                   Again, along with -- with that,  
19 frontage along Lake Street is being improved. A new  
20 five-foot sidewalk is being provided along Lake  
21 Street with a five-foot setback from the property  
22 line, and landscaping is being implemented  
23 throughout the property, including a newly created  
24 30-foot setback along Lake Street.

1 I'm going to turn it over to the  
2 petitioner unless there's any questions for me.  
3 They do have a presentation for you guys.

4 CHAIRMAN PILMER: Any questions of staff?

5 (No response.)

6 CHAIRMAN PILMER: I'll ask the petitioner to  
7 come forward. And anyone that is going to speak,  
8 we'll swear you in at this time. If everyone would  
9 just raise your right hand.

10 (Audience participants sworn.)

11 CHAIRMAN PILMER: Thank you.

12 And then before you speak, if  
13 you'll just raise your -- or just state your name  
14 and address for the record, please.

15 MR. WILLIAMS: Good evening. My name is  
16 Richard L. Williams. I'm an attorney for  
17 petitioners. My address is 21 North Fourth Street,  
18 Geneva, Illinois.

19 MS. PODRUMEDIC: My name is Brenda  
20 Podrumedic. I am the operations manager for Super  
21 Sudz Aurora. My address is 5330 West Montrose  
22 Avenue in Chicago, Illinois 60641.

23 MR. FITZPATRICK: My name is Tom Fitzpatrick.  
24 I'm with Storage of America, vice president of



1 development for the company, and my address is  
2 1201 East Fifth Street, Anderson, Indiana.

3 CHAIRMAN PILMER: Thank you.

4 MR. WILLIAMS: Thank you.

5 Just to give you a little context  
6 of who everyone is, Lake Street 31 Development is a  
7 development in the -- of Storage of America. Tom is  
8 going to tell you a little bit about who Storage of  
9 America is and what they do and what they provide.

10 But the owner is SOA Lake, LLC.

11 And then with the Sudz property,  
12 the developer is FI -- SFI Properties, Aurora, LLC,  
13 and of course Super Sudz Aurora, Inc., is the  
14 owner-operator.

15 In addition to Brenda and to Tom,  
16 we have our architect team and we have our engineer  
17 here, as well, to answer questions, should those  
18 questions arise.

19 Showing you here what is the  
20 current view of the site as it sits today, I'm  
21 pretty sure most of you are familiar with the site.  
22 It's a high profile site on Lake Street. Former  
23 Carson Pirie Scott building was built, we believe,  
24 in the 1960s. And as Carson's business went down

1 over the years, they could not make a go of it; so  
2 they vacated property in 2017, and it's been vacant  
3 ever since.

4                   There was a brief exception to  
5 that, as Tracey noted. During the pandemic, Storage  
6 of America donated the site to the City to use as  
7 it's vaccination site.

8                   Frankly, the site is tired. I  
9 think we can all agree on that. It's in dire need  
10 of revitalization and we have a proposal that  
11 hopefully you like, and we think is going to be good  
12 for the City, good for revitalizing this area on  
13 Lake Street, and will ultimately be a successful  
14 business both for Storage of America and for Sudz.

15                   This is a rendering of the site.  
16 You can see the aerial as it kind of sits today.  
17 It's about a 7.9-acre parcel. Storage of America is  
18 going to subdivide it and keep a 6.2-acre parcel.  
19 And as Tracey mentioned, we'll have about 172,000  
20 gross square feet of an indoor climate-controlled  
21 facility. All of our activities are done inside the  
22 building, as Tom will mention.

23                   And then on the frontage on Lake  
24 Street, we're having about 16,000 square feet of

1 retail, office space, flex space. The restaurant  
2 space we're going to be marketing, and there is  
3 going to be significant cosmetic improvements to the  
4 building.

5 Super Sudz will be developing the  
6 1.7-acre parcel at the corner. You can see that car  
7 wash bay and the entrance off of what we call  
8 Colorado street extended.

9 A couple things we'd like to note  
10 is, you know, we've worked with staff for over  
11 two-and-a-half years on this project and I think  
12 we've all done yeoman's work to try to make this the  
13 best possible development we can for the City,  
14 taking in the City's concerns for the importance of  
15 this corridor and our efforts to help support that.

16 It's our hope that we're setting  
17 the standard for the revitalization of this area.

18 This is the site plan of just the  
19 Storage of America. You see in the lower right-hand  
20 corner there, that's the lot I talked about, the  
21 1.7 acres that Sudz is going to be developing.

22 And just to kind of summarize where  
23 we are from a zoning perspective, we're B3. Most of  
24 our surrounding area is B3. There's a small park

1     behind us off of Palace Street. That's not zoned  
2     that. But what we're asking for as far as this  
3     indoor storage use, requires a conditional use  
4     permit from the City, and then we'd work with Tracey  
5     to establish a planned development district that --  
6     or plan description, rather, that puts a fair amount  
7     of control so that what we say we're going to do,  
8     you know we're going to do.

9                     Right now I'm going to turn it over  
10    to Tom Fitzpatrick who is going to talk to you a  
11    little bit about who Storage of America is and how  
12    this project will unfold.

13                    MR. FITZPATRICK: Thank you, Rick. And thank  
14    you, Planning Commission.

15                    Storage of America, we've been  
16    around for a few years now. We are a very growing  
17    company, and we started out in Indianapolis. Robert  
18    and Joni Walker of Bountiful, Utah, started the  
19    company in 2003 with their first facility in  
20    Indianapolis.

21                    We have a corporate office outside  
22    of Indianapolis in Anderson, Indiana, right on the  
23    campus of Anderson University. We have about three  
24    million leasable square feet currently in our

1 portfolio, and we're growing in leaps and bounds.

2 When I started with the company, we  
3 didn't even have a million -- we didn't even have a  
4 half a million square feet, and that was in 2017.  
5 So we've really sprouted the last couple years here.

6 We approximately have 50 employees,  
7 and we're growing every year with the company. The  
8 management, these are management and assistant  
9 managers, and maintenance personnel that work for  
10 us. Several of them are district managers and  
11 things of this nature.

12 So we're located in Indiana, Ohio,  
13 Michigan, and Illinois, and in Missouri, as well, as  
14 far as where we have existing facilities. We have  
15 been looking outside of those areas, as well, in  
16 Kansas, Minnesota, Kentucky, Alabama, Tennessee,  
17 Georgia, and West Virginia and New York,  
18 Pennsylvania.

19 So we are growing. We consistently  
20 grow every year, and we like to put -- keep growing,  
21 as well.

22 Our main focus has been repurposing  
23 existing buildings. There's a lot of infrastructure  
24 with the loss of malls nowadays, retail

1 establishments have been going away, and we have  
2 repurposed many K-Marts, Target buildings, Macy's  
3 buildings.

4                   Currently one of our best  
5 facilities is in Akron at the north side of Chapel  
6 Hill Mall which is a very large two-story facility  
7 that we've converted and we're getting ready for a  
8 major conversion of that, too.

9                   We've -- on that one, we've had an  
10 outlot sold to Tractor Supplies. So we're bringing  
11 in some businesses to the community, just not  
12 bringing storage. And that's one of the things that  
13 we like to do.

14                   We're repurposing it as a mixed  
15 use. It's not just going to be storage. Granted,  
16 in area it's not as big as the whole building; but,  
17 you know, we're looking at the market and the market  
18 is telling us that it's a great location for  
19 storage, as well as the, you know -- some of the --  
20 the restaurant. I know the City would really like  
21 to have a restaurant there. So would I.

22                   When people come in and use their  
23 storage, they're in a transition period. A lot of  
24 times they're moving. They're moving in and out of

1 the area. And when they do that, they bring their  
2 kids a lot of the times. Having that park nearby is  
3 a great use -- or a great opportunity for, you know,  
4 one of the parents to be watching them while Dad and  
5 his friends are unloading a trailer. So that's  
6 going to help out a lot, just having that -- you  
7 know, having a park right nearby.

8 The other thing is having a  
9 restaurant. People get hungry when they're moving  
10 and so having a restaurant nearby is nice to have.

11 And then across the street there at  
12 the center, you've got a Harbor Freight and things  
13 like that because those are, you know, right there.  
14 Some people need tools and things like that.

15 In our area, the Storage of America  
16 area, within the office, not just in the leasing  
17 office and things like that, but there is also a  
18 small area of retail for tape, boxes, and things of  
19 that nature that people use when they're moving.  
20 It's convenient for them.

21 We operate generally between the  
22 hours of 9:00 AM and 5:00 PM are the office hours,  
23 but are also open to tenants between the hours of  
24 6:00 AM to 11:00 PM for people to move in and out.

1 Those are flexible. We change them depending on the  
2 community that we're at.

3 A lot of times -- we have some  
4 communities in St. Louis and in Flint where we break  
5 that down a little bit more because -- like, from  
6 maybe more like 8:00 AM to 9:00 PM. So those are  
7 part of things that we're flexible with with the  
8 community because we like to work with the community  
9 and be part of that community.

10 So like Rick said, we've got some  
11 extensive facade enhancements for this building that  
12 we're doing. We are up putting some parapets on the  
13 corners, things like that nature. And also that  
14 building is going to match Sudz. It's not going to  
15 be exact, but it's going to blend in. Sudz and us  
16 will both blend in with each other.

17 (Laughter from audience  
18 participant.)

19 MR. FITZPATRICK: No additional space is  
20 being added to the existing building. So the  
21 existing building's footprint is going to stay the  
22 same. It's just repurposing that existing building.

23 The storage will be contained to  
24 172,000 square feet of leasable space, and there's



1 12,366 square feet of retail sit-down with one being  
2 specifically identified for a sit-down restaurant.

3 We have two office spaces in the  
4 back that are there already. One of them was a  
5 construction office for Carson Pirie Scott.

6 A lot of our tenants, they like to  
7 have an office space. They come in, we'll have an  
8 office, and they store their material there, like  
9 selling -- they'll be selling on eBay product or  
10 things of that nature and -- or like a construction  
11 company that has some material that they need but  
12 they have an office they can bid from or they can  
13 ship from and things of that nature.

14 So most of our sites have existing  
15 offices that are utilized with it, too, as a mixed  
16 use.

17 Anderson, Indiana, since we're  
18 right on the campus of Anderson University, we're  
19 flexible enough to add a big mixed work, et cetera,  
20 space for the students where they come in. They  
21 have a place for Internet plug in, meet, have  
22 coffee, have beverages, and some, like, vending  
23 machines and things like that.

24 So we like to be able to

1     communicate -- or work with a municipality to blend  
2     in and bring in other things to the community.

3                     You can see in the slide that  
4     16,000 square foot of commercial space is on the  
5     front where we're bringing in some architectural  
6     details for that front of the building with a  
7     sit-down area for restaurants that we would love to  
8     have a nice hometown type of restaurant come in  
9     there that serves sit-down food and has some outdoor  
10    space, and other office uses, as well, are available  
11    in those others spaces.

12                    You can see this is an existing  
13    facility that we have in Rock Island, Illinois, and  
14    you can kind of see what it looks like in the --  
15    inside the building. Those are drive-through aisles  
16    in that particular -- in Moline, Illinois, just  
17    next-door to Rock Island. So we have two in the  
18    Quad Cities. And this building does not allow for a  
19    drive-through. It's just not fit -- doesn't fit  
20    right for it, so we're not going to have that. But  
21    it will have hallways at least in five-foot --  
22    five-foot wide.

23                    It doesn't show a little site plan  
24    that's on there.

1                   Do you have that, Tracey? This one  
2 here. (Indicating.)

3           MS. VACEK: (Indicating.)

4           MR. FITZPATRICK: It just kind of shows the  
5 internal division of the property. That one right  
6 there does have it a little bit.

7                   The site plan? I'm sorry. Rick  
8 had the site plan up here. There we go.

9                   You can kind of see how the --  
10 awesome -- the retail spaces, how they're divided in  
11 the beginning of the building, where the Storage of  
12 America office will be, and then also the flex space  
13 in the back.

14                   And all of those will have updated  
15 fronts to that building and new landscaping around  
16 it. We're taking up the entire parking lot. We'll  
17 crush the asphalt that's there and then repurpose  
18 that as a subbase for the new asphalt that's there  
19 and new curb lines that we place.

20                   The sidewalk also, as Tracey  
21 mentioned, is going to be set off of Lake Street at  
22 least five feet because the edge of the right-of-way  
23 is right there at the edge of the road, and the  
24 sidewalk is right there at the edge of the road,

1     which is somewhat unsafe. We're trying to get it  
2     off there a little bit further to give some more  
3     comfort to people that are walking along there,  
4     hopefully get some more foot traffic, too.

5                     And with that, I will turn it over  
6     to Brenda with Super Sudz.

7             MS. PODRUMEDIC: Hi. Good evening,  
8     everybody. I'm going to start by introducing Super  
9     Sudz. My name is Brenda, and I've been with the  
10    company since its existence in 2018. This will be  
11    our third location. We have two locations in  
12    Chicagoland, one on the northwest side and one that  
13    we just opened two weeks ago on the southwest side  
14    of Chicago in the Beverly neighborhood.

15                    All of -- these are going to be --  
16    or this one is going to be very similar to our other  
17    two sites. It's a single exterior car wash tunnel  
18    building, the kind where you pay at a pay station,  
19    drive through the pay station, and then drive  
20    through the building. It is all automatic equipment  
21    that cleans the vehicles. None of the employees  
22    actually clean the vehicles.

23                    After you get your wash, we will  
24    have vacuum stations where you can pull into a

1 parking spot and vacuum your car.

2 It is going to be a  
3 6,100-square-foot single express car wash bay. The  
4 length of the car wash tunnel will be 160 feet long.  
5 It's state of the art equipment. It's about a  
6 \$1.3 million investment in equipment alone that is  
7 going to be installed in the car wash.

8 We're going to have 41 total  
9 parking spaces with 42 vacuum stations. There will  
10 be high-powered vacuum booms that come along on  
11 either side of where the car is parked in order for  
12 you to be able to vacuum.

13 As far as stacking, we will have  
14 three lanes of stacking; three pay stations with 10  
15 vehicles in each lane that we'll be able to stack  
16 prepayments. So before you get to the pay station  
17 and pay, each lane will have room for 10 vehicles,  
18 so 30 vehicles total.

19 Post-payment before entering the  
20 building, there's room for six additional vehicles  
21 before they get into the building and get washed.

22 I'm going to zoom in here a little  
23 bit to give you an idea of what it is. This is what  
24 we're calling Colorado extended. It is a private

1 drive owned by Storage of America and -- half is  
2 Storage of America; half is Northgate. I think most  
3 people call it Colorado Ave, but it is private drive  
4 off of Lake Street.

5 Turning off of that, you would make  
6 a right into the lot, drive around, and these are  
7 the stacking lanes. You can see them right here  
8 with the arrows. These are the three stacking lanes  
9 for 10 vehicles each, 30 vehicles total.

10 Past this awning, you would drive  
11 around. This is where the lanes would merge into  
12 one lane entering the car wash building; driving  
13 through the building, exiting, and then you can  
14 either exit out or pull into one of the vacuum spots  
15 to vacuum.

16 I was going to show you pictures of  
17 our existing locations, but they don't seem to have  
18 populated here.

19 Well, this is -- this was a before  
20 and after. This is Site 1, which we started  
21 construction on in 2018 and opened in January  
22 of 2019. It was a lot that was vacant for about 15  
23 years. It was formerly a manufacturing building.

24 We did build the tunnel and get it

1 open. So that's roughly what the building will look  
2 like with the exception of the towers. There won't  
3 be peaked towers. It will be just cornices around  
4 the top of the towers. It is a stone veneer towers  
5 with stamped brick concrete in the center.

6 That's it, if there's any  
7 questions.

8 CHAIRMAN PILMER: Thank you.

9 Any questions of the petitioner?

10 MR. WILLIAMS: Mr. Chairman, if I could just  
11 add --

12 CHAIRMAN PILMER: Sure.

13 MR. WILLIAMS: -- our total investment is  
14 about \$14 million between the two companies.

15 CHAIRMAN PILMER: Thank you.

16 COMMISSIONER CHAMBERS: I do have a question.

17 What are the hours of operation?

18 MS. PODRUMEDIC: Oh, I'm sorry.

19 So at our sites currently we're  
20 7:00 AM to 10:00 PM, but we are open to that  
21 discussion; and I believe that we have spoken to  
22 planning about 7:00 to 9:00.

23 Am I correct about that, Tracey?

24 MS. VACEK: Yeah.

1 MS. PODRUMEDIC: Yes. So it will be 7:00 to  
2 9:00 PM.

3 COMMISSIONER CHAMBERS: And then  
4 approximately how many new jobs would your company  
5 bring into the community?

6 MS. PODRUMEDIC: Our current sites employ  
7 anywhere between eight to 12 people. The one that  
8 we just opened has nine people employed, and that  
9 does not include management. That is, you know, car  
10 wash attendants and shift managers on-site.

11 COMMISSIONER CHAMBERS: Thank you.

12 MS. PODRUMEDIC: Yep.

13 CHAIRMAN PILMER: Any other questions?

14 (No response.)

15 CHAIRMAN PILMER: Thank you.

16 This is a public hearing, and I  
17 will just state for those in the audience that the  
18 Planning and Zoning Commission is made up of  
19 community volunteers. We are here as a recommending  
20 commission. We are not the final decision, but this  
21 Commission will allow members of the audience to  
22 speak to the Commission about this case. You'll  
23 have unlimited time to do so. I will take good  
24 notes.



1                   And then once everyone has provided  
2     testimony, I will try to get answers to those  
3     questions.

4                   So we'll do this in a row format.  
5     If anyone wants to speak, if you'd stand up and I'll  
6     swear you in in your seat and then we'll start.

7                   So if you'll raise your right  
8     hands.

9                   (Audience participants sworn.)

10           CHAIRMAN PILMER:   Why don't we start in the  
11     front here, ma'am.   Are you ready to come up?

12                   I'll have you come up to the  
13     microphone.   I would ask you to sign in with your  
14     name and address and then you can feel free to  
15     speak.

16           MS. ZINE:   I've already signed in.

17           CHAIRMAN PILMER:   All right.

18           MS. ZINE:   Okay.   Good evening, Commission  
19     members.   My name is Donna Zine.   I live in the  
20     Riddle Highlands neighborhood at 725 Grand Avenue;  
21     been there since 1984.   My husband and I are anchors  
22     in that community, very active in Aurora, many  
23     committees.   We've given hours and hours and hours  
24     of our time to the City of Aurora.

1 I'm here today in solidarity with  
2 my Riddle Highlands neighbors to oppose any zoning  
3 changes or ordinance changes to allow for a storage  
4 unit business or car wash to locate on the previous  
5 Carson's property.

6 And the rest of my neighbors, if  
7 you would stand, please, to show we are here. We  
8 took this picture of people that couldn't make it  
9 here. (Indicating.)

10 We are opposed to this project. We  
11 were opposed to it two-and-a-half, three years ago  
12 when it was first presented to us. I cannot fathom  
13 why the City of Aurora wasted our tax dollars with  
14 planning with these people for this project when  
15 they weren't talking to us about what we needed.  
16 That's a waste of our money.

17 The City of Aurora Sustainability  
18 Plan of 2009 and the updated 2019 plans outline  
19 goals and initiatives in a 70-page document, 70  
20 pages that tell us where we're going and what's  
21 expected for our neighborhoods. That plan states  
22 that it's supposed to be a long-range plan for  
23 enhancing the quality of life for present and future  
24 generations of Aurorans through sustainable

1 practices.

2 A passive income model of  
3 development does not sustain communities or a  
4 residence. There is little or no sales tax gleaned  
5 from that model and few jobs. They mentioned a  
6 couple. They're low paying. They're not going to  
7 sustain our neighborhood. They're doing nothing  
8 job-wise for our neighborhood.

9 It doesn't support walk-to-work  
10 options for anyone in the adjacent working class  
11 neighborhood, nor potential jobs for our youth, and  
12 no needed services for our residences.

13 On the other hand, this model if  
14 placed in the Carson's location will increase  
15 traffic and congestion, do nothing to bring patrons  
16 to other businesses in the area.

17 It will bring transients into a  
18 neighborhood -- or into an area that's adjacent to a  
19 playground that we just got established for the  
20 children in our neighborhood, not -- not the  
21 children of their clients. And it takes away the  
22 only remaining commercial space that is walking  
23 accessible which also has a potential to offer  
24 services and support that our neighborhood actually

1 does need.

2 It's a bad idea on every level to  
3 change the zoning or ordinances to allow a business  
4 that has a passive income model to locate there.

5 The number one thing that I hear  
6 when I ask people about this issue is this: We need  
7 easily accessible jobs that pay a sustainable wage,  
8 walk-to-work jobs.

9 Lake Street is the most heavily  
10 traveled artery through our city with countless  
11 commuters in transit between the tollway and other  
12 cities every day. That is an underutilized  
13 marketing tool that the City is wasting, and it is  
14 very short-sighted planning to disregard the impact  
15 of a passive storage dead space versus a very active  
16 hot spot for daily commuter shopping.

17 There are no stores between Aurora  
18 and Oswego accessible from Highway 31. We should  
19 have one in that space because we have countless  
20 opportunities to recoup some of the dollars from  
21 sales tax from other communities that we shell out  
22 to them right now. If we had the right business  
23 there, people would stop and shop on their way by --  
24 on their way home to Oswego.

1                   Please work with us. We have lots  
2     and lots of plans for the City of Aurora. They're  
3     all on the website. There's 40 of them that I  
4     counted.

5                   There's no dedicated plan for the  
6     North River area that addresses neighborhood issues.  
7     Somehow we got looped in with the downtown area. We  
8     need our own plan.

9                   But in the meantime, since the  
10    North River area is currently looped in with the  
11    downtown, we ask that the City review proposed  
12    projects with a master plan vision in mind for our  
13    supposed area. It already exists what we're  
14    supposed to be looking for putting in those spaces.

15                  The vision statements listed in the  
16    master plan for our area currently are an experience  
17    to remember: Safe and easy to navigate, growing and  
18    diversifying businesses, a place for creatives, a  
19    vibrant Fox River, an engaged community. That's  
20    what we are supposed to be doing.

21                  And I didn't write those  
22    statements. The City of Aurora did that. If that's  
23    the plan for our area, then give that to us. I'll  
24    take that plan any day.

1                   Grow and diversify businesses like  
2     the master plan says you're supposed to be doing.  
3     Don't just talk about it. Engage the community.  
4     There are brilliant people living here in the City  
5     of Aurora.

6                   Lake Street is a primary gateway to  
7     our city. We do not have to accept storage areas or  
8     car washes. Our front porch is not the City of  
9     Aurora's garbage dump or closet space, and we don't  
10    need to accommodate people who want to wash their  
11    cars on our front lawn.

12                  Not yesterday, not 10 years ago,  
13    not 20, not tomorrow, not next year, and not even in  
14    the next administration takes over, we don't have to  
15    accept these businesses, and I ask you not to.

16                  Thank you.

17                  CHAIRMAN PILMER: Thank you.

18                               (Audience applause.)

19                  CHAIRMAN PILMER: Who's next?

20                  DR. HARRINGTON: Good evening, ladies and  
21    gentlemen of the Commission. My name is Dr. Matt  
22    Harrington, 222 Lawndale Avenue, Riddle Highlands.

23                               I'm calling -- I'm here today to  
24    say no, no to Super Sudz, no to American Storage.

1     Take your stuff and go someplace else. We don't  
2     need your stuff, especially if you're --

3             CHAIRMAN PILMER: Sir, excuse me. You have  
4     to address the Commission.

5             MR. HARRINGTON: Right. No to these people.  
6     Understand? Because if you say yes, update your  
7     résumés.

8                     I happen to be the President's  
9     cousin. That's President Biden's cousin. I am now  
10    marking you all for public humiliation if you  
11    approve this, and you're making my decision a lot  
12    easier to run for office against this corrupt ass  
13    Irvin because each one of you -- how much money did  
14    you give to Irvin?

15            CHAIRMAN PILMER: Sir, I ask you to be  
16    respectful to the Commission. We are community  
17    volunteers.

18            DR. HARRINGTON: Right. Volunteer. Why  
19    don't you design, because if you allow this to  
20    happen, you should resign.

21            MS. PODRUMEDIC: You forgot your phone, sir.

22            DR. HARRINGTON: Thank you.

23            MS. PODRUMEDIC: You're welcome.

24            CHAIRMAN PILMER: Sir, did you sign in?

1 DR. HARRINGTON: Oh, yes, let's sign in.

2 MR. GRACIA: It's Carlos Gracia again,  
3 333 Sunset Avenue. I have a couple of questions for  
4 the Commission.

5 CHAIRMAN PILMER: Sure.

6 MR. GRACIA: If we can go maybe to the -- to  
7 the layout.

8 CHAIRMAN PILMER: Tracey, are you locked out?

9 Go ahead, if you want to ask, sir.

10 MR. GRACIA: Yes. What I didn't see  
11 considering this plan, as the lady before me said,  
12 Lake Street is a very busy street, and I -- I think  
13 they're not providing any safer way of entrance into  
14 the -- into the space. It would be nice if in the  
15 proposal they added another lane to come in,  
16 especially with the car wash, since we all know what  
17 happens on Farnsworth when there is too many  
18 customers. The traffic goes all the way onto  
19 Farnsworth. So I think that the City should be  
20 asking them to add another lane to get into the  
21 parking lot. That's one of them.

22 And then Aurora has a very -- a  
23 problem with homelessness in that area. Is there  
24 going to be policing or supervision or cameras or



1     what's going to happen with a big, empty -- a big  
2     storage that, I think, is going to provide hiding  
3     places to the homeless community?

4                     And will there be any outdoor  
5     storage?

6                     And lastly, a couple years ago I  
7     wanted to purchase a land on Marshall, and I do  
8     trucking, and I wanted to put a parking lot on  
9     Marshall, which is M3 -- M2, I think -- M2 or -- M1  
10    or M2. And the City declined my offer because they  
11    wouldn't flex on the regulations, and it's kind of  
12    sad to see that a big business comes in and they can  
13    redo all of these ordinances as easy as I think it  
14    is.

15                    And lastly, in 2017 I added -- I  
16    asked the City for permission to put an addition on  
17    my house in Riddle Highlands, and I think I went  
18    through more hurdles and more questions about an  
19    addition on my house than this.

20                    So that's it. Thank you.

21                    CHAIRMAN PILMER: All right. Thank you.

22                    I think there was one -- there we  
23    go, sir.

24                    MR. KISH: Hi. My name is Matthew Kish. I

1 live 309 Sunset Avenue. I also live in the Riddle  
2 Highlands. I've lived there for seven years.

3 I've been a person living in Aurora  
4 my entire life. I've seen kind of the downfall of  
5 the Northgate area, and it's -- it's just sad to see  
6 Carson's, which was a place that I liked to go when  
7 I was a kid, you know, go out of business and now  
8 it's potentially being used for not only a facility  
9 that doesn't bring jobs, it doesn't bring any sort  
10 of community-driven events or any sort of actual --  
11 you know, something that's building toward a better  
12 Aurora.

13 It's -- as someone who is living  
14 adjacent to this area, you know, we need something  
15 that I can look forward to, you know, something that  
16 I can go to daily, not just a storage facility where  
17 we can dump our junk and other people can dump their  
18 junk. It's just not something that -- it's not  
19 needed for that area.

20 It's surrounded by living spaces.  
21 It's a neighborhood. It's not just, you know, an  
22 industrial area or, you know, just another dumping  
23 ground. It's like they put in that playground for  
24 our neighborhood. It's not meant for, you know,

1 outsiders to just bring in their stuff.

2 And I know you guys aren't the  
3 final say in this, but you need to think about this.  
4 It's something that obviously Aurora doesn't need.  
5 We have plenty of storage facilities around.  
6 It's -- you know, we don't need it.

7 The car wash, it's -- it's -- we  
8 also have plenty of those -- excuse me, we have  
9 plenty of those, but it's just -- it doesn't bring  
10 enough business like in terms of, you know, sales  
11 tax. It's been previously mentioned that all  
12 this -- all this is is it's congestion. It's just  
13 nothing that we need.

14 We need a store. We need something  
15 that, you know, can give back to the community,  
16 something that I can easily go walk to that I  
17 necessitate. It's just -- it's just not what we  
18 need.

19 Thank you.

20 CHAIRMAN PILMER: Thank you.

21 Did you sign in?

22 MR. KISH: I will sign in. (Indicating.)

23 CHAIRMAN PILMER: Is there anybody else that  
24 wishes to speak to the Commission?

1 MS. VACEK: Did somebody take the paper for  
2 sign-in?

3 UNIDENTIFIED SPEAKER: I'm sorry.

4 CHAIRMAN PILMER: I don't think I swore you  
5 in, so I would just ask you to raise your right  
6 hand.

7 (Audience participant sworn.)

8 CHAIRMAN PILMER: Thank you.

9 MS. MOY: My name is Rita Moy. I'm at  
10 222 Lawndale. I have been in the Riddle Highlands  
11 for about six years. I came from the northern  
12 suburbs. And what I find is it's missing, like,  
13 shopping that's convenient for myself, a restaurant  
14 I enjoy. I'm talking about different type of  
15 restaurant, not just your local Taco Bells or, you  
16 know, fast food or, you know, a taco restaurant.  
17 You know, I like Brazilian restaurant, Korean  
18 restaurant. There's a new restaurant Home and Cook  
19 (Phonetic), but they never opened. I tried calling  
20 them for several times now, this week and last week.

21 So I was hoping that a shopping  
22 mall would become a gathering place, especially with  
23 the Fox River, the RiverEdge Park being available  
24 and getting popular. I would really like to see

1     some business going in there that would be a lively  
2     neighborhood where it encourages and promoting  
3     shopping, retail. And, you know, I walk by there  
4     all the time. I just don't see the neighborhood  
5     feel, you know.

6                     I don't know about how good the car  
7     wash is going to be because I don't personally do  
8     public car wash. I wash my car. And when times are  
9     hard, I don't know, how are they going to actually  
10    attract customers to the car wash. And we talk  
11    about the car wash not going employ that many  
12    people. It's going to be a passive income like my  
13    neighbor had just stated earlier.

14                    So, you know, and storage, we have  
15    several of them right along Lake Street right by the  
16    highway, and, you know, I don't know if we really  
17    need another storage. Maybe in different area of  
18    Aurora, but not right on Lake Street where we have  
19    the highway coming in.

20                    You think about it; the only  
21    highway entrance on the highway, that's Lake Street,  
22    that's Farnsworth, and with Farnsworth outlet mall,  
23    then Eola and then 59, but, you know, people that  
24    coming from the west or even for myself, I come up

1 on Route 31, on Lake Street, I pass by this.  
2 Nothing going on over there. It's just so dead, you  
3 know.

4 I just want it to be a lively  
5 neighborhood which I can enjoy. And then to have  
6 like little traffic coming in, especially when the  
7 car wash closes -- I think the guy said 7:00, and so  
8 it's going to be like quiet in the evening. That's  
9 really missing that, you know, vitality where we can  
10 go and enjoy as a city. And I hope the City will  
11 reconsider having something that is a little more  
12 active, have something that would generate more  
13 income. Especially with RiverEdge Park being such a  
14 popular place, they can easily walk by and go enjoy  
15 dinner over there.

16 Why are we going to Naperville  
17 neighborhoods and spend money there for decent  
18 restaurant? We can get more decent restaurant in  
19 Aurora ourself and make it much more attractive for  
20 our town and for Aurora residents.

21 So that's all I have to say.

22 CHAIRMAN PILMER: Thank you.

23 (Applause.)

24 CHAIRMAN PILMER: Is there anyone else that

1 would like to speak to the Commission?

2 MR. WAGNER: (Indicating.)

3 CHAIRMAN PILMER: Sure.

4 Anyone else that would like to  
5 speak?

6 (No response.)

7 CHAIRMAN PILMER: I'll just ask you to raise  
8 your right hand.

9 (Audience participant sworn.)

10 MR. WAGNER: Yes, sir, I do. I have one  
11 disclaimer. I just came back from --

12 CHAIRMAN PILMER: I'll just need to have you  
13 state your name and address for the record, please.

14 MR. WAGNER: Oh, yeah. My name is Peter  
15 Wagner, and I live on Sunset, 351 --

16 CHAIRMAN PILMER: Thank you.

17 MR. WAGNER: -- with my wife Gretchen.

18 If I'm not real clear, it's because  
19 we have just come back from two months overseas and  
20 I've got -- just a couple days ago and I've got jet  
21 lag, and so I'm a little bit foggy, and I'm going to  
22 definitely have to hold onto this because I'm also a  
23 little bit dizzy.

24 I have heard tonight about cars and

1 clutter; but there's another C word that I think is  
2 missing here, and I'm referring to children. How  
3 many of you have children, nieces and nephews? I  
4 want to say I really appreciate the park on Palace.  
5 There were some of the neighbors that got together  
6 and wrote a song, and it was about we need a park,  
7 not a parking lot.

8                               So now we can get cars. They won't  
9 park there anymore, but they'll just come through  
10 and then they're gone nice and shiny.

11                              My challenge is in thinking about  
12 the future, we as parents and grandparents, I  
13 believe, are to be thinking about them, not what is  
14 right now.

15                              How are we in our neighborhood  
16 going to generate a little more confidence in our  
17 children that they will grow up and be contributors  
18 to our community rather than have transitory stuff  
19 and clutter stored around.

20                              Planning is a difficult thing, and  
21 I think it needs to take maybe a little bit more  
22 research, not hire an architect, but do impact  
23 studies of what these kind of things -- by impact  
24 studies I mean a company that's not anywhere near



1 here but does it from a very scientific point of  
2 view, considering as one neighbor said, you know,  
3 you talk to us. If you really sat down -- if -- and  
4 I'm not saying you aren't concerned, but I want to  
5 just challenge you to think a little bit more  
6 long-term and what is going to -- this property, how  
7 it will really engender a better community and give  
8 a little brighter hope for the children and  
9 grandchildren, your nieces and your nephews. Thank  
10 you.

11 CHAIRMAN PILMER: Thank you.

12 (Applause.)

13 CHAIRMAN PILMER: All right. I believe  
14 that's all the testimony.

15 I've got several questions here  
16 that I wrote down. I might ask the petitioner to  
17 come back up. I think one of them was, is there  
18 going to be any outdoor storage allowed?

19 MR. FITZPATRICK: There is no outdoor storage  
20 allowed. It's all indoor storage.

21 CHAIRMAN PILMER: And then I think we heard  
22 some testimony that there's concern that this will  
23 be a dumping ground for people to bring items in to  
24 leave and dump there.

1           MR. FITZPATRICK: We do not allow any dumping  
2   on our facilities; and if it is dumped on our  
3   facility, our managers, and our assistant managers,  
4   and the maintenance people go out there and clean it  
5   up.

6                   A lot of people, they like to  
7   utilize our dumpsters, unfortunately; so we do have  
8   a lot of security cameras that we install in our  
9   facility so you can see people leaving and coming --  
10   coming into the site and leaving the site.

11                   They also -- when they enter, they  
12   enter in a pin code that they're given when they  
13   rent that tells us who they are when they come in  
14   and come out, because to eliminate the crime that  
15   can happen. Is there zero crime? No. We know that  
16   it's like there's always going to be somebody that  
17   wants to bend the rules, break the rules, and things  
18   like that.

19                   So what we do is we bring in a lot  
20   of security cameras, a lot of motion sensors, and  
21   things like that so people -- it eliminates most of  
22   it.

23                   Just the other day, I think it was  
24   Monday, I get a call, motions are going off in the

1 building. There's nobody in the building right now.  
2 But somebody broke in -- four kids broke in, and  
3 within minutes the police responded and was able to  
4 take those kids out of the building, and they called  
5 the -- their parents and had their parents pick it  
6 up.

7 I do want to address one thing.  
8 The people that use their facility are those people  
9 in the neighborhood or who are moving into the  
10 neighborhood to use their facility. It's usually  
11 not people that are transient or from -- they're in  
12 a transient stage, but it's usually not somebody  
13 coming from someplace else.

14 Most of our people come from the  
15 neighborhood, and they're either leaving the  
16 neighborhood or coming into the neighborhood because  
17 the closing didn't go through right away so they  
18 need a place to store. So there's a lot of that  
19 that comes in.

20 And our managers -- our management  
21 people have to deal with the public on a daily basis  
22 and sometimes that can be quite a difficult task for  
23 our managers to do. And so these are very highly  
24 trained individuals to deal with the public. It's

1 one of the most difficult things that our managers  
2 go through is the people training that they have in  
3 dealing with -- sometimes it's not very pretty, but  
4 most of the time it's good. People need it and it's  
5 there.

6                   You have a -- in Dayton two years  
7 ago Memorial Day weekend, there's three tornadoes  
8 went through the City of Dayton. We had about 60 --  
9 about 40 percent vacancy in our building that we  
10 opened up to the people that were devastated by that  
11 tornado so they could store the stuff that they  
12 could still salvage from there and keep it in a  
13 storage unit at no cost to them. Those are the  
14 things that we do for communities.

15                   Am I going to say that that happens  
16 here? No, but that's the type of company we are.  
17 We're a family-run company. The company is run by a  
18 family and we become a family when we're a part of  
19 that, so. And we like to become a part of the  
20 community, as well, by assisting people. It's a  
21 safe place to go. Our managers are trained in that,  
22 too; so if there's a problem, somebody can run there  
23 and be safe in our office.

24                   And it's our desire to have the

1 front leased space out with retail and with a  
2 restaurant that people can use and the community can  
3 use.

4 CHAIRMAN PILMER: Thank you.

5 Any comments on does the storage  
6 facility promote homelessness? I know you talked  
7 about indoor and outdoor cameras, motion sensors,  
8 but any comment on that?

9 MR. FITZPATRICK: Well, there have been  
10 several times where our motion sensors picked up  
11 somebody back on the docks trying to stay there, and  
12 we've had police respond to that and move them out  
13 of there.

14 We also have through our entire  
15 facility -- and I can guarantee you that every  
16 company that runs storage runs into this. People  
17 try to sleep or live in their unit, and we can tell  
18 that by key pads because they'll push in their  
19 keypad but then they don't leave.

20 So our managers know that. They  
21 can tell from their phone. I can look at all 22 of  
22 our sites right on my phone that I have in my pocket  
23 to see, and when that's happened, they're given a  
24 warning; and if they don't -- if they do it again,

1     then they are asked to leave. And if they don't  
2     leave after the second time, there's an eviction  
3     process that we go through in accordance with the  
4     state that we do business in.

5                     And so it's a very fair and it's a  
6     nationwide -- or it's industry-wide standards that  
7     we operate through.

8             CHAIRMAN PILMER: Thank you.

9                     I don't know if this is a question  
10    for staff, but I'll bring it up to the petitioner  
11    but -- or maybe staff can help on ingress, egress on  
12    State Route 31. I think there's a question  
13    regarding a deceleration lane. Can someone make a  
14    comment on that?

15            MR. WILLIAMS: We can speak to that, sir.

16                     31 is an IDOT-controlled road so  
17    the access is limited severely by IDOT restrictions.  
18    We do have to get approval from IDOT for our plat,  
19    but to get additional access from IDOT would be  
20    highly unlikely.

21            CHAIRMAN PILMER: All right. And then the  
22    last comment, I know petitioner, I think I heard him  
23    state earlier that this has been a  
24    two-and-a-half-year process, but if you want to

1     maybe add anything on -- oh, there is the  
2     redevelopment process or impact on the community. I  
3     don't know if you feel --

4             MR. WILLIAMS: I think we can all maybe chime  
5     in on that a little bit; but, I mean, we started  
6     this process with the City in the fall of 2019, and  
7     here we are two-and-a-half years later just coming  
8     before you for the first time.

9             So to characterize the process that  
10    we've gone through as being easy is not correct.  
11    It's been fair. It's been measured. It's been  
12    heavily, heavily discussed. And what you're seeing  
13    is a result of intense discussions between staff and  
14    the petitioners to get to where we are today.

15            Do you want to add anything to  
16    that?

17            MR. FITZPATRICK: A lot of the -- we had  
18    another car wash company that was on board with us,  
19    and they backed out for whatever reason, personal  
20    reason or company reason. And so we diligently  
21    looked and worked with the City to find another  
22    tenant for that corner. We did that for the City.  
23    It's just what we do.

24            We want to work with our community.

1 We work within -- we work with the community to move  
2 these projects forward.

3 It's not like we're going to do  
4 this and that's the way it is. We've done  
5 architectural renderings that matched what the City  
6 wanted. We've revised those several times. Our  
7 architects are here and our engineers are also here  
8 that have been working diligently with staff on all  
9 of these items.

10 CHAIRMAN PILMER: Thank you.

11 MS. PODRUMEDIC: I'd like to address the car  
12 wash on Farnsworth because that was brought up and  
13 traffic on that was brought up.

14 Farnsworth's traffic counts is a  
15 lot higher, and the way these car washes work, I  
16 mean, you're not going to drive out of your way to  
17 get a car wash. Our customers are these neighbors.  
18 Our customers are the neighbors behind us on Palace.  
19 Our customers are the neighbors around Northgate.  
20 That is who is going to be washing their cars --

21 UNKNOWN AUDIENCE PARTICIPANT: No, they're  
22 not.

23 MS. PODRUMEDIC: -- at our car wash.

24 And I want to also say we're not a



1 big company. We're not a big corporation. We  
2 are -- between me and Sean, the owner, we are  
3 on-site at each one of them, one of us, every day of  
4 the week at the two locations that we do have.

5 The one that just opened, at least  
6 half of the customers have my personal cell phone.  
7 I can tell you that they call me and they text me  
8 any time that they have issues. Those numbers are  
9 given out to our -- my personal phone number. I  
10 don't have two phones. I have one phone and my  
11 phone number is given out.

12 Our intention is to absolutely work  
13 with the community and work with the neighbors and  
14 address any of their issues that they have.

15 The traffic count is almost 50  
16 percent greater on Farnsworth and there isn't a  
17 light there. When those vehicles pull out a lot of  
18 times making a left across traffic leaving, that's  
19 what causes the issues there.

20 The fact that we have that light at  
21 Lake helps, and the fact that there is no stacking  
22 or no backup that happens on Lake or on Colorado,  
23 for that matter, all of that gets put onto our  
24 property.

1                   As far as security goes and the  
2     idea of homelessness either around a car wash or  
3     around a storage facility, the way that site is now  
4     I think causes a lot more problems than if there was  
5     heavily monitored security -- or a storage facility  
6     or same thing with our car wash, which is also -- I  
7     mean, we have 42 cameras on-site at our current  
8     washes.

9                   It's an empty lot right now, and  
10    it's a lot that I know that Tom spends a lot of  
11    money and effort trying to keep safe currently and  
12    towing either the semi-trucks or the for sale  
13    vehicles or just the people -- I was there to put up  
14    the public meeting sign. I mean, there was people  
15    living out of their vehicle in that parking lot  
16    currently because it is not used. I mean, it is  
17    not -- it doesn't look cared for. And we're excited  
18    and we're happy for the opportunity to try to come  
19    in and invest some money and be a part of the Aurora  
20    community. So I just wanted to say that.

21                  CHAIRMAN PILMER: Thank you.

22                  MR. FITZPATRICK: I'd like to add a little  
23    bit more to that, as well.

24                  We have a property porter that's

1     located here in Aurora that's a company, Al.  They  
2     do our landscaping, they do our property  
3     maintenance, but they also porter the property.

4                     What does that mean?  They go into  
5     the building, they look at it, make sure nobody is  
6     in there and things of that nature, but check for  
7     leaks and things like that.

8                     But they also have the vehicles  
9     towed when they see them.  Obviously I don't have an  
10    office there right now, so I'm not there 24/7; but  
11    every time I come into town, I spend at least a half  
12    hour to an hour having semi-trucks removed from that  
13    parking lot.

14                    The police department we've already  
15    signed a trespassing agreement with them, but they  
16    can only do that with trespassing.  And I got a  
17    notice from the police chief today that they can't  
18    ticket automobiles on private property.

19                    So, unfortunately, it's left up to  
20    us to do that and have those -- and have those  
21    vehicles removed.  The City does not allow them to  
22    be parked there or to be sold there.  So it is -- it  
23    is tough.

24                    And I may say this.  This is from

1     experience, and I've had this happen more than once  
2     to me in just the last five years, and that is  
3     people that were negative to our redevelopment of  
4     that property at the beginning when we came, but  
5     when they had a critical issue with their family or  
6     a death in their family or they needed something  
7     like they were removed from their home, they were  
8     evicted from the bank, they come to us with tears in  
9     their eyes trying to find someplace to go. And we  
10    at least provide them an ability to find a place to  
11    put all of their belongings until they can find  
12    someplace to live.

13                     We don't allow them to live there.  
14    It's not in our policy to do that. It's not in our  
15    lease agreement. But those are the types of things  
16    that we have to deal with on a regular basis for  
17    people. And these are people that are going to be  
18    in the community.

19                     Thank you.

20                     CHAIRMAN PILMER: Thank you.

21                     I think that's it. We have one  
22    additional thing. You'll need to come forward, sir.  
23    Hold on, just one at a time here.

24                     MR. WAGNER: Peter Wagner.

1                   One thing. It's more of a  
2     question. I just heard, oh, we've spent hours and  
3     dollars on architectural plans, but I haven't heard,  
4     you know, we've talked to any number of residents on  
5     Colorado, California, Florida, Riddle Highlands and  
6     tried to gather a composite.

7                   I realize that's a difficult job  
8     because there are a lot of individuals and they have  
9     different ideas, but that's all I hear about: We  
10    spent hours on doing all of this. That's fine, I  
11    can do that. I can draw these things up, but the  
12    impact? On what basis do you draw these lines?  
13    We're convinced -- and this is what I haven't  
14    heard -- that the neighborhood is supportive of  
15    this. This is what we've gathered. This is why  
16    we've come up with this particular plan.

17                  Thank you.

18                  CHAIRMAN PILMER: Thanks.

19                  MR. GRACIA: So we're here and we hear these  
20    promises that we're not going to be impacted, and I  
21    want to believe that.

22                  What I will say is there is no  
23    impact on the traffic and it's very safe, but let's  
24    pretend that in a couple of years there is a line on

1 Lake Street. Who is going to be in charge of  
2 widening the road? Us, the neighbors, or them, the  
3 company that didn't do it in the first place? I'd  
4 like to know that because it's -- Lake Street, just  
5 like Farnsworth, it's as busy as Farnsworth or more  
6 in peak hours, and it's not fun to drive through --  
7 to have to drive through Aurora and encounter the  
8 traffic if it only gets worse.

9 The other thing that we, the  
10 neighbors, know is that Aurora is a through city for  
11 Yorkville, for Montgomery, for Oswego. So it's not  
12 just the -- the people from Aurora, from Riddle  
13 Highlands is going to be doing the car wash. Anyone  
14 who lives down south will use it, and if it's there,  
15 it's there for use, of course.

16 But -- and the last question I have  
17 is what happens to the water? Again, does it go  
18 into Fox Metro or is it recycled, filtered? Can  
19 they address that?

20 CHAIRMAN PILMER: Yep. Thank you.

21 DR. HARRINGTON: I hear security plans about  
22 how we have security cameras and all of these motion  
23 sensors. You know, I know our police department. I  
24 know how bad their response time is. We've had

1     gunshots in the Riddle Highlands and they don't show  
2     up. So you think they're going to care about their  
3     storage facility that's insured?

4                     Look, what should be there is  
5     probably apartments. I was in a building. I built  
6     high-rises. You can put a steel frame skeleton  
7     above that and put five floors and put really nice  
8     apartments, and then put restaurants and shops in  
9     the bottom of there. Forget about a movie theater.  
10    Nobody is going to movie theaters anymore, but an  
11    Apple store could go there. That would be a nice  
12    change.

13                    They don't think that way. They  
14    only think about getting their dollars for as little  
15    as possible and getting the hell out of town because  
16    they don't live here; we do. Remember that.

17                    CHAIRMAN PILMER: I'll need to swear you in.

18                             (Audience participant sworn.)

19                    MR. ZINE: Charlie Zine. I live at 725 Grand  
20    Avenue.

21                    First of all, thank you. I do know  
22    you're volunteers and it's fun to listen to all  
23    these impassioned people on these divisive issues,  
24    so we do appreciate what you do.

1 I've lived here for about 30 years.  
2 I've been a volunteer for about 30 years, and many  
3 people in my neighborhood are volunteers for a lot  
4 of the committees and commissions in the City that  
5 have an impact on other parts of the City.

6 Al Signorelli and myself and a  
7 couple other neighbors started Riddle Highlands  
8 Historic District 30 years or so. That really  
9 became kind of an anchor for residential  
10 redevelopment on the near west side, and it was  
11 followed by the Palace Street Historic District and  
12 the Tanner Street Historic District. And the point  
13 I'm making is we put a lot of effort in not just our  
14 neighborhood, the residential side, but also the  
15 rest of the city.

16 I think one of the problems here is  
17 that Lake Street at one time was a huge revenue  
18 maker for the City. It was a very large, urban  
19 shopping area that produced a lot of tax revenue,  
20 and it has been on a downward slide for a very long  
21 time, not unlike the recent, you know, fate of Fox  
22 Valley Mall, but that was bought by a  
23 multi-million-dollar company. They put money into  
24 researching how to save it, how to bring it back to



1 life.

2 Carson's went bankrupt. There was  
3 nobody speaking for Carson's.

4 I think these people here have a  
5 brilliant opportunity, and they're buying these  
6 opportunities all over the country where they're  
7 buying very large buildings and a large parcel of  
8 land at bargain prices. This was brought out of  
9 bankruptcy. It's a great deal for them. And I do  
10 want to compliment them on the landscaping. I know  
11 you guys helped, you know, propose the improvements  
12 on the landscaping.

13 But the point is, this is a very  
14 large parcel. It's seven acres. The City has not  
15 put the time in to doing a master plan for a  
16 corridor that was once a very large revenue producer  
17 for the City and could be again except for the lack  
18 of planning.

19 And I don't really fault the City a  
20 hundred percent because we've gone through this  
21 revitalization in the last several years and there's  
22 been a lot of demand on planning and other  
23 departments in the City and they put their focus  
24 where they can. We don't have enough people doing

1 the things that we need to do.

2 I feel bad that they spent  
3 two-and-a-half years and a lot of money to get to  
4 this point, but we have not been involved for  
5 two-and-a-half years as the residents, as people who  
6 have put in our time and our effort, not just for  
7 our neighborhood but for the entire City.

8 This corridor has been ignored too  
9 long and we're missing an opportunity here, and it's  
10 going to be happening again and again.

11 So I think we need to put the  
12 brakes on a little bit, try and do some master  
13 planning for this corridor that is going to have a  
14 lasting impact and could be a template for the other  
15 corridors of the City that are going through the  
16 same changes right now.

17 We make a decision now that's going  
18 to have a long and lasting effect. It could be very  
19 good for the businesspeople. I'm not sure it's  
20 going to be very good for the City or for the  
21 residents around us.

22 Thank you.

23 (Applause.)

24 CHAIRMAN PILMER: All right. Some additional

1 questions here for the petitioner.

2 If you'll just explain the process  
3 on water. Is it recycled? Is it discharged to  
4 sewer?

5 MS. PODRUMEDIC: We haven't gotten to the  
6 point yet where we've looked at the equipment in  
7 depth and whether it would work, but there is an  
8 option of using a reclaim system to where the water  
9 wouldn't be entering the sewer system. It would be  
10 sort of in pipes underground up through a filtration  
11 system. And that would be our ideal situation as  
12 long as it works, as long as plumbing works, as long  
13 as the code allows it.

14 I mean, I haven't -- I cannot  
15 guarantee one way or the other because we just  
16 haven't gotten that far yet. We're just in the  
17 approval stages of the use. But that is an option,  
18 and it's a well-known option in the car wash  
19 industry, an RO reclaim system.

20 And as far as, like, the rest of  
21 the water, I mean, yes, that would be going. You  
22 know, toilets and sinks like that, that wouldn't be  
23 reclaimed; but that's just a small office and a  
24 single washroom.

1           CHAIRMAN PILMER: All right. A comment on  
2     Route 31 stacking. I know it's a state highway, and  
3     I know you discussed earlier; but maybe that's a  
4     question for staff or the petitioner, either one.

5           MR. WILLIAMS: I think there's a couple  
6     things to note. I mean, we have -- on the Sudz site  
7     we have stacking for 30 cars, okay. Brenda can tell  
8     you that that is by far the most stacking they have  
9     for any facility. I think the next closest one is  
10    22.

11          MS. PODRUMEDIC: 18.

12          MR. WILLIAMS: 18.

13          MS. PODRUMEDIC: Our site 1 in the City of  
14    Chicago with traffic counts of 24,800 -- just so  
15    we're clear, Lake Street's traffic count is 19,700.  
16    One with 5,000 more had 15 vehicles available in the  
17    stacking lanes.

18                   Our Beverly site, which just  
19    opened, has a car count of 28,000, and that has 18  
20    stacking lanes, and we've never filled off of our  
21    sites. We've never done that.

22          MR. WILLIAMS: So we feel that our stacking  
23    is more than adequate to accommodate a big  
24    inundation of people wanting to get their car

1 washed.

2 As far as the Storage of America  
3 site goes, we are required to have, per the plan  
4 descriptions, 174 spaces just for the storage.  
5 Their experience with their busiest facility would  
6 require them to have 65 spaces based upon their own  
7 internal analysis. So we believe from the Storage  
8 of America site we're providing 109 more spaces that  
9 we need.

10 And, you know, the City has  
11 concerns about all of these -- these issues the  
12 residents are addressing, and we've tried to  
13 cooperate and accommodate them over the last  
14 two-and-a-half years to hope that these types of  
15 situations doesn't occur.

16 But you're right about Lake Street.  
17 That's not up for the City to widen. It's not up to  
18 us to widen. It's up to the State of Illinois to  
19 widen and to address those issues, unfortunately.

20 MS. PODRUMEDIC: Also, there was a community  
21 meeting.

22 MR. FITZPATRICK: Yeah. May -- May 11th  
23 there was a community -- a Ward 6 community meeting,  
24 and everybody in the ward should have received a

1 letter or a notice, and I think it was also -- was  
2 it, like, advertised?

3 MS. PODRUMEDIC: Yeah, it was posted. It was  
4 the aldermen who -- I mean, we were there, but it  
5 was a meeting of the aldermen of the ward, so there  
6 was that community meeting.

7 MR. FITZPATRICK: And we had a nice little,  
8 you know, workshop along with the community that was  
9 there, I felt.

10 CHAIRMAN PILMER: All right. Thank you.

11 MS. PODRUMEDIC: Thank you.

12 CHAIRMAN PILMER: All right. At this time  
13 I'm going to close the public hearing. I will ask  
14 staff to come back up.

15 Do you want to -- any questions of  
16 staff?

17 COMMISSIONER ANDERSON: I have one. Has  
18 there been any other interest in this property  
19 besides these folks here?

20 MS. VACEK: Actually, the only other interest  
21 that we have gotten was from a church, and that's  
22 for the -- since 2017, so for the last five years.

23 CHAIRMAN PILMER: I know staff's report talks  
24 about some new development in the area, I think the

1 Starbucks to the north, and I think there's another  
2 one mentioned, but --

3 MS. VACEK: McDonald's.

4 CHAIRMAN PILMER: McDonalds was redeveloped.  
5 But the whole Route 31 corridor, there was  
6 redevelopment which allowed for some additional  
7 green space which the developer is providing on  
8 this; right? Isn't that part of the redevelopment  
9 process of what was accomplished five, six years ago  
10 with Route 31?

11 MS. VACEK: Yeah. I can kind of go into a  
12 little bit of just kind of the background of Lake  
13 Street, and then I think I can answer that kind of  
14 question.

15 The Lake Street corridor is an  
16 important regional gateway into the city not only  
17 for the connection from the interstate to the  
18 downtown, but also because there are many retail and  
19 restaurant uses that serve the nearby neighborhoods  
20 and visitors.

21 As we kind of all know, the  
22 corridor has experienced some disinvestment and has  
23 had some large vacancies over the last several  
24 years. This is not common just to us or the

1 Chicagoland area. This is common nationally. And,  
2 really, it's just with the changing shopping habits,  
3 and, again, the infrastructure.

4 Over the last five years staff has  
5 focused on improving important city gateways such as  
6 Lake Street. We've created several internal  
7 policies that we have been using to guide  
8 redevelopments and reinvestments.

9 First is that there should be a  
10 separation between Lake Street and the parking lot  
11 where possible. Within that separation, there  
12 should be a parkway that includes a sidewalk.

13 They have accommodated a 30-foot  
14 setback. Within that they are putting a five-foot  
15 sidewalk. And as I stated before, it's set back  
16 five feet from the -- again, from the property line  
17 to kind of give that parkway feel.

18 This area also -- should also  
19 include landscaping and the new commercial monument  
20 style signs. The recent examples, again, were we  
21 have implemented that was the McDonald's.

22 As you know, Starbucks is being  
23 built now on Lake Street. I actually just went by  
24 it and I saw the building starting to be erected, so



1     that was really exciting.

2                     And then we -- we really were  
3     looking at the street scape to improve it and to  
4     make it look and feel inviting.

5                     Another focus for the corridor is  
6     to fill these large vacancies. This property  
7     probably is the largest in the corridor.

8                     When Carson's moved out, the large  
9     big boxes have stayed emptied for the last five  
10    years. Again, there's been very little interest in  
11    developing it.

12                    The one interest that we did have  
13    was a church. Unfortunately, there just isn't  
14    retailers out there looking for large spaces like  
15    this anymore.

16                    Staff has done some visually  
17    looking at kind of this area and has developed what  
18    we say are some goals or some key goals that we hope  
19    to get.

20                    The first is that the front, the  
21    side that faces Lake Street, would be retail  
22    commercial uses that take advantage of the  
23    visibility and the traffic counts.

24                    The second would be some outdoor

1 space to create outdoor dining opportunities.

2 The third is new street scape and  
3 landscaping to be installed throughout.

4 The fourth is that the west side of  
5 the building be improved to look better and to have  
6 better screening to the neighborhood.

7 The fifth is that overall the  
8 building facade be improved.

9 And number six, that the new outlot  
10 be created and the unused parking lot to draw  
11 customers into the property. This will not only  
12 help the new businesses in the former Carson's but  
13 also help Northgate.

14 And then number seven, that the  
15 traffic does not negatively impact the neighborhood.

16 We did look at the findings, and we  
17 did find that -- that they met all of these. They  
18 are not going to be detrimental or, you know,  
19 endanger the public health, safety, morals, comfort,  
20 or generally welfare of this. They're actually  
21 making a huge improvement to this property that has  
22 been vacant for now five years.

23 It will also help in aiding the  
24 revitalization of Lake Street corridor.

1                   The conditional use will not  
2   injuriously -- or be injurious to the use and the  
3   enjoyment of other properties in the immediate  
4   vicinity or diminish or repair property values as  
5   the proposed redevelopment will not only repurpose a  
6   blighted site that has been vacated since 2007, but  
7   they are also improving the overall aesthetics of  
8   the building and the property and improving  
9   screening to the adjacent neighborhood.

10                  We did take a really good look at  
11   the rear of the property. They are putting extra  
12   landscaping in. They are taking out a whole bunch  
13   of pavement, and they're actually putting more  
14   landscaping in that area that the pavement was in.

15                  The development will not impede  
16   normal and orderly development and improvement  
17   surrounding areas as the redevelopment will be a  
18   benefit for the adjacent properties as it will  
19   improve the entire site.

20                  The proposed subdivision has  
21   adequate water and sewer capabilities to serve the  
22   project.

23                  And then I do want to also point  
24   out that they are extending a sanitary -- it's

1 sanitary?

2 MR. WILLIAMS: Sanitary, yes.

3 MS. VACEK: (Continuing.) -- sanitary sewer  
4 up to the property for the car wash. In doing so,  
5 they're also providing a stub to possibly  
6 utilize a -- to be actually to extend to the south  
7 so that there is some unused -- again, some unused  
8 parking space there that could then develop for  
9 another outlot along Lake Street. So that extension  
10 will actually make that very feasible.

11 The project not only has adequate  
12 ingress and egress, but they will also be improving  
13 the ingress and egress on the site.

14 With the improvements to the site,  
15 the access into the site along the south property  
16 line will be well-defined as they are going to be  
17 now putting curving in, and it will aline with the  
18 private drives to the south -- the south at  
19 Northgate Shopping Center.

20 There is also a new four-way stop  
21 that will be added internally on the shared private  
22 drive, which will then slow down traffic and improve  
23 circulation.

24 And then lastly, the conditional

1 use is -- in all other respects is applicable or  
2 conforms to the B3 zoning.

3 Like we said, staff has been  
4 working with the petitioner to redevelop the  
5 property. The petitioner has followed all the goals  
6 that we have set forth and used them to create a  
7 redevelopment for this property.

8 Staff does believe that this  
9 redevelopment will be a benefit to the community and  
10 it will repurpose a long vacated property, improve  
11 the look of the entire property, add new uses,  
12 create new landscaping and sidewalks, and add  
13 appropriate buffering to the nearby neighbors that  
14 is much better than what the Carson had for decades.

15 With that I can give the  
16 recommendation unless you have other questions for  
17 me.

18 CHAIRMAN PILMER: Any additional questions of  
19 staff?

20 COMMISSIONER MARTINEZ: I have one. I know  
21 that you guys mentioned you guys are investing 14  
22 million in there. How much is this bringing in in  
23 taxes or sales taxes for the City?

24 MS. VACEK: I don't know if I can answer

1     that.

2             MR. WILLIAMS:  So there will be limited sales  
3     tax generated from the development.  I don't -- the  
4     City, I don't believe, charges a use tax on car  
5     washes.  It may.  I don't know the answer to that.

6             We have -- certainly we have 16,000  
7     square feet of retail, and, you know, we've got a  
8     commitment to work with the City to get that built,  
9     and filled, and a sit-down restaurant and we want  
10    that.

11            You know, so there will be some  
12    sales tax from those users.  How much that will be I  
13    can't tell you as I stand here today.  We do have a  
14    retail component.  We sell boxes and tape and  
15    supply, but it's really de minimis in our overall  
16    scheme.

17            CHAIRMAN PILMER:  Thank you.

18            COMMISSIONER GONZALES:  Quick question.  I  
19    just want to make sure I'm clear on this, is that I  
20    do see the retail spaces -- the three retail; one  
21    possibly being a restaurant, and two office spaces,  
22    as well.  So when we talked about it earlier, the  
23    jobs that were being brought in were under 10 I  
24    believe is what it was?

1 MS. PODRUMEDIC: That's just for our site.

2 COMMISSIONER GONZALES: Correct, and I get  
3 that.

4 So what we're looking at is  
5 essentially five other retail locations, office  
6 retail, that does bring in the jobs?

7 MS. PODRUMEDIC: Correct.

8 COMMISSIONER GONZALES: I wanted to make  
9 sure. Thank you.

10 MR. FITZPATRICK: About the taxes, too, we  
11 pay our property taxes, okay, every year, twice a  
12 year, probably, and when you improve property like  
13 this the taxes don't stay the same as they are  
14 today. So I just want to say that it does improve  
15 it and I'm sure that those property taxes will be  
16 going up, as well.

17 CHAIRMAN PILMER: Thank you.

18 If there are no other questions, I  
19 would ask for staff's recommendation.

20 MS. VACEK: Staff would recommend approval of  
21 the ordinance establishing a conditional use planned  
22 development and approving the Lake Street 31  
23 Development Plan Description for the property at  
24 7 -- or, I'm sorry, at 970 North Lake Street.

1           CHAIRMAN PILMER:  You've heard staff's  
2   recommendation.  Is there a motion?  
3           COMMISSIONER CHAMBERS:  Move for approval.  
4           CHAIRMAN PILMER:  Motion has been made.  
5                           Is there a second?  
6           COMMISSIONER GONZALES:  Second.  
7           CHAIRMAN PILMER:  And seconded.  
8                           Please call the roll.  
9           MS. JACKSON:  Chairman Pilmer?  
10          CHAIRMAN PILMER:  Yes.  
11          MS. JACKSON:  Mrs. Anderson?  
12          COMMISSIONER ANDERSON:  Yes.  
13          MS. JACKSON:  Mr. Chambers?  
14          COMMISSIONER CHAMBERS:  Yes.  
15          MS. JACKSON:  Mr. Gonzales?  
16          COMMISSIONER GONZALES:  Yes.  
17          MS. JACKSON:  Mrs. Martinez?  
18          COMMISSIONER MARTINEZ:  Yes.  
19          MS. JACKSON:  Mrs. Owusu-Safo?  
20          COMMISSIONER OWUSU-SAFO:  Yes.  
21          CHAIRMAN PILMER:  Motion carries.  
22                           We did have findings of fact with  
23   this case.  Staff did read the findings of fact into  
24   the record.



1 I will just state one little  
2 correction, that the site has been vacant since  
3 2017, not 2007.

4 MS. VACEK: Did I say that? Sorry.

5 CHAIRMAN PILMER: That's all right.

6 Any other additions or corrections  
7 to the findings of fact?

8 (No response.)

9 CHAIRMAN PILMER: Hearing none, is there a  
10 motion to accept those findings of fact?

11 COMMISSIONER ANDERSON: Move to accept the  
12 findings of fact.

13 COMMISSIONER CHAMBERS: Second.

14 CHAIRMAN PILMER: A motion has been made and  
15 seconded.

16 Please call the roll.

17 MS. JACKSON: Chairman Pilmer?

18 CHAIRMAN PILMER: Yes.

19 MS. JACKSON: Mrs. Anderson?

20 COMMISSIONER ANDERSON: Yes.

21 MS. JACKSON: Mr. Chambers?

22 COMMISSIONER CHAMBERS: Yes.

23 MS. JACKSON: Mr. Gonzales?

24 COMMISSIONER GONZALES: Yes.

1 MS. JACKSON: Mrs. Martinez?

2 COMMISSIONER MARTINEZ: Yes.

3 MS. JACKSON: Mrs. Owusu-Safo?

4 COMMISSIONER OWUSU-SAFO: Yes.

5 CHAIRMAN PILMER: Motion carries.

6 And then the staff will state where  
7 this case will next be heard.

8 MS. VACEK: This will next be heard at our  
9 Building Zoning & Economic Development Committee  
10 here at City Hall in this room on June 15th at 4:00  
11 PM.

12 CHAIRMAN PILMER: Okay. And then we also  
13 have the final plat. Would staff like to make a  
14 recommendation regarding the final plat?

15 MS. VACEK: Staff would recommend conditional  
16 approval of the resolution approving the final plat  
17 for Lake Street 31 Development Subdivision located  
18 at 970 North Lake Street with the following  
19 conditions: Number one, that the final plat  
20 approval be contingent upon final engineering  
21 approval; Number two, that the access on Lake Street  
22 be contingent upon Illinois Department of  
23 Transportation review and approval. The existing  
24 traffic light posted at the southwest corner of the

1 site may be -- may need to be relocated, and  
2 additional right-of-way may be required as  
3 determined by IDOT; and Number three, that the  
4 documents be revised to incorporate the zoning and  
5 planning staff comments, including in a memo of  
6 June -- I think, yeah, June 2nd of 2022 prior to the  
7 building permit issuance.

8 CHAIRMAN PILMER: So the stoplights at the  
9 southeast corner?

10 MS. VACEK: The southeast corner.

11 CHAIRMAN PILMER: Correct.

12 You heard staff's recommendation.  
13 Is there a motion?

14 COMMISSIONER CHAMBERS: Move for the approval  
15 with the conditions listed in the staff report.

16 COMMISSIONER ANDERSON: Second.

17 CHAIRMAN PILMER: A motion has been made and  
18 seconded.

19 Please call the roll.

20 MS. JACKSON: Chairman Pilmer?

21 CHAIRMAN PILMER: Yes.

22 MS. JACKSON: Mrs. Anderson?

23 COMMISSIONER ANDERSON: Yes.

24 MS. JACKSON: Mr. Chambers?

1 COMMISSIONER CHAMBERS: Yes.

2 MS. JACKSON: Mr. Gonzales?

3 COMMISSIONER GONZALES: Yes.

4 MS. JACKSON: Mrs. Martinez?

5 COMMISSIONER MARTINEZ: Yes.

6 MS. JACKSON: Mrs. Owusu-Safo?

7 COMMISSIONER OWUSU-SAFO: Yes.

8 CHAIRMAN PILMER: Motion carries. And this

9 will next be heard --

10 MS. VACEK: At our Building, Zoning &

11 Economic Development Committee on June -- yeah,

12 June 15th here at 4:00 PM in this conference room --

13 or this Council Chambers.

14 CHAIRMAN PILMER: And then our next item was

15 the final plan on lot 1.

16 MS. VACEK: The staff would recommend

17 conditional approval of the resolution approving a

18 final plan on lot 1 of the Lake Street 31

19 Development Subdivision located at 970 North Lake

20 Street with the following conditions -- Sue, did we

21 take a roll call on that last one?

22 MS. JACKSON: (Indicating.)

23 MS. VACEK: I'm losing my mind, I think.

24 (Continuing.) -- that number one,

1 the final plan be contingent upon final engineering  
2 approval; that number two, that the access on Lake  
3 Street be contingent upon the Illinois Department of  
4 Transportation review and approval. The existing  
5 traffic signal post at the southeast corner of the  
6 site may be -- may need to be relocated, and  
7 additional dedication may be required as determined  
8 by IDOT; and number three, that the document be  
9 revised to incorporate the zoning and planning staff  
10 comments, including -- included in the memo dated  
11 June 2nd, 2022, prior to the building permit  
12 issuance; and then number four, that the proposed  
13 grease trap shall serve all the retail units along  
14 Lake Street.

15 We do want that to be set up for  
16 all of the -- all of the units so that any unit can  
17 be a restaurant or -- so.

18 CHAIRMAN PILMER: You've heard staff  
19 recommendation. Is there a motion?

20 COMMISSIONER MARTINEZ: Motion to approve.

21 COMMISSIONER CHAMBERS: Second.

22 CHAIRMAN PILMER: A motion has been made and  
23 seconded.

24 Please call the roll.

1 MS. JACKSON: Chairman Pilmer?  
2 CHAIRMAN PILMER: Yes.  
3 MS. JACKSON: Mrs. Anderson?  
4 COMMISSIONER ANDERSON: Yes.  
5 MS. JACKSON: Mr. Chambers?  
6 COMMISSIONER CHAMBERS: Yes.  
7 MS. JACKSON: Mr. Gonzales?  
8 COMMISSIONER GONZALES: Yes.  
9 MS. JACKSON: Mrs. Martinez?  
10 COMMISSIONER MARTINEZ: Yes.  
11 MS. JACKSON: Mrs. Owusu-Safo?  
12 COMMISSIONER OWUSU-SAFO: Yes.  
13 CHAIRMAN PILMER: Motion carries.  
14 And if you'll state where this will  
15 next be heard.  
16 MS. VACEK: This will next being heard at  
17 Building, Zoning & Economic Development Committee on  
18 June 15th at 4:00 PM here in the City Council  
19 Chambers.  
20 CHAIRMAN PILMER: And then our last item is  
21 is the final plan for lot 2.  
22 MS. VACEK: Staff would recommend conditional  
23 approval of the resolution approving a final plan on  
24 lot 2 of the Lake Street 31 Development Subdivision

1 located on the west side of North Lake Street, south  
2 of 970 North Lake Street for a Single Bay Car Wash  
3 with the following conditions, that number one, the  
4 final plan approval be contingent upon final  
5 engineering approval, that the access -- number two,  
6 that the access on Lake Street be contingent upon  
7 the Illinois Department of Transportation review and  
8 approval. The existing traffic signal post at the  
9 southeast corner of the site may need to be  
10 relocated and additional dedication may be required  
11 as determined by IDOT; and number three, that the  
12 documents be revised to incorporate the zoning and  
13 planning staff comments included in the memo of June  
14 2nd, 2022 prior to the building permit issuance.

15 CHAIRMAN PILMER: You've heard staff's  
16 recommendation. Is there a motion?

17 COMMISSIONER ANDERSON: Move for approval  
18 with the conditions listed by staff.

19 COMMISSIONER MARTINEZ: Second.

20 CHAIRMAN PILMER: A motion has been made and  
21 seconded.

22 Please call the roll.

23 MS. JACKSON: Chairman Pilmer?

24 CHAIRMAN PILMER: Yes.

1 MS. JACKSON: Mrs. Anderson?  
2 COMMISSIONER ANDERSON: Yes.  
3 MS. JACKSON: Mr. Chambers?  
4 COMMISSIONER CHAMBERS: Yes.  
5 MS. JACKSON: Mr. Gonzales?  
6 COMMISSIONER GONZALES: Yes.  
7 MS. JACKSON: Mrs. Martinez?  
8 COMMISSIONER MARTINEZ: Yes.  
9 MS. JACKSON: Mrs. Owusu-Safo?  
10 COMMISSIONER OWUSU-SAFO: Yes.  
11 CHAIRMAN PILMER: Motion carries.  
12 If staff would just state when this  
13 will next be heard.  
14 MS. VACEK: And this will be heard at the  
15 Building, Zoning & Economic Development Committee on  
16 June 15th at 4:00 PM here in City Council Chambers.  
17 CHAIRMAN PILMER: Thank you and good luck.