



# City of Aurora

2nd Floor Council  
Chambers  
44 E Downer Place  
Aurora, IL 60507

## Planning and Zoning Commission Meeting Minutes

Wednesday

January 04, 2023

7:00 PM

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### CALL TO ORDER

*Chairman Pilmer called the meeting to order at 7: 05 p.m.*

### ROLL CALL

*The following Commission members were present: Chairman Pilmer, Mr. Chambers, Mr. Choudhury, Mr. Kuehl, and Mrs. Martinez. Mrs. Anderson, Mr. Gonzales, and Mrs. Owusu-Safo were absent.*

### OTHERS PRESENT

*The following staff members were present: Mr. Sieben, Mr. Broadwell, and Ms. Burden.*

*Jeffrey Barrett (Re: Habitat for Humanity)  
Clay Schuler (Re: Habitat for Humanity)  
Karen Dodge (Re: Calvary Church)*

### APPROVAL OF MINUTES

**23-0008**

Minutes from Planning and Zoning Commission Meeting on 12/7/2022

*MOTION OF APPROVAL WAS MADE BY: Mr. Chambers*

*MOTION SECONDED BY: Mr. Kuehl*

*AYES: Chairman Pilmer, Mr. Chambers, Mr. Kuehl, Mrs. Martinez*

*NAYS: 0*

*ABSTAIN: Mr. Choudhury*

*Motion carried.*

**A motion was made by Mr. Chambers, seconded by Mr. Kuehl, that the minutes be approved and filed. The motion carried.**

### PUBLIC COMMENT

*Chairman Pilmer said if you are here for an item that does not appear on the agenda as a public hearing and you wish to speak to the Commission, we can give you 3 minutes to do so.*

*No one came forward.*

## AGENDA

**22-0966**

A Resolution Approving a Preliminary Plat and Plan for Habitat Green Freedom Subdivision, located at 1921 Jericho Road

*Mr. Broadwell said thank you, it's good to see everyone. My name is Steve, I'm here with the City's Zoning Division. I'm just going to pull up the aerial parcel map. This is the subject property, you can see it there, it's an approximately 8 ½ acre lot, it's vacant right now, it's zoned right now for R-1 Conditional Use, R-1 One Family Dwelling District with a Conditional Use. As you can see in the Staff Report, the property was planned and zoned for church and daycare back in 2004 but just never developed. The Petitioner, Habitat for Humanity, is here and they can come up in a little bit, but they're keep the R-1 zoning for this 17-lot single-family residential development. This is, like I said, the zoning, the Comprehensive Plan shows Low Density Residential which is consistent with the R-1 zoning proposal here. I'll pull up the Preliminary Plat and Plan. Like I said, it's....so, here's the land here....like I said, this 17 single-family residential lots that are all developed per the R-1 standards, which is the 75 foot width and 110,000 square foot area. The average residential lot area here is approximately 11, 600 square feet. Then there's the 2 lots for detention; one on the east and then one kind of on the southwest down there by lot 101. As this is the Preliminary Plat and Plan pending City Council approval, this will be followed by the Final Plat and Plan at a future time that will come to the Planning Commission. I think that's everything. Any questions for Staff at this point?*

*Chairman Pilmer said if no questions of Staff, would the Petitioner want to come forward and add anything?*

*Mr. Barrett said good evening, I'm Jeff Barrett, executive director of Fox Valley Habitat. We just thank you for listening to us. If you have any questions, we're here to answer those. Habitat for Humanity...Fox Valley Habitat has built 70 houses; 1 in Batavia, 1 in North Aurora, and all the rest have been in Aurora. Aurora is our community, that's where we build, that's where we make a difference. We're happy to be doing this now, new 17 home project there as well. We have full house plans already and we also have funding. We're working with Nicor as a partner on this to help us provide all the technology. We're trying to make these homes net zero. We're building these homes with concrete walls, exterior walls, instead of regular traditional stick framing, we're going for an R-45 R value for insulation on the inside of the homes, and we have families....we've got 6 families chosen already for these, so we're very excited about moving forward on the project, and when we're able to show you the full house plans, you'll see they're very contemporary, mid-century contemporary modern homes that will be an asset to the Aurora community.*

*Chairman Pilmer said thank you. Any questions?*

*Mr. Chambers said I have a quick question. What is the square footage range in these homes?*

*Mr. Barrett said these homes are going to be 1600 to 1750 square feet.*

*Mr. Chambers said okay, and the price range on these?*

*Mr. Barrett said well, so our homes, we sell our homes to our homeowners at 30% of*

whatever their income is. They get a zero percent interest mortgage, so we don't....it's not a hand out, we don't give them a hand out, but we do give them a hand up to get this, in order to build stability and strength and financial and emotional equity into their homes. The price of the homes will probably be somewhere around \$325,000 from an appraised value standpoint, from what the homeowners will pay; probably somewhere around \$225,00 to \$250,000....somewhere in there. But we will get some subsidized down payment assistance with that as well.

Mr. Chambers said okay, thank you.

Mr. Barrett said sure.

Chairman Pilmer said any additional questions?

**A motion was made by Mrs. Martinez, seconded by Mr. Kuehl, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 1/11/2023. The motion carried.**

**22-1063**

An Ordinance Approving a Revision to the Calvary Temple Church Plan Description on 107.3 Acres for Property Located at 9S200 State Route 59

Mr. Broadwell said alright, thank you. So, this is the Plan Description Revision for Calvary Church. They're proposing some changes to the Plan Description really to allow for, really, specifically, to the signage that's allowed for the property. So, what I'll do is I'll pull up the aerial real quick. I'm sure you're all familiar with Calvary Church. It's out there on the corner of Route 59 and Montgomery Rd. The entire site is approximately 74 acres, the Plan Description was approved in 2002. The church was....they're approving...there is the office zoning for the church, the B-2 zoning for some commercial that hasn't yet developed, then some additional residential on the west property on Commons Dr., which I'm sure you'll remember developed as Chelsea Manor recently, so here's....finally got the aerial up.....here's the property. I'll show the zoning there, Chelsea Manor to the west and then the comprehensive plan. What they're proposing here is kind of....show a map that I put together....so they're really changing the signage for Parcel A, which you can see here is the Route 59 frontage, basically from the north property line down to this Parcel B at the northwest corner of Route 59 and Montgomery Rd. There would be one sign there where you see the yellow square and then on the Montgomery Rd., the southern frontage, you'll see sign 2 which is the yellow triangle there. As far as the sign itself, the Plan Description Revision that is, the area of the sign on Route 59 is going to have signage area of 210 square feet and the maximum of 12 feet and then....12 feet, 5 inches, excuse me.....masonry base, and a cap. The Plan Description also allows for a single monument sign on the Montgomery Road frontage of Parcel A, which will have the maximum signage area of 98 square feet and a maximum height of, sign height, of 7 feet, 9 inches with, also, with a masonry base and a cap. I'll pull up the....we do have the Petitioner here. They've done a really good job of putting together some really nice-looking signage, so I'll show that to you real quick. There's existing signage out there which is being removed with these new signs. Here's Sign 1, which is the Route 59 frontage. That sign's been designed in accordance with the Plan Description Revision which I just read to you. You can also see the digital message board there, which is in accordance with the sign code requirements for digital message boards, so that's not included with the Plan Description Revision. There's that Sign 1 on Route 59. Then here's Sign 2 on the Montgomery Road frontage so that's it. Any questions for Staff at this point?

*Chairman Pilmer said no questions of Staff; would the Petitioner like to come forward and add anything?*

*Mr. Sieben said just one thing I wanted to add is.....Ed Sieben.....they are going to remove the....they've been doing a lot of temporary signs along the frontage because they don't have a digital sign, so they will be removing those as part of this, so I'll turn it over to the Petitioner.*

*Chairman Pilmer said this is a public hearing so I'll just have you raise your right hand and I'll swear you in. Do you swear to tell the truth, the whole truth, and nothing but the truth?*

*Ms. Dodge said I do.*

*Chairman Pilmer said thank you, and then if you'll just state your name and address for the record please.*

*Ms. Dodge said Karen Dodge. Address is 325 Sandpebble Lane in Aurora.*

*Chairman Pilmer said thank you.*

*Ms. Dodge said I'm representing Aurora Sign Company on behalf of Calvary Church at 2 S 200 Route 59. Aaron from Aurora Sign Company is also here for questions. We would like to install 2 ground signs on this property that spans 3 parcels. Calvary Church has a very large congregation and needs these signs to communicate effectively with the community. We work closely with the City in designing these signs. We took into consideration the speed of the roadway, the width of the roadway, and the distance of the sign to the curb. We feel these signs are appropriate for the conditions and would appreciate a positive vote for our approval. Thank you for your consideration and if you have any questions.*

*Chairman Pilmer said any questions of the Petitioner? Thank you.*

*Ms. Dodge said thank you.*

*Chairman Pilmer said this is a public hearing. Would anyone else in the audience like to speak to the Commission regarding this case? Seeing no one has come forward, we will close the public hearing and I'll turn it back to Staff for their Findings of Fact.*

*Mr. Broadwell said alright, thank you:*

*1) Will the establishment, maintenance or operation of the conditional use be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare?*

*Staff does not believe the establishment, maintenance of the proposal to be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.*

*2) Will the conditional use be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish and impair property values within the neighborhood; factors including but not limited to lighting, signage and outdoor amplification, hours of operation, refuse disposal areas and architectural compatibility and building operation?*

*Staff does not believe that the Conditional Use will be injurious or impact the enjoyment of other properties in the vicinity. Staff also, as we've just heard, Staff agrees with the Petitioner that the new signage will improve the church's outreach efforts by removing....by...will improve the church's outreach efforts with improved signage and then as you've just heard from Ed, will also remove the non-conforming temporary signage from the subject property.*

*3) Will the establishment of the conditional use impede the normal and orderly development and improvement of surrounding property for uses permitted in the district?*

*Staff does not believe this will be the case. Will not impede the normal and orderly development.*

*4) Will the proposal provide for adequate utilities, access roads, drainage and/or other necessary facilities as part of the conditional use?*

*Staff does not feel that the proposal will have any impact on the existing adequate utilities, access roads, drainage and/or other necessary facilities.*

*5) Does the proposal take adequate measures, or will they be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets?*

*Staff does not feel the proposal will have any impact on traffic congestion in the public streets.*

*6) Does the conditional use in all other respects conform 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 commission?*

*Staff believes that the proposal does, in all other respects, conform to the applicable regulations of the district in which it is located.*

*Chairman Pilmer said thank you. Does Staff have a recommendation?*

*Mr. Broadwell said Staff would recommend conditional approval of the Ordinance approving a revision to the Calvary Temple Church Plan Description on 107.3 acres for property located at 9 S 200 State Route 59 with the following conditions:*

*1) That all non-conforming temporary ground signs be permanently removed from the Subject Property.*

*Chairman Pilmer said I just have a quick question on that. So, those are....but at some future date they could apply for a conforming temporary sign for certain.....is that how that works? For like 30 days or whatever, isn't that....*

*Mr. Sieben said correct, Mr. Chairman. If they want to have a special event where they needed additional, it could apply for a permit for a temporary, but the overall intent is that this new digital board will solve that.*

*Chairman Pilmer said good, alright. Thank you. You've heard Staff's.....*

*Mr. Choudhury said on the Staff Recommendations, you have point number 7 for hotels. Is that...*

*Mr. Sieben said I'm sorry, can you repeat that?*

*Mr. Choudhury said so, under Staff Recommendations, there is a point #7. It says "For Hotels".*

*Chairman Pilmer said so is it on the Findings of Fact or under the Recommendations?*

*Mr. Choudhury said yes, it's under the Findings of Fact sheet. I see 7 points over here. The 7th one is for hotels.*

*Chairman Pilmer said oh, that's.....in the Staff's report, there's only 6 Findings of Fact, the 7th is for hotels so it wouldn't apply for this one. It's only related if it's for hotel use. So, in the Staff's Report, they listed...the 6 Findings of Fact along with their responses.*

*Mr. Broadwell said yeah, there's in the Findings of Fact.*

*Chairman Pilmer said right on pages.....*

*Mr. Sieben said yeah, that's a generic template, so 7 is not applicable.*

*Chairman Pilmer said on page 2 and the top of page 3.*

*Mr. Sieben said correct.*

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

**MOTION OF APPROVAL WAS MADE BY: Mr. Chambers**

**MOTION SECONDED BY: Mrs. Martinez**

**AYES: Chairman Pilmer, Mr. Choudhury, Mr. Chambers, Mr. Kuehl, Mrs. Martinez**

**NAYS: 0**

**Motion carried.**

*Chairman Pilmer said motion carries, and then we do have Findings of Fact. Staff did read the 6 Findings of Fact along with responses. Are there any additions or corrections? Hearing none, is there a motion to accept those Findings of Fact into the record?*

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

**MOTION SECONDED BY: Mr. Choudhury**

**AYES: Chairman Pilmer, Mr. Choudhury, Mr. Chambers, Mr. Kuehl, Mrs. Martinez**

**NAYS: 0**

**Motion carried.**

*Chairman Pilmer said motion carries, and then if Staff will just state where this will next be heard.*

*Mr. Broadwell said this will next be heard at the BZE Committee, Wednesday, January 11th at 4 PM, City Council Chambers, City Hall.*

*Chairman Pilmer said good luck.*

*Ms. Dodge said thank you.*

**A motion was made by Mr. Chambers, seconded by Mrs. Martinez, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 1/11/2023. The motion carried.**

## **ANNOUNCEMENTS**

*Chairman Pilmer said that concludes our agenda items. Any announcements?*

*Mr. Sieben said our next meeting will be 2 weeks, January 18th.*

## **ADJOURNMENT**

*MOTION OF ADJOURNMENT WAS MADE BY: Mr. Choudhury*

*MOTION SECONDED BY: Mr. Kuehl*

*Motion carried by voice vote.*

*Chairman Pilmer adjourned the meeting at 7:25 pm.*

**A motion was made by Mr. Choudhury, seconded by Mr. Kuehl, that this meeting be adjourned.**

**Motion carried by voice vote.**

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