



City of Aurora

5th Floor Conference
Room of City Hall
44 East Downer Place
Aurora, Illinois 60505
www.aurora-il.org

Planning Council Meeting Minutes

Tuesday

March 05, 2019

10:00 AM

CALL TO ORDER

Mr. Broadwell called the meeting to order at 10:00 a.m.

ROLL CALL

The following members were present: Mrs. Morgan, Mr. Broadwell, Mr. Minnella, Mr. Dick, Mr. Thavong and Mr. Beneke.

OTHERS PRESENT

Others Present: Mike Frankino (Fox Metro) and Jeff Gilbert (Hope for Tomorrow).

APPROVAL OF MINUTES

19-0091

Approval of the Minutes for the Planning Council meeting on February 5, 2019.

A motion was made by Mrs. Morgan, seconded by Mr. Beneke, that the minutes be approved and filed. The motion carried by voice vote.

AGENDA

[19-0131](#)

Requesting the Annexation of 0.351 acres located at 537 Hartford Avenue (Hope for Tomorrow, Inc. - 19-0131 / AU29/2-18.227-A/Su - SB - Ward 4)

Representative Present: Jeff Gilbert

Mr. Gilbert said the project is we are hooking up for the city water. Our well went dry. We've been having some problems with it off and on for the last probably 6 or 7 months. We've been able to get it running temporarily. We just decided to annex in to get the great City of Aurora water, but also to resolve the problem once and for all.

Mr. Broadwell said there is a water hook up that came with the annexation, so I think we are moving forward with that. The Annexation and Special Use are really just to bring this under the city's standards for the property. We are annexing it as R-1 Single Family Dwelling District. The Special Use is just for the community residence. Do you

want to say anything about the organization itself?

Mr. Gilbert said Hope for Tomorrow is a 501c3. I started the organization with my wife in 1999. We went as a 501c3 in 2001. We purchased the house at 537 Hartford in 1999. We received a group home status from the County many, many years ago. I don't know exactly when, 15 or more and we've been operating on Hartford. We have another property on Hartford also since 1999 and 2002 when we bought the other property. We've never had any problems in the community. As a matter of fact, when we went for zoning for the 2 properties on Lake Street, a group home at 469 N. Lake Street, which is our homeless veterans program and our office, which is licensed for substance abuse and treatment and everything, the President of the neighborhood watch at that point and the block captain, which lived right across the street from the 537 address came to City Council and said that Hope for Tomorrow is not a problem in the community. It is the solution to the problem in the community. I did my Master's thesis on neighborhood resident's views of peer-lead recovery homes. We surveyed the entire neighborhood of people that lived within 2 blocks of the homes and they didn't have a problem with the homes. People that lived further than 2 blocks weren't aware that they existed, which we interpreted as positive because if they were problem homes they would have been known about. In addition, throughout the years I've had many conversations, just being in the neighborhood, with Kane County Sheriffs. Most of them weren't even aware that they were there, which again, we interpret as positive. We're community friendly. The rules are set up to be community friendly. We enforce the rules to make sure that it is community friendly.

Mr. Thavong said how many people do you have in their right now?

Mr. Gilbert said that are 8 guys to a house. We don't have anybody in 547 now because there is no water, but I combined them into 652 Hartford right now, but at capacity we have 8 and 8.

Mr. Thavong said is it mostly like substance abuse?

Mr. Gilbert said there are substance use disorder and remission. They have to be clean. Some of them have dual diagnosis. We don't allow people with violent criminal backgrounds and we don't allow people with crimes against children. They have to be clean. If they have any kind of a criminal record, it is substance related basically. It could be a DUI. It could be a retail theft, but that's because they were under the influence and they are on probation and they need to abide by all state, local and federal laws.

Mr. Thavong said thank you for what you do.

Mr. Gilbert said it is my pleasure.

Mr. Thavong said in terms of engineering have you contacted Kane County to get a permit for the well, sealing of the well, abandoning the well?

Mr. Gilberts said Michels Plumbing is handling all that, Matt Michel specifically and so he has because we've talked about it. I guess Kane County is requiring that, it is kind of in a tunnel, not really a tunnel, but I guess it has walls that go down and they requiring that be filled.

Mr. Thavong said as you move forward that is something that we would want to see.

Mr. Beneke said you'd have to have a permit, obviously, with us to get the connection and part of that process is the confirmation that not only have you applied for the permit for capping/disconnecting the well, but also that it was completed.

Mr. Gilberts said Matt is handling that. We spoke last week and he said that is all being taken care of.

Mr. Frankino said on Fox Metro's end, I believe we've (inaudible) the inspection request. There is a number that, again, should Michels not remember that they are supposed to get an inspection on that, just maybe give them a reminder. Matt, I believe we've been working with him a little less, but I think he is aware of the fact that we have to have that inspection on behalf of the city.

Mr. Gilberts said okay. If I talk to him today I'll mention it.

Mr. Broadwell said we are working through the public notice. We have the signs here. I think once you get that up and get the affidavit back to us that would be really what we need for the public hearing. For the Annexation, that will meet up with the Special Use at the P&D meeting on, I believe, March 28. Right now the public hearing for the Special Use is March 20th. For the Annexation, there will be like a District mailing process that I'll put together and send to you in the next few weeks. We'll probably just vote this out next week for Planning Commission and then I'll be in touch with the next steps.

[19-0132](#)

Requesting approval of a Special Use for a Community Residence, Major (1520) Use, located at 537 Hartford Avenue (Hope for Tomorrow, Inc. - 19-0132 / AU29/2-18.227-A/Su - SB - Ward 4)

Representative Present: Jeff Gilbert

Mr. Gilbert said the project is we are hooking up for the city water. Our well went dry. We've been having some problems with it off and on for the last probably 6 or 7 months. We've been able to get it running temporarily. We just decided to annex in to get the great City of Aurora water, but also to resolve the problem once and for all.

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PENDING

ANNOUNCEMENTS

ADJOURNMENT

Mr. Broadwell adjourned the meeting at 10:08 a.m.

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