



# 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 12, 2019

10:00 AM

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### CALL TO ORDER

*Mr. Sieben called the meeting to order at 10:05 a.m.*

### ROLL CALL

*The following members were present: Mr. Sieben, Mrs. Vacek, Mrs. Morgan, Mr. Broadwell, Mr. Phipps, Mr. Beneke, Mr. Curley and Mr. Cross.*

### OTHERS PRESENT

*Others Present: Mr. Frankino (Fox Metro), Scott Gramme (730 Friar Drive), Russ Whitaker (Rosanova & Whitaker) and Rob Getz (Pulte Homes).*

### APPROVAL OF MINUTES

**19-0182** Approval of the Minutes for the Planning Council meeting on March 5, 2019.

**A motion was made by Mrs. Vacek, seconded by Mr. Broadwell, 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)

*Mr. Broadwell said the Petitioner was here last week to speak about this project. This will be at P&D on March 28th. I make a motion to move this forward to the Planning and Development Committee meeting on March 28, 2019. Mrs. Vacek seconded the motion. The motion carried unanimously.*

**A motion was made by Mr. Broadwell, seconded by Mrs. Vacek, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 3/28/2019. The motion carried by voice vote.**

**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)

*Mr. Broadwell said the Petitioner was here last week to speak about this project. They've completed the public notice process. I make a motion to move this forward to the Planning Commission meeting on March 20, 2019. Mrs. Morgan seconded the motion. The motion carried unanimously.*

**A motion was made by Mr. Broadwell, seconded by Mrs. Morgan, that this agenda item be Forwarded to the Planning Commission, on the agenda for 3/20/2019. The motion carried by voice vote.**

[19-0156](#)

Requesting approval of an Authorized Variance for the property located at 730 Friar Drive, pursuant to Section 10.5-5.1 of the Aurora Zoning Ordinance, to allow for a reduction of the thirty foot rear yard setback requirement by seven and a half feet, to twenty-two and a half feet (Scott Gramme - 19-0156 / AU11/1-19.021-V - SB - Ward 1)

*Representative Present: Scott Gramme*

*I'm Scott Gramme. I live at 730 Friar.*

*Mr. Sieben said I have the Plat of Survey up that shows the proposed 12½ by 15 foot addition to the rear and you'll be encroaching about 7½ feet into the rear yard setback. Do you want to just, kind of what we discussed at DST, kind of give your rationale on what creates a hardship?*

*Mr. Gramme said this in particular area, these homes were built in the '05, '06, '07 range. My particular house at that time sold for \$354,000. I had looked into purchasing a lot 2 over from where I live today just to build a smaller house, but of the same quality, and could not come anywhere close to the numbers to be able to build it. A similar type house would have been a lot more expensive just with building costs raising. So I thought the one thing I'm short on my house that I wish I had was a sunroom. So instead of going the new house route, I started to pursue this, the option of putting a sunroom on the back to try to stimulate some value. Right my now appraises at approximately \$300,000 give or take, so just trying to increase some value, but then also have some of the niceties that I wanted and that I was going to put in the new house that I wasn't able to make work out.*

*Mr. Sieben said what is immediately behind your lot?*

*Mr. Gramme said there is an easement. Your easement is in my yard. Then there is the easement for the farm field and then there is a farm field. I actually look at Mitutoyo across the expressway, that Mitutoyo sign and that new building there. I see that from my back windows. That's what I'm going to see out of my sunroom.*

*Mr. Sieben said well maybe not in the summer.*

*Mr. Gramme said we are hoping to make sure we can watch the coyotes. The coyotes run the line there and we like to make sure we know they are coming.*

*Mr. Sieben said did you have any comments?*

*Mr. Phipps said no. The proposed building is outside of the storm sewer easement, so we are fine with this.*

*Mr. Sieben said so Steve you are working with Mr. Gramme then on notification and this is set?*

*Mr. Broadwell said yes. We are working toward the April 3rd ZBA meeting. It is the 1st Wednesday in April. The meeting will be at 6:30 p.m. in City Hall. I think we are just getting ready at this point. Once that meeting gets closer, I'll send you more details.*

[19-0170](#)

Requesting approval of a revision to the Preliminary Plan and Plat for a portion of the New Song Highlands Subdivision located north of Hafenrichter Road, east of Barrington Drive, and west of Whitethorn Drive for an One Family Dwelling (1110) Use (Pulte Homes -19-0170 / WH05/1-18.151-Ppn/Psd - JM - Ward 9)

*Representatives Present: Russ Whitaker and Rob Getz*

*Mr. Sieben said just for the record, on the TV north is to the right.*

*I'm Russ Whitaker. I'm an attorney at Rosanova and Whitaker. I'm here this morning on behalf of Pulte. Pulte is the contract purchaser of the New Song property depicted on the plan here. We're looking for a Preliminary Plan Revision for the development. This was previously planned for, I believe it was, 34 homes. We found some efficiencies in working with the church that is located to the south. As a result, we've reconfigured some of the detention basin and we're proposing to increase the subdivision to 41 lots. We've made the preliminary submittal and are looking for some feedback here this morning.*

*Mr. Sieben said so the original preliminary, I believe, was approved in 2010 by Oakhill Builders. Essentially like you said, you guys are reconfiguring the detention. You worked out a deal with the church. Originally, this was a part dry/part wet. The intent was the church was going to use some of the dry area for some recreational facilities, so that's been negotiated and you guys have reconfigured that with your engineer. Essentially you guys, I believe, have added 6 lots on the west side of the reconfigured detention pond and I think you've managed to squeeze one more lot in along that far west row of lots essentially, still meeting the minimum lot width and area. This is keeping with the intent. However, because of the major change is the reason we are going through the revised preliminary. Much of this is going to be Engineering related. Jill, did you have anything before we turn it over to Engineering?*

*Mrs. Morgan said no, nothing major. I haven't done an official review. I hope to get that out today or tomorrow.*

*Mr. Sieben said we can go over timing in a few minutes, but Mark do you want to go ahead and touch on for the record the engineering?*

*Mr. Phipps said what's the status of your coordination with the church to the west regarding the easement in order to make a storm sewer connection?*

*Mr. Getz said they verbally said they are going to do it. We're just waiting for the city to inform them on the easement plat at this point.*

*Mr. Phipps said I wouldn't have any problem approving the Preliminary Plan at this point. Obviously before we would approve Final Engineering or a Mass Grading permit, we would need to see that that easement has been recorded and then also that the*

*Conditional Letter of Map Revision has been approved by FEMA. Those are things that would be the necessary first steps. Then as we do a review of the engineering on this, we are going to be looking closely at overland flow path. There is overland flow from adjacent developments that need to come onto this property so, obviously, this property can't obstruct the flow, the intended overflows from detention basins and such. Another thing that we will be looking closely at, and we want to make sure that you are mindful of, is that the lowest floor elevations in those houses, whether that's basement or first floor, has to be at least 2 feet above the design high water elevation detention basin. It looks like from some of the foundation elevations that you are showing in there that some of those lots are going to be really close, potentially not able to have a basement. We wanted to mention that to you.*

*Mrs. Morgan said Planning would like to get as many basements as possible.*

*Mr. Getz said it is out intent to have them with basements.*

*Mr. Sieben said so your goal is to have all basements?*

*Mr. Getz said absolutely.*

*Mr. Whitaker said and you said the lowest opening is 2 feet above, right?*

*Mr. Sieben said is it above high or normal?*

*Mr. Phipps said if we are looking at the normal water level, the basement, the lowest floor elevation has to be higher than that. We want to make sure that if there was a basement that they don't have a sump pump that's running all the time pumping water that's at the normal water elevation of the pond.*

*Mr. Whitaker said so it's not the opening, it is the basement floor elevation has to be?*

*Mr. Phipps said the lowest opening has to be set above the design high water elevation also, so there's really 2 considerations. I think in this one, the more challenging probably will be making sure if you've got a basement that that basement floor is 2 feet higher than the normal water level.*

*Mr. Sieben said and any opening, the second part is any opening needs to be above the high water level?*

*Mr. Phipps said yes.*

*Mr. Sieben said you guys are going to be close there, but your goal is to do that.*

*Mr. Getz said got that.*

*Mrs. Morgan said so just to touch on the off-site easement, Engineering was saying that connecting for the Homeowners Association that we want that to be a city easement dedicated to the city.*

*Mr. Whitaker said there already a city easement there. We are just getting the wording changed.*

*Mr. Getz said we are happy to get you a copy of the draft documents. We've had to do this before. We put together an easement agreement. The easement agreement has*

*them granting an easement that would allow us to go in and construct. I think there is already an easement over the detention basin for the city to enter in to do maintenance of their detention basin, but there was an issue with the language on being able to get in, construct and connect. I'll double back on that and I'll get you a copy of that easement.*

*Mrs. Morgan said do they have the plat of what exactly, what area is included in the city easement? We just want to make sure of the area you are connecting to.*

*Mr. Getz said the Homeowners Association has produced the easement plat. That had it and we are going to get it notarized, so certainly we are going to have it in plenty of time.*

*Mrs. Morgan said if it is a new easement, we have to actually take that all the way to City Council for approval, so we just want to confirm where you are going is a current easement so we don't have to worry about having to go to the City Council for approval of it. If you are dedicating any actually new easement, we have to go to City Council for approval.*

*Mr. Getz said and we need to just get that Plat of Easement to you then?*

*Mrs. Morgan said if you send it to me, I'll forward it to our Engineering Department.*

*Mr. Cross said so you have Whitethorn that's on the south side, which would be on the left. We noticed that the hydrant spacing is over 500 feet in between they hydrants. They need to be 300 feet. Then the same is true on the other side, Seaview, on the north side. I noticed that was about 460 feet in between the hydrants, so just drop in another hydrant in between the existing hydrant that's off the plan and where this plan begins.*

*Mr. Beneke said is it 300 feet for Engineering?*

*Mr. Phipps said yes.*

*Mr. Beneke said I think that also there is one alone Bayfield that might be 380 or something. The rule is 300 feet between hydrants, so you'll need to readjust that.*

*Mr. Betz said got it.*

*Mrs. Morgan said so we are looking at getting the Preliminary to Planning Commission April 3rd and then it would go to P&D, or Planning and Development Committee on April 11th and then it would follow up with our Committee of the Whole April 16th and City Council April 23rd. I think as we discussed on the phone, that we suggest submitting for Final after April 11th, waiting until P&D. Usually, typically by then any major change would have come up and it is just kind of after that typically just kind of going through the process.*

*Mr. Sieben said the Final then will only need to go Planning Commission and P&D Committee. There is a 5 day appeal period after P&D Committee where then your entitlements are done. Obviously, you'll have to have Final Engineering approved and all the conditions Mark mentioned done. We would anticipate that if the Final is submitted when Jill said, sometime in May going to Planning Commission.*

*Mr. Getz said so as far as the CLOMR submittal to you to get your signature on it to*

*get it over to FEMA, at what point in this process are you willing to take that submittal and get that signature? That, obviously a slow process.*

*Mr. Phipps said do you have the CLOMR application already prepared?*

*Mr. Getz said yes.*

*Mr. Phipps said and we've got your preliminary engineering. I would think that we could take a look at it now.*

*Mr. Getz said I think you've got it already.*

*Mr. Phipps said we haven't completed our review of the Preliminary Engineering, but it doesn't look like a whole lot has changed from an Engineering standpoint since the prior approval.*

*Mr. Sieben said so you guys took out the former sliver lot at the south there from the church. You guys got rid of that. Is that accurate?*

*Mr. Whitaker said yes. That was an access route from the church to the detention basin.*

*Mr. Sieben said I can't remember if that was a separate lot or an easement.*

*Mr. Whitaker said it was part of the church property to the south, so we're working through revisions with the church.*

*Mr. Sieben said the other question was there current pond on the west end of their property, was that going to stay or was that going to go away and you guys were accommodating?*

*Mr. Getz said whether it stays or goes away is up to them. We are providing additional detention in this pond above and beyond what our (inaudible). What they do with their property, I don't know. The agreement was that we allow it to be able to be built. We are actually going to build it for them as a part of this process. There will be extra detention there is they decide to do something. You'll see that under the stormwater review.*

## **PENDING**

## **ANNOUNCEMENTS**

## **ADJOURNMENT**

*Mr. Sieben adjourned the meeting at 10:25 a.m.*

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