



City of Aurora

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

Planning and Zoning Commission Meeting Minutes

Wednesday

March 17, 2021

7:00 PM

**THIS PLANNING COMMISSION MEETING WILL BE VIEWABLE VIA
REMOTE ACCESS ONLINE AT:**

www.aurora-il.org or www.facebook.org/cityofaurora

TO JOIN THIS MEETING FOR PURPOSES OF PUBLIC COMMENT VIA TELEPHONE:

PHONE NUMBER: +1 312 626 6799

MEETING ID: 834 7564 2500

THOSE WISHING TO PROVIDE PUBLIC COMMENT MUST PRE-REGISTER WITH THE ZONING AND PLANNING DIVISION NO LATER THAN 3:00 P.M. ON March 17, 2021 – VIA EMAIL: COAPLANNING@AURORA-IL.ORG OR VOICE MAIL (630) 256-3080. SPEAKERS MUST PROVIDE THEIR NAME, TELEPHONE NUMBER FROM WHICH THE MEETING WILL BE ACCESSED, AND TOPIC OF THEIR COMMENT. THE PUBLIC IS ADVISED THAT ALL TELEPHONE NUMBERS AND PARTICIPANT NAMES MAY BE VISIBLE TO THE PUBLIC.

CALL TO ORDER

Chairman Pilmer called the meeting to order at 7:00 p.m. and stated the following:

On June 26, 2020, the Governor of Illinois issued a statewide disaster declaration related to public health concerns. As head of this body, I have determined that an in-person meeting or a meeting otherwise conducted in accordance with the Open Meetings Act is neither practical nor prudent because of the disaster. This meeting will be conducted by Internet teleconference without the physical presence of a quorum. Prior to the commencement of this meeting, all members of this body were verified and can see and hear one another.

I further find that the physical presence of members of the public is not feasible at this meeting due to the disaster, and more specifically, the practical difficulties associated with accommodating the public in an accessible hygienic location that allows for appropriate social distancing. Alternative arrangements have been made to allow the public to contemporaneously hear all discussion and roll call votes live on the City's official website, on Facebook, and via Zoom teleconference. Notice of these arrangements have been given in accordance with the Open Meetings Act. The public may address this body consistent with the rules previously adopted and recorded and as adapted by Mayoral order.

Edward Sieben, the Executive Secretary, is physically present at our regular meeting location as those terms are defined by Resolution R20-124.

All votes shall be conducted by roll call and a verbatim record of this meeting shall be made and maintained in accordance with the Open Meetings Act.

ROLL CALL

The following Commission members were present: Chairman Pilmer, Mrs. Anderson, Mr. Bhatia, Mr. Cameron, Mr. Chambers, Mr. Elsbree, Mr. Gonzales, Mrs. Owusu-Safo and Ms. Tidwell.

OTHERS PRESENT

The following staff members were present: Mr. Sieben, Mrs. Vacek and Mrs. Jackson.

Others Present: Laura Hester (Cedarwood Development), Ron DiNardo (Cedarwood Development), Josh Tepstra (Haeger Engineering, LLC).

APPROVAL OF MINUTES

21-0119

Approval of the Minutes of the Planning and Zoning Commission meeting on February 17, 2021.

A motion was made by Ms. Tidwell, seconded by Mrs. Anderson, 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 registered to speak to the Commission.

AGENDA

[20-0883](#)

A Resolution Approving the Final Plat for Melody Town Center Subdivision located at east of the intersection of Ogden Avenue and 75th Street (Aurora Town Center Associates, LLC - 20-0883 / NA28/1-20.225-Fsd - TV - WARD 10)

See Attachment for Items 21-0883 and 21-0884.

This P&D Resolution was Forwarded to the Building, Zoning, and Economic Development Committee

[20-0884](#)

A Resolution Approving a Final Plan on Lots 1, 2, 3, and 4 of Melody Town Center Subdivision located east of the intersection of Ogden Avenue and 75th Street (Aurora Town Center Associates, LLC - 20-0884)

/ NA28/1-20.226-Fpn - TV - WARD 10)

See Attachment for Items 21-0883 and 21-0884.

This P&D Resolution was Forwarded to the Building, Zoning, and Economic Development Committee

Attachment for Items 21-0883 and 21-0884

21-0883 A Resolution approving the Final Plat for Melody Town Center Subdivision located east of the intersection of Ogden Avenue and 75th Street (Aurora Town Center Associates, LLC – 20-0883 / NA28/1-20.225-Fsd/ - TV – Ward 10)

Mrs. Vacek said the subject property is currently vacant land located east of the intersection of Ogden Avenue and 75th Street. We do call it kind of the triangle parcel because it does look like a triangle. I'm actually going to share my screen right now so you can see this. Just to give you some background, in August of 2019, this property was rezoned to R-5, R-5A, B-2 and OS-1, which is a Conditional Use Planned Development. At the same time, a Preliminary Plan and Plat was approved on this property. The Petitioner is now back and is requesting approval of the Final Plat for Melody Town Center. The details of the Final Plat includes a 7 lot subdivision with 100 foot right-of-way dedication along the eastern portion of the property for the extension of Commons Drive between Ogden Avenue and 75th Street. Lot 1 would consist of the future assisted living and memory care facility. Lot 2, 3, 4 and 7 are all future stormwater detention facilities. Lot 5 consists of a commercial or office lot. Lot 6 will be further resubdivided in Phase 2 for a future age restricted independent living facility and future commercial and office lots along Commons Drive. The city would be constructing Commons Drive and the stormwater detention facility on Lot 7 as part of Phase 2. Concurrently with the Final Plat, the Petitioner is requesting a Final Plan for Lots 1, 2, 3 and 4. The Final Plan includes the construction of approximately a 90,000 square foot assisted living facility and memory support facility. The construction of stormwater facilities are on Lots 2, 3 and 4. The assisted living and memory support facility will house 63 assisted living units and 26 memory care units with a total of 69 parking spaces. There will be a combination of studios, one bedrooms and two bedrooms, which will range in size from 324 square feet to 784 square feet. The facility will also provide a wide variety of services and amenities to the residents and families. I will let the Petitioner kind of go into what those are. The proposed access at this time is going to be via a ¾ access along Ogden Avenue across from Gregory Street and a right-in/right-out on the east portion of Lot 1 on Ogden Avenue. On the east portion of 75th Street, there would also be a right-in/right-out. This will eventually connect through and this will connect through to Commons Drive, so they would have access to Commons Drive also from this. That would happen in Phase 2. In our packets, you do have a full landscape plan and building elevations. With that, I will turn it over to the Petitioner unless there are questions for me.

Chairman Pilmer said we would ask the Petitioner if they would come forward if they want to present their plan this evening.

Hi. Good evening Mr. Chairman and members of the Commission. My name is Laura Hester. I am with Cedarwood Development at 3200 W. Market Street in Fairlawn, Ohio. With me this evening is Ron DiNardo. He is our Development Director with Cedarwood Development, and then also Josh Terpstra from Haeger Engineering is here as we go through our presentation to further explain what our proposal is all about. I apologize because doing this Zoom and my notes are falling away and I'm going to pull them back up. We are here before you this evening for the request for final site

approval for the first phase. As Tracey had indicated, it is an 89 unit assisted living facility with 63 assisted living units and 26 memory care units, and also for Final Plat approval. We are returning to the Commission as a continuation of plans that we have had before you. We are consistent with the City of Aurora's master plan. We are consistent of the redevelopment agreement that was passed in February of 2019 and the concept plan amendment granted by the City of Aurora in August of 2019. So we've remained consistent with those earlier plans that we presented to the city at those earlier dates. We are here today on only the first phase of the 30 acre site, which is the mixed use development of Melody Town Center. We've selected this location where there is close proximity of area shopping, community activity, transportation, medical care and houses of worship. We have excellent drive-bys. It is a wonderful location in the City of Aurora. The assisted living site is approximately 6 acres. We are serving the population which is primarily 85 years of age and older. The second fastest growing population is 75 years and older and the assisted living community is for those who need assistance with daily living activities and it is a licensed use in the State of Illinois. We have a very fast growing population of senior households in your community and within 5 miles of this site there is approximately 6,400 households of over 75 years of age and that number is increasing by 18%, so we are seeing a strong demand. A very light traffic use for senior housing. That's nice because it is off peak, which is great for locations such as this. We provide a level of care that's in between independent and nursing and we serve an age group that's generally mid-80's. The license will be assisted living shared housing establishment and offer assistance with those daily living activities, such as bathing, grooming, dressing, personalized attention for each resident's needs. We will have a dedicated neighborhood for memory support. Tracey, it might be good to go to the main floor plan to share with the Commission some of the amenity features. So this gives you the overall layout. So the plan to the north is the assisted living component. That's a 2 story plan north of what you're looking at. In that greenish area is the community center. As you enter the front door, we offer a 3 meal a day program. We have a formal dining room. We have a less formal community bistro, Café Bistro. We have a fitness area with a full time Activities Coordinator, a minimum of 3 planned activities each day, audio visual and hand exercise room, dedicated physical therapy and medical offices are in the community for those that would have office hours within the community with area physicians. There is a spa which features a salon and massage. We will be staffed with full time RN's to coordinate with the resident family physicians. We do provide transportation, housekeeping and linens. We have a very large landscaped courtyard. It features walking paths, shaded areas for enjoying the outdoors and really encouraging indoor/outdoor activity. The related site improvements on both Ogden and 75th Street with respect to drives, drive isles, utilities, and stormwater management are what we are presenting today. I'd be glad to share any details around the development that the Commission may have, but we are respectfully requesting recommendation for final site plan approval and recommending on your part for the Final Plat approval. If you have any questions, I would be glad to answer them.

Chairman Pilmer said thank you. Any questions of the Petitioner?

Mrs. Owusu-Safo said can I ask one quick question? What is the timeline between this development and that connection to Commons roadway? Do you know? Is it going to be done at the same time or around that time?

Ms. Lester said this is the first of two phases that are age restricted community for the senior housing, so this is the assisted living component, which is Phase 1 and then as we get this up and running, Phase 2 will come online with the independent living. So the Commons Road extension is planned around both projects and the start of the

second phase is the approximate timing of the city project on Commons Drive.

Mrs. Owusu-Safo said thank you.

Chairman Pilmer said I would ask staff for a recommendation and we will take a vote on each of these.

Mrs. Vacek said staff would recommend conditional approval of a Resolution approving a Final Plat for Melody Town Center Subdivision located east of the intersection Ogden Avenue and 75th Street with the following conditions:

- 1. That the Final Plat be revised prior to recording as follows:
 - a. Add a 10-foot city easement along the west side of Commons Drive.*
 - b. Add a 15-foot city easement along the property line of US Route 34 on Lot 6.*
 - c. Add a temporary construction easement on Lot 1 along the east side of Lot 5 to the private drive to allow for the access drive to be constructed.*
 - d. Add a cross access easement over all internal private drives on Lot 1.*
 - e. That the developer may make the rights conferred by all cross-access easements contingent and subject to a declaration of easements, covenants and restrictions to be recorded against the subject property.**
- 2. That the approval of the Final Plat be contingent upon Final Engineering approval.*
- 3. That the approval of the Final Plat be contingent upon Illinois Department of Transportation and DuPage Department of Transportation approval which may include additional right of way dedication and any additional or modifications to easements.*
- 4. That all declarations of easements, covenants, and restrictions shall be subject to approval by the city prior to recording.*

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mr. Elsbree

AYES: Mrs. Anderson, Mr. Bhatia, Mr. Cameron, Mr. Chambers, Mr. Elsbree, Mr. Gonzales, Mrs. Owusu-Safo, Ms. Tidwell

NAYS: None

Mrs. Vacek said this will next go to our Building, Zoning and Economic Development Committee on Wednesday, March 24th, at 4:00 p.m. via Zoom.

21-0884 A Resolution approving a Final Plan on Lots 1, 2, 3 and 4 of Melody Town Center Subdivision located east of the intersection of Ogden Avenue and 75th Street (Aurora Town Center Associates, LLC – 20-0884 / NA28/1-20.226-Fpn – TV – Ward 10)

Mrs. Vacek said staff would recommend conditional approval of a Resolution approving a Final Plan on Lots 1, 2, 3 and 4 of Melody Town Center Subdivision located east of the intersection of Ogden Avenue and 75th Street with the following conditions:

- 1. That the landscape plan for Lot 1 be revised as follows:
 - a. Revise the Landscape Plan to match the Final Plan.*
 - b. Move the landscaping to the east of the access road into Lot 5.*
 - c. Add 24 street trees along US Route 34 directly behind the bike path.**

d. Add 7 street trees along 75th Street directly behind the sidewalk.

Those 2 last conditions, we are continuing to work with the developer to make sure that we do get the street trees, but that they don't block the building, so we are looking at some lines to make sure that that doesn't happen.

2. That the access points on US Route 34 and 75th Street be contingent upon Illinois Department of Transportation and DuPage County Highway Department review and approval.

3. That the approval of the Final Plan be contingent upon Final Engineering approval.

Mr. Sieben said and Mr. Chairman, as Tracey said, we are continuing to work with the developer on the street tree locations and placement. They had some concerns with some viewsheds, so we will continue to work with them between now and BZE, but we'd like to keep that condition in there for now.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mrs. Anderson

MOTION SECONDED BY: Ms. Tidwell

AYES: Mrs. Anderson, Mr. Bhatia, Mr. Cameron, Mr. Chambers, Mr. Elsbree, Mr. Gonzales, Mrs. Owusu-Safo, Ms. Tidwell

NAYS: None

Mrs. Vacek said this will next go to our Building, Zoning and Economic Development Committee on Wednesday, March 24th, at 4:00 p.m. via Zoom.

PENDING

ANNOUNCEMENTS

Mr. Sieben said I believe we are going to have our next meeting, which is April 7th. I think we will have a fairly large agenda for that date.

ADJOURNMENT

A motion was made by Mrs. Tidwell, seconded by Mr. Chambers, that the meeting be adjourned. The motion carried. Chairman Pilmer adjourned the meeting at 7:22 p.m.

VISIT OUR WEB SITE FOR CURRENT AGENDAS:

<https://www.aurora-il.org/AgendaCenter>