



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
April 30, 2019
10:00 AM

CALL TO ORDER

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

ROLL CALL

The following members were present: Mr. Sieben, Mrs. Vacek, Mrs. Morgan, Mr. Broadwell, Mr. Minnella, Mr. DuSell, Mr. Beneke and Mr. Cross.

OTHERS PRESENT

Others Present: Mike Frankino (Fox Metro).

APPROVAL OF MINUTES

19-0349 Approval of the Minutes for the Planning Council meeting on April 16, 2019.

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

19-0358 Approval of the Minutes for the Planning Council meeting on April 23, 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.

PUBLIC COMMENT

None.

AGENDA

[19-0262](#)

Requesting a revision to the Plan Description for the Ocean Atlantic Woodland Corporation Special Use Planned Development Amending the Land Use Parcel on the property located at southwest corner of Meadowridge Drive and 75th Street, being 11.30 acres, to the Multiplex

Parcels with R-4A(S) zoning (Pulte Home Company, LLC - 19-0262 / NA28/3-17.234-PD/R/Ppn/Psd/R - JM - Ward 8)

Mrs. Morgan said Planning and Engineering sent comments out. They are making revisions now. They are supposed to have a resubmittal by Friday. That's to reflect a lot of Planning comments. They weren't meeting setbacks, front yard and rear yard setbacks, so that is to address those comments along with others.

Mr. Sieben said how is Building and Fire?

Mr. Cross said we signed off on those.

Mr. Sieben said Engineering?

Mr. DuSell said we are in the middle of our review.

Mrs. Morgan said Javan, they are changing probably road locations. The road is going to probably shift south. You'll need a new Fire Plan.

Mrs. Vacek said you'll need to take a look at it again, just so you know, because we asked for some pretty big revisions.

Mr. Cross said okay.

Mr. Sieben said they are probably losing 2 of the units in the inner circle. The 2 drives on the north and south will shrink a little bit to get setback. It is not a major change, but it is a little bit of a change.

Mr. Cross said we'll take a look at it.

Mr. Beneke said are the buildings moving with the shift of the road?

Mrs. Morgan said all the 3 buildings, the groups of buildings to the north, will be shifted south. Other than losing the 2 units, I don't think the center ones will be shifted, well they will be shifting in. I don't think south, but who knows. They might shift slightly for a reason.

Mr. Sieben said one of our big comments was the 25 foot front setback and then they were not meeting the setback to 75th Street were some of the bigger issues we had. We've already talked to them and they are making the changes. Mike, did you have any issues.

Mr. Frankino said we did not.

Mr. Sieben said so we'll wait for those revisions.

19-0263

Requesting approval of a revision to the Preliminary Plan and Plat for the property located at the southwest corner of Meadowridge Drive and 75th Street for a ROW Dwelling (Party Wall) (1130) Use (Pulte Home Company, LLC - 19-0263 / NA28/3-17.234-PD/R/Ppn/Psd/R - JM - Ward 8)

Mrs. Morgan said Planning and Engineering sent comments out. They are making revisions now. They are supposed to have a resubmittal by Friday. That's to reflect a

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Mr. Frankino said we did not.

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19-0276

Requesting approval of a Final Plat Revision consolidating Lots 25 through 120 of the Heritage Green Subdivision, Establishing Lot 1 of the Arbor West Subdivision for the property located at 1240 Nantucket Road (Arbor West, LLC - 19-0276 / AU09/3-18.153-Fsd/R/V - SB - Ward 6)

Mr. Broadwell said we are working with the Petitioner to get some revised documents. I think Zoning is okay with the Plat and the Vacation. Fire, do you have anything? I know you have been reviewing the Fire Access Plan.

Mr. Cross said I think we just needed a hard copy of the last submittal we got. The digital copy looks like it will work, but we need to have the hard copy to review the final. It looks promising.

Mr. Broadwell said Tim, do you have anything you want to add? I know we were just talking about the easements.

Mr. DuSell said just those, what we've already talked about.

Mr. Broadwell said so we just need a blanket city easement in the vacated right-of-way?

Mr. DuSell said we prefer the blanket easement if it is possible, yes.

Mr. Sieben said the blanket easement would cover the property outside of the building pads, correct?

Mr. DuSell said correct.

Mr. Broadwell said I'd like to make a motion to vote this out to the May 8th Planning Commission. Mr. Minnella seconded the motion. The motion carried unanimously.

A motion was made by Mr. Broadwell, seconded by Mr. Minnella, that this agenda item be Forwarded to the Planning Commission, on the agenda for 5/8/2019. The motion carried by voice vote.

19-0277

Requesting Approval of a Plat of Vacation for Public Right-of-Way for Coventry Place, Nantucket Road, and Huntington Drive, Along the Property Located at 1240 Nantucket Road (Arbor West, LLC - 19-0277 / AU09/3-18.153-Fsd/R/V - SB - Ward 6)

Mr. Broadwell said we are working with the Petitioner to get some revised documents. I think Zoning is okay with the Plat and the Vacation. Fire, do you have anything? I know you have been reviewing the Fire Access Plan.

Mr. Cross said I think we just needed a hard copy of the last submittal we got. The digital copy looks like it will work, but we need to have the hard copy to review the final. It looks promising.

Mr. Broadwell said Tim, do you have anything you want to add? I know we were just talking about the easements.

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Mr. Sieben said the blanket easement would cover the property outside of the building pads, correct?

Mr. DuSell said correct.

Mr. Broadwell said I'd like to make a motion to vote this out to the May 16th P&D. Mr. Minnella seconded the motion. The motion carried unanimously.

A motion was made by Mr. Broadwell, seconded by Mr. Minnella, that this agenda item be Forwarded to the Planning & Development Committee, on the

agenda for 5/16/2019. The motion carried by voice vote.

[19-0337](#)

Requesting approval of an Annexation of 0.47 acres located at 1109 S. State Street (Kurt Bentley - 19-0337 / AU35/1-19.050-A - SB - Ward 3)

Mr. Broadwell said we have been working with the Petitioner to annex this property along with a water hookup. The water permit has been moved through. Right now we are looking at the May 16th P&D meeting.

PENDING

ANNOUNCEMENTS

ADJOURNMENT

Mr. Sieben adjourned the meeting at 10:06 a.m.

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