



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
July 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. Sodaro, Mr. Minnella, Mr. Dick, and Mr. Phipps.

OTHERS PRESENT

Others Present: Mike Fankino (FoxMetro), Stephen Hendry (788 2nd Avenue), Matt Brolley (Pulte Homes) and Justin Carrol (Perfect Home Services).

APPROVAL OF MINUTES

19-0647

Approval of the Minutes for the Planning Council meeting on July 23, 2019.

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

PUBLIC COMMENT

My name is Stephen Hendry. I live at 788 2nd Avenue. Quite some time ago, I talked to, I forget all your names, Ed I know I talked to you many times and Steve also about a lot that is behind me, but it is only 40 some feet wide, about housing and different things. As things went along, I talked to Chuck Nelson and he gave me a list of lots in Wards 2, 7 and 10. I went and viewed all these lots. One of them, I think, might have been a community garden at one time. Initially, I thought that I was could afford to buy this lot because it was small and have the High School build a house on it. I found out real quick, no that's not going to happen. I was told again, and again, and again, and again that all these old lots, maybe over 100 lots in the whole town. One is being used productively as a community garden for Marie Wilkinson. I know the 2 people that are handling that. The Alderman in that Ward is continuously wanting them to take more and more lots and they say no it is too much work. I still think that all these could be rezoned. In fact, somebody on the Will County Board, Rachel Ventura, she's running for Congress in the 11th District. There have been proposals made for tiny houses. I'm not looking at tiny houses, small houses, 400 square feet. I'm talking about 800

square foot houses that maybe a couple of Veterans could live in or a single mom with a couple of kids and I see no reason at all that they can't be rezoned and have that happen. They are in good neighborhoods. The one behind me is within walking distance with our single mom for Beaupre, Waldo and East High. You don't have to worry about bussing the kids. I think it is ludicrous that the city gets no taxes on these and they just sit. They pay to mow the grass. The one behind me, the guy that just built a \$200,000 house on it that was sold in that range, their grass doesn't look as good as the city lot, my lot, the taxpayer's lot, not the city's lot. It is the taxpayer's lot. I think you guys ought to do some work and get something changed with it. I know it started back in the 80's maybe with White Eagle and some of the other ones where you didn't want to have these crunchy little lots. These are all in the old part of town. These are lots were houses probably had families of 5, 6 or 7 people who grew up in them.

Mr. Sieben said that's 3 minutes Stephen.

Mr. Hendry said alright. Thank you.

AGENDA

19-0580

Requesting approval of a Final Plat for Lots 1-21 of Meadow Ridge Subdivision located at the southwest corner of Meadowridge Drive and 75th Street (Pulte Home Company, LLC - 19-0580 / NA28/3-19.100-FSD/FPN - JM - Ward 8)

Representative Present: Matt Brolley

Mrs. Morgan said I'm in review. They did resubmit yesterday. I'm still kind of reviewing that. I do think I might have some comments, but nothing major from Planning's perspective.

Mr. Phipps said Souts got our review comments out last week. I think we are expecting a resubmittal in response to those. I don't there are any major issues to work out.

Mrs. Morgan said I do make a motion to move this forward to the August 7th Planning Commission with the conditions of addressing additional Planning comments and addressing Final Engineering comments. Mrs. Vacek seconded the motion. The motion carried unanimously.

A motion was made by Mrs. Morgan, seconded by Mrs. Vacek, that this agenda item be Forwarded to the Planning Commission, on the agenda for 8/7/2019. The motion carried by voice vote.

19-0581

Requesting approval of a Final Plan for Lots 1-21 of Meadow Ridge Subdivision located at the southwest corner of Meadowridge Drive and 75th Street for a ROW Dwelling (Party Wall) (1130) Use (Pulte Home Company, LLC - 19-0581 / NA28/3-19.100-FSD/FPN - JM - Ward 8).

Representative Present: Matt Brolley

Mrs. Morgan said I'm in review. They did resubmit yesterday. I'm still kind of reviewing that. I do think I might have some comments, but nothing major from Planning's perspective.

Mr. Phipps said Souts got our review comments out last week. I think we are expecting a resubmittal in response to those. I don't there are any major issues to work out.

Mrs. Morgan said I do make a motion to move this forward to the August 7th Planning Commission with the conditions of addressing additional Planning comments and addressing Final Engineering comments. Mrs. Vacek seconded the motion. The motion carried unanimously.

A motion was made by Mrs. Morgan, seconded by Mrs. Vacek, that this agenda item be Forwarded to the Planning Commission, on the agenda for 8/7/2019. The motion carried by voice vote.

19-0637

Requesting Approval of a Final Plan Revision for Lot 11 of Fox Valley East, Region 1, Unit 1, located at 4341 Fox Valley Center Road, for a Business and Professional, Office (2400) Use (Perfect Home Services - 19-0637 / NA21/4-18.170-Fpn/R - SB - Ward 10)

Representative Present: Justin Carrol

Good morning. I'm Justin Carrol with Perfect Home Services. We bought a building located at 4341 Fox Valley Center Drive on the south side of the Fox Valley Mall parking lot. We are using the main office as a space for us to operate our business out of, so a typical office there. The old teller section, which is off to the east side of the building there, there's currently a roof there, but no walls underneath that roof. Really what we are trying to do is drop walls down around that existing roof and that will be our warehouse. There would be one garage door in the back and two on the front. That warehouse would just house a few random parts, maybe a vehicle. That's about the extent of it.

Mr. Sieben said you've been working with Steve Broadwell, a Planner with our office. Steve do you want to go over where this is at right now?

Mr. Broadwell said right now I think really the main thing is just there's a handful of formatting comments that I sent out Friday and then a few weeks earlier. Do you have any questions about that?

Mr. Carrol said was that mostly about landscape?

Mr. Broadwell said there was landscaping and then also what you submitted with the Land Use Petition, which we are looking at now. I don't think there were any changes to what I had sent on July 5th, so if you can just have your engineer address those comments ideally before Friday.

Mr. Carrol said okay.

Mr. Broadwell said right now we are looking at the August 7th Planning Commission, which is next week and we want to have everything ready for them, for the Planning Commissioners, prior to the meeting.

Mr. Carrol said that sounds good.

Mr. Sieben said because we send out electronic packets so that they have it, so if you could have that by the end of the week that would be great.

Mr. Broadwell said I think I sent that to your engineer as well.

Mr. Carrol said I don't see any reason why we couldn't have that done. I actually touched base with them before I came in today. It sounded like they were aware and they are working on it, so I believe you'll have everything before Friday.

Mr. Sieben said there was really no engineering with this.

Mr. Phipps said that's correct.

Mr. Sieben said and Building and Permits, you worked out the Fire Access Plan. There was just some information that was needed on there. Herman is on vacation this week, but I believe they have signed off on that aspect of it.

Mr. Broadwell said like I said, we are looking at the August 7th Planning Commission. I think because this would be a BZE Committee resolution, I know you were asking about the approval, so I think it would be, if there are no appeals, it would be August 21st when you would be all approved with your entitlements. I make a motion to move this forward to the August 7th Planning Commission. 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 8/7/2019. The motion carried by voice vote.

PENDING

ANNOUNCEMENTS

ADJOURNMENT

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

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