



City of Aurora

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Legistar History Report

File Number: 15-00823

File ID: 15-00823

Type: Resolution

Status: ATS Review

Version: 3

General Ledger #:

In Control: Planning & Development Committee

File Created: 09/04/2015

File Name: NHI-Bickford RE, LLC - Final Plan

Final Action:

Title: A Resolution Approving a Final Plan on Lots 1, 100 and 101 of Bickford of Aurora Subdivision located at southwest corner of Orchard Road and Galena Boulevard for housing for the elderly and stormwater detention.

Notes:

Agenda Date: 10/15/2015

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Final Plan - 2015-09-28 - 2015.204.pdf, Exhibit "A-2" Landscaping Plan - 2015-09-28 - 2015.204.pdf, Exhibit "A-3" Building and Signage Elevations - 2015-09-28 - 2015.204.pdf, Exhibit "A-4" Fire Access Plan - 2015-09-28 - 2015.204.pdf, Property Research Sheet - 2015-06-16 - 2015.204.pdf, Land Use Petition and Supporting Documents - 2015-09-03 - 2015.204.pdf, Plat of Survey - 2015-09-03 - 2015.204.pdf, Legistar History Report (Final Plan) - 2015-10-05 - 2015.204.pdf

Enactment Number:

Planning Case #: SG24/2-15.204-Fsd/Fpn

Hearing Date:

Drafter: tvacek@aurora-il.org

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	09/08/2015	referred to	DST Staff Council (Planning Council)			
	Action Text:		This Petition was referred to the DST Staff Council (Planning Council)				
1	DST Staff Council (Planning Council)	09/15/2015					
	Notes:	<i>Representative Present: Eric Mancke</i>					

I'm Eric Mancke from Manhard Consulting, 700 Springer Drive, Lombard, Illinois 60148 representing NHI-Bickford RE. The final plan before you is the plan based on the approved preliminary plan that was previously submitted. It is our intention that you will find that the final plan is in substantial conformance with the approved preliminary plan. The plan representing Lot 1 is a 38,000 square foot senior living facility consisting of 60 total units, of which 44 is assisted living and 16 is memory care.

The other 2 parcels, as part of the final plan, are Lot 101 and 100 representing the stormwater management detention facilities. For reference, we've included the future residential lots 2-6. That area is our intent to mass grade as part of the overall final engineering improvements. However, at this point, there is no intent to build the residential units on those lots.

Mr. Sieben said but you would eventually most likely sell those for development?

Mr. Mancke said most likely to either sell them or possibly develop them.

Mr. Sieben said and we did have a condition on the zoning that these would have first floor masters to try to get an age targeted type of resident here in the future.

Mr. Mancke said that's correct.

Mr. Sieben said so really this matches pretty much exactly the preliminary that went through and was approved by City Council.

Mr. Mancke said correct.

Mr. Sieben said I believe Tracey will be getting comments to you by...

Ms. Phifer said she is going to try to get them by Wednesday.

Mr. Sieben said we are looking at the schedule we had talked about.

Ms. Phifer said did we already get the split out plans?

Mr. Sieben said yes.

Mr. Feltman said I think we just need to work through the final details. I think the outlets were kind of still in question with the preliminary. I think we were going to work through that with the final. Souts hasn't gotten you comments yet, right?

Mr. Mancke said no.

Mr. Feltman said I think he is in the process of reviewing it. I think we had pretty good detail through the preliminary, so we had a pretty good understanding of how the stormwater management was going to operate and function.

Mr. Mancke said and it was our intent to follow that same program with the final plan and just adding in a little more detail, of course, for construction.

Mr. Frankino said are you at final engineering?

Mr. Mancke said yes.

Mr. Frankino said could you just get me a set of plans for the building as well as the civil?

Mr. Mancke said yes. They are on their way. You'll have them this week.

Mr. Sieben said again, Tracey will be getting out comments to you tomorrow and we'll look forward to having those revisions then back shortly so we can keep on our schedule.

1 DST Staff Council 09/22/2015
(Planning Council)

Notes: Mrs. Vacek said I did send out review comments last week regarding this. This is tentatively set for the October 7th Planning Commission so we are looking to get comments back from them by next week.

Ms. Phifer said and the comments did include, Bill do you want to comment on the water feature?

Mr. Wiet said something off the corner. I know I was talking to Tracey last week and it seems like the county absorbed a lot of that. I want to take some measurements just to see.

Mrs. Vacek said well they'll have 30 feet to work with.

Mr. Wiet said but again, if you add it from the property line to the roadway, it is a lot more than that. We'll look into that.

Mrs. Vacek said we made a comment so we'll see what they come back with.

Mr. Feltman said Engineering is in review right now.

1	DST Staff Council (Planning Council)	09/29/2015	Forwarded	Planning Commission	10/07/2015	Pass
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Action Text: A motion was made by Mrs. Vacek, seconded by Mr. Minnella, that this agenda item be Forwarded to the Planning Commission, on the agenda for 10/7/2015. The motion carried by voice vote.

Notes: Representative Present: Eric Mancke

Mr. Feltman said comments went out. Probably the more major ones are the concerns by some of the residents that live adjacent to these proposed ponds, that there be some type of implementation of making sure that water does not exit the pond into the sand and gravel seam. Some residents have experienced issues with some of the other adjacent ponds with high ground water table. So I guess we would just ask for a design that would achieve that. We also asked for a couple of changes on the outlets. Those are, I think, pretty minor. Then there was a change on the water main and we can talk about that too. But that's my understanding is that residents came to the public hearing and they were concerned about that so we wanted that incorporated into the design. I think that came up in the preliminary as well.

Mr. Mancke said it was discussed about a clay liner. This was the first that we actually saw it as a requirement. Our intent was to create these facilities as naturalized wetland basins with wetland natural plantings, deep rooted vegetation that will allow the water to infiltrate into the root system and prohibit the stormwater from filtering into the ground water. These types of facilities are typically constructed with a minimum 12 inch thick topsoil layer and it was our thought that this type of facility will control the amount of water filtering through the basin and allow the primary outlet to be the storm sewer as intended. Of course, we understand the sensitivity in this area and we want to work with the city on an agreeable plan. We also want to keep the residents satisfied and happy. We understood their concerns. It was our thought that this design could achieve that in light of the comments that we've received from the city. We can go back and take a look and see if there are some other means. I know in the letter it mentioned a 2 foot clay liner and for us that's, I'll say, impractical in that there just isn't that available clay on site to now put in a 2 foot clay liner around each basin.

Mr. Feltman said if you want to propose a different alternative, the main thing is that we just don't want, we want the ponds to be designed so that the water is not infiltrating into the ground water table. Keep in mind it is not going to just be, there is flood plain involved, so it is not just developmental storage we're talking here, so there will be periods of time where these ponds will be at a high water level for an extended period of time.

Mr. Mancke said agreed. However, I believe the plants around that just on the side slopes and on the bottom of that will help absorb that water and keep it from filtering into the ground water.

Mr. Feltman said I don't think we can just rely on plants. There needs to be a thought out design. So if there is an additive, if there is some type of bentonite that could be put in as a liner that you'll amend it to the topsoil possibly and then put topsoil on top of it. Whatever design you think will achieve the goal, which the goal is to not allow the water from the basin to get into the ground water table. There is a lot of sand and gravel in the area and with basements adjacent we're just concerned.

Mr. Mancke said you've got to remember though too we're going to have that topsoil seam all the way around on the bottom and on the sides plus you are going to have clay and other structural material building up the roads and there may be a way just to create an additional clay seam along the west property line, which would allow that water to in a way stop at the property line and disconnect the hydraulic grade line from permeating through onto the neighbor's property.

Mr. Feltman said if that's what you want to propose, we can take a look at it. The bottom line is we don't want water getting into the ground water table. This is a unique situation where normally we encourage infiltration, but being that there are existing houses adjacent to these basins there is a concern.

Ms. Phifer said and you are also putting in a number of single family homes on your site, so the idea of doing a clay ribbed seam in there it is going to maybe protect the existing homeowners, but then those homeowners are going to actually, you are going to back up all that water there. So just something to think about. My concern is this was a pretty big issue with the residents at the public hearing and moving forward. I don't know how we can go to Planning Commission without having an answer to these questions. The Planning Commission is going to be wanting to know how we are addressing the concerns that got brought up at the public hearing. We were hoping that this was something that you guys could work through quickly and get done by the end of the day on Thursday so that we don't have to postpone this Planning Commission meeting. I think this is a pretty big issue that we need to make sure that we have an answer at the Planning Commission meeting for what is going to go on to address it.

Mr. Feltman said well we've used seepage control, which is an additive. I guess whatever your design criteria is.

Mr. Mancke said those are the options that we've discussed. We've said in our meetings that the clay liner wasn't practical for this site. You reach a point where financially you have to look at other measures or you don't have a project and constructing a 2 foot clay liner across all those basins that's not practical. We don't have the material available to do that is my stance on that. We can collectively look at other alternatives.

Mr. Feltman said but I think, as Stephane indicated, this issue needs to be resolved before Thursday. I think the other couple "a little more major" I think are easy to walk through.

Mr. Mancke said sure. I agree.

Ms. Phifer said so we need to spend the next couple of days communicating back and forth on this and coming up with something that both parties can agree to moving forward. I think that would be good, so if we can try to do that before the end of the day Thursday. I'd rather not have to include all these things in our staff report to the Planning Commission, so if we can have them addressed that would be great.

Mrs. Vacek said I make a motion to vote this out tentatively to go to the October 7th Planning Commission if we can resolve this issue. Otherwise, it will go to the October 21st. I may have some other conditions. I haven't looked at the resubmittal. I looked at it very briefly. It looked like you did accommodate the setback at the corner. With that being said, I make a motion to move this forward. Mr. Minnella seconded the motion. The motion carried unanimously.

2	Planning Commission	10/07/2015	Forwarded	Planning & Development Committee	10/15/2015	Pass
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Action Text: A motion was made by Mr. Cameron, seconded by Mr. Engen, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 10/15/2015. The motion carried.

Notes: Mrs. Vacek said the subject property is located at the southwest corner of Orchard Road and Galena Boulevard. You did just see this recently. It did get approved for the entitlements. It was rezoned to R-1(S), R-5(S) and OS for Open Space with a Special Use Planned Development and then along with that there was a Preliminary Plan and Plat approved. They are now coming back in for their Final Plat and Final Plan proposal. The Final Plat actually includes the subdivision of the property into 8 lots and the dedication of right-of-way. Lot 1 would consist of the assisted living facility. Lots 2-6 will be the future single family houses. Lots 100 and 101 would contain the stormwater management facilities. As part of the Final Plat proposal, the Petitioner is dedicating public right-of-way for the extension of Downer Place and Bickford Court and in addition, 15 feet of right-of-way along Orchard Road is being dedicated at the request of the Kane County Transportation Department. The Final Plan proposal that is before you tonight includes Lots 1, 100 and 101. Lots 2-6 being the single family lots, are not being final planned this evening. Lot 1 consists of a 38,000 square foot assisted living facility with a total of 60 units, 44 of them being assisted living and 16 being memory care. There is a total of 41 parking space, which meets the city's requirement. The building that is being proposed is a single structure. It is a residential style architecture. You do have the elevations that are in the packet. Lots 100 and 101 consist of stormwater management and compensatory storage, which is located at the south of the site. Landscaping is being implemented throughout the site. There are a couple of conditions with landscaping, but I know that the Petitioner is making those as we speak.

Mr. Cameron said there was a whole series of comments on the detention plan and ways to trying to prevent entry of the stored water into the ground water. Could you tell us where that is at this point?

Mrs. Vacek said yes. There is a condition on here about the clay liner. I believe, and you can ask the Petitioner, but I believe that they are agreeable to doing that. That will help protect the water getting into the ground water.

Good evening. My name is Eric Mancke. I'm with Manhard Consulting, 700 Springer Drive, Lombard, Illinois. I'm here on behalf of NHI-Bickford and for the past several months I have served as the project's Civil Engineer. As Tracey has mentioned, we were before you with our Preliminary Plat and Preliminary Plan. I think that was back in August and we've added some more details to our plan and have prepared the construction documents both in the landscaping and civil engineering form. At this time, the Final Plan before you we feel is in conformance to the Preliminary Plan and rather than go through an exhaustive presentation, which you've all seen, again, we are consistent with it. I'd be happy to stand here any maybe answer any questions that you have. I do want to point out we are in receipt of staff's recommendations and conditions for approval and as a project development team, we agree and concur with those conditions and plan to conform.

Mr. Cameron said could you just define how you are going to handle that. Are you going to do the liner?

Mr. Mancke said as the Engineer, that is my responsibility to address that comment and incorporate it into our construction drawings. What we've been able to confirm is that the available soils on site can be compacted in such a manner with the proper equipment to create that layer of impermeability, so the bottoms of our detention basins will be constructed with the on-site clays. They will be compacted and form a liner in essence, an earthen liner, that will hold that water and keep it from infiltrating into the ground water.

Mr. Cameron said now does that come up on the sides? You can't just do the bottom.

Mr. Mancke said the bottom and the sides. The entire cross sectional surface area of both detention facilities will be lined with a 24 to 30 inch thick clay liner.

Mr. Cameron said does that involve mixing lime in or something like that?

Mr. Mancke said it could if the soils weren't such that they could compacted to form that thickness, but we can. To your point sir, we will have on site a geotechnical consultant during construction to confirm that the soils are being constructed per our plan and those reports will be provided to the city.

Mr. Cameron said because often there is a gap between what happens. Thank you.

Mrs. Vacek said staff would recommend conditional approval of the Resolution approving a Final Plan on Lots 1, 101 and 101 of Bickford of Aurora Subdivision with the following conditions:

1. That revised engineering plans be provided directly to Engineering and that Final Engineering approval must be obtained prior to any building permit issuance.
2. Clay liner or other appropriate pond lining techniques shall be installed around the proposed stormwater management facilities.
3. A letter of map change from FEMA will be required and will be a contingent for final acceptance and issuance of final occupancy permit.
4. A Special Service Area for the long-term maintenance of the stormwater management facilities will be required and shall be established prior to final acceptance of the improvements.
5. That 15 canopy tree equivalents be added to Lot 1.
6. That 13 canopy tree equivalents be added to Lot 100, all of which should be a mixture of ornamental trees, evergreen trees and shrubs.
7. That 8 canopy tree equivalents be added to Lot 101, all of which should be a mixture of ornamental trees, evergreen trees and shrubs.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mr. Cameron

MOTION SECONDED BY: Mr. Engen

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mrs. Cole, Mrs. Duncan, Mr. Engen, Mr.

Pilmer, Mr. Reynolds

NAYS: None

Mrs. Vacek said this will next be heard at the Planning and Development Committee meeting on Thursday, October 15, 2015, at 4:00 p.m. in the 5th floor conference room of this building.

Aye: 7 At Large Bergeron, At Large Cameron, At Large Cole, At Large Pilmer,
Aurora Twnshp Representative Reynolds, At Large Anderson and At
Large Engen
