



City of Aurora

Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL
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PZ Review Memo - March 31, 2016

Plan Reviewer: Edward T. Sieben, Zoning Administrator •

Subject: 2011.317 – Hills Banquet Hall / 649 Hill Avenue / Liquor License / Special Use / Final Plan / Special Use

Petitioner Contact: Fidel Valerio, Hills Banquet Hall • fvalerio@vimrecyclers.com

CC: John Tebrugge (tebruggeengineering@comcast.net);

Review Comments: The materials submitted have been reviewed and a few items have been found that need to be addressed, requiring a subsequent submittal and review. This re-submittal (in paper and digital form), should be delivered to the Planning and Zoning Offices by **Tuesday, April 5**, in order to be considered for the **April 6** Planning Commission Agenda.

- A. Please include the following changes to the **Landscape Plan** document submitted :
1. The symbols in the **Planting Material Table: Landscape Plan** should be revised to match the standard symbols used on the Plan. *To download the standard symbols for each Planting Material Type (AutoCAD .dwg file) [Click Here.](#)*
 2. The **Landscape Data Table: CTEs** and the **Planting Material Data Table: Landscape Plan**, should be revised as copied from the 1-0 Development Tables and Calculators Excel Worksheet once you have entered the missing and additional information in the **Data Entry Page** of the **1-0 Development Tables and Calculators Excel Worksheet** attached.
 3. Please differentiate using the standard symbols the existing trees/shrubs versus the proposed. The existing should be in a gray scale
 4. Please add additional plantings for Staff review along the Hill Avenue frontage more than 10 feet inside the ROW line to accommodate a future sidewalk. This includes a shrub row along the parking lot and canopy trees and understory trees. Any dead landscaping will also need to be replaced.

Please include the following documents with your next submittal (in paper and digital form) to the Planning and Zoning Offices.

- Revised Landscape Plan with the modifications made as stated above.

≈ **Please let the Plan Reviewer know if you have any questions** ≈