

Let's go on to the third item on our
2 agenda which is an ordinance amending Ordinance
3 No. 3100 being the Aurora Zoning Ordinance and the
4 Zoning Map attached thereto, by rezoning property
5 from B-2 general retail to R-5A(S), multiple family
6 dwelling, establishing a special use planned
7 development and approving the Balaji Homes
8 Condominium Plan Description for 10.37 acres located
9 at southwest corner of Sequoia Drive and Randall Road
10 in Aurora by Balaji Partners in Ward 5, and this is a
11 public hearing.

12 MS. PHIFER: And I would anticipate that there
13 will be questions and comments with regards to the
14 second item on the agenda as well which is the
15 preliminary plan and plat that goes along with this
16 plan description. So that's actually what I have
17 pulled up there is the plan.

18 So what's before you this evening is
19 a rezoning with a special use plan development that
20 would allow for 164 mid-rise condominium units is
21 what they are proposing as you can see in the layout
22 there. They are meeting all of the codes and
23 requirements of the city including the parking
24 requirement that you are familiar with, that with any

1 type of multistory mid-rise building, they are
2 required to have 1.25 parking spaces enclosed within
3 the building, in addition to the .75 that's outside
4 the building. They do meet that requirement with
5 this proposal.

6 So they are really not looking for
7 any variances. They are just looking to establish
8 the planned development and do a mixed -- I'm
9 sorry -- mid-rise condominium buildings on the site.

10 So with that, I will turn it over to
11 John Philipchuck represented for the petitioner, and
12 he can go into a lot more detail as to the concept,
13 the location, the layout. There is actually quite a
14 bit of detail to this project.

15 So I will let him do that.

16 (Witness sworn.)

17 MR. PHILIPCHUCK: Good evening, my name is
18 John Philipchuck. I'm an attorney representing the
19 Balaji Partners and Balaji Group, LLC. My offices
20 are located at 111 East Jefferson Avenue, Naperville,
21 Illinois.

22 With me this evening is our
23 architect Steve Hansen, our civil engineer John
24 Tebrugge, and Hari Koneru who is one of the

1 principals and very involved with the construction of
2 the development.

3 The property was acquired by the
4 partners this past year in July of 2014. It's
5 located at the corners of Sequoia Drive, Randall
6 Road, and Sullivan Road. As you can see, it's an L
7 shaped to an odd shaped parcel that was part of an
8 original shopping center that I believe Jerry
9 Anderson did many years ago. I think we've had some
10 zoning out there for commercial since the 1970s.
11 There was an Eagle Food Store you may remember out
12 there.

13 Unfortunately some of the retail
14 uses that were part of the center have since gone
15 away, and this property has a combination. There is
16 a parcel at the northwest -- excuse me -- the
17 northeast corner that's zoned R-1. The balance of it
18 is zoned B-2 general retail.

19 And as a result of many decades if
20 you will of nonuse of the property, unfortunately
21 it's become a dumping grounds out there and not very
22 sightly. And this would afford an opportunity to
23 clean the area up, build a nice condominium for-sale
24 mid-rise development at this location.

1 And as a result, we are seeking the
2 rezoning to the R-5A for the special use for a plan
3 development. So you will be seeing the plans as they
4 develop. What's before you this evening are
5 preliminary plans and plats. And as you know, we'd
6 have to come back if we receive approval. We'd have
7 to show you final plans and plats and a landscape
8 plans and those kinds of things.

9 At this juncture, we are trying to
10 present the plans for the property, seek the rezoning
11 of the property with the special use. So what we
12 want to do is just give you a good idea of what the
13 potential is for the property. And as a result, you
14 can see the plans that were sent to you. We have 164
15 condominium units that are being proposed and four
16 residential buildings, and they are a five-story
17 building. And then we have a smaller building that
18 we are calling the community center. This is
19 something we would like to include maybe around the
20 third phase of the development, and that community
21 center could be used for communal dining, meeting and
22 activities, and fellowship.

23 So we have shown that on the plan.
24 we do have some open space areas that will obviously

1 be landscaped and made into passive recreational
2 areas. There is a mix of two and three-bedroom
3 units. The first building is the one on the west
4 which is -- which would be in that upper -- the upper
5 corner of the property, and that particular building
6 is going to be proposed for three bedroom -- all
7 three bedroom use.

8 Steve Hansen will go into the
9 details on the designs, et cetera, of the various
10 buildings and the units. However, I could suggest to
11 you that this is a nice high-end development. We are
12 looking at those three-bedroom units. We right now
13 see them in the 300 to \$350,000 range, and we would
14 like to include in subsequent phases some two-bedroom
15 units. And those right now are looking like they
16 might be in the 250 to \$300,000 range.

17 Again, some of these are very large
18 units, and Steve will talk about that. Stephane
19 pointed out that we meet the parking requirements.
20 We have a lot of enclosed parking and a ratio of 1.25
21 per unit, and we overall satisfy the parking
22 requirements of the city.

23 As the Plan Commission knows, as we
24 present these types of plans to you, you ultimately

1 make findings of fact. And we want to present
2 evidence to you tonight to help you be able to make
3 the determination that we have, in fact, met the
4 criteria that you would be able to support our
5 petition.

6 In looking at some of the physical
7 development policies that are considered when you
8 look at an amendment for zoning, we have included in
9 our plan description some of the things that comply
10 with the City of Aurora development policies such as
11 encouraging residential development in close
12 proximity to places of work, shopping, and
13 recreation. I would also add in this instance
14 worship to encourage high-density housing in
15 appropriate locations adjacent to commercial centers,
16 which I think we have here, to provide location of
17 high-density residential, commercial, industrial
18 close to or along transportation routes that are
19 designed to accommodate traffic which in this
20 instance we do. We have Randall Road. We have
21 Sequoia Drive. We have Sullivan Road.

22 To promote access to housing
23 opportunities for all economic, racial, and religious
24 and age groups which is certainly what we are

1 proposing here. To locate and direct utilities where
2 municipal services are available and proposed. In
3 this instance, the various public utilities are in
4 place. Mr. Tebrugge will address some of those, but
5 sewer and water is in place and is adequately sized
6 to be able to handle the development that we are
7 proposing, and to encourage the use of esthetically
8 pleasing provision sign and architectural styles, and
9 Mr. Hansen will go through some of the specific -- I
10 it was on Fox News last night some words that are
11 hard to pronounce or maybe it was this morning.
12 Specifics is the word that I was trying to get out.

13 So I think when we look at the other
14 standards that should be considered, we look at the
15 zoning, the old zoning. And as I pointed out,
16 earlier, it came about in the '70s when this was
17 going to be a large scale commercial development.
18 However, it just never worked out that way. And the
19 way the property was ultimately developed, these were
20 peripheral parcels if you will.

21 The main focus was, of course, to
22 Sullivan Road and to Randall and an Eagle Food Store
23 did operate there for many years. Unfortunately it
24 wasn't able to sustain itself and went out. Ever

1 since then, there have been other uses introduced on
2 the site. Now, we have the Life Storage. We have
3 the Head Start Program occupying some of those
4 buildings that were part of the former retail center.

5 So is our proposal consistent with
6 the trend of development in the area? I would
7 suggest that it is because since that property had
8 been zoned, you have had the Golden Oaks Development,
9 big residential development that was built in the
10 neighborhood.

11 The Illinois Math and Science
12 Academy, of course, took over and then they
13 introduced living units, dorms, et cetera, on the
14 property. So I think there has been a progression.
15 In addition to some of the industrial uses in the
16 area, there has been a progression of residential in
17 this area.

18 That this -- the uses that are
19 permitted are the suitable for what's going -- what's
20 been happening, and I would submit that in this
21 instance, we are proposing an age restricted
22 development. So that means that at least one of the
23 residents of the unit must be age 55 or older and
24 that no children would be allowed.

1 So we will not be providing any
2 school-age children to the school district. But as
3 you probably can imagine, the condition of the
4 property today, the property taxes are very low. And
5 as a result of us being able to develop the property,
6 we certainly will increase the assessed valuations
7 which will be a benefit to the school district and
8 some benefit to the City of Aurora through the
9 increase in the property taxes that would accrue.

10 So while we would not see the retail
11 that was originally planned, had that come to pass
12 obviously we wouldn't be here tonight, but it hasn't.
13 It's been vacant for decades. So I think what you
14 have to look at is the time has come to look at other
15 possible uses. We think what is being proposed here
16 is certainly something that would enhance the area
17 and benefit the other property and property values
18 generally in the area.

19 Looking at traffic and traffic
20 patterns, we have adequate access to both Sullivan
21 Road and Sequoia. And, of course, Sullivan Road
22 being designed to handle tremendous volumes of
23 traffic and get you out to Orchard Road which, again,
24 handles tremendous volumes of traffic, tollway

1 adjacent, et cetera.

2 Under the proposal with the age
3 restricted use, not having children as you all know,
4 it cuts down on the trips per day that are typically
5 made if you were to have a single-family development
6 or if you were to have a nonage restricted where you
7 might have children involved. This cuts down
8 tremendously on the trips per day.

9 The market that we are looking at
10 initially at any rate is people who are interested in
11 members of the adjacent temple. As a result of --
12 they desire to be in this location because of its
13 proximity to the temple, and they are adequate
14 measures for people to be able to walk if they wish
15 to walk. There is bus service, Pace bus service,
16 picks up and drops off right at the intersection
17 there of Sullivan Road and Randall Road.

18 So we think that there are adequate
19 at measures. And as a result of the type of use that
20 we are putting here, there will not be any traffic
21 conflicts and, in fact, it will be a minimum impact
22 as opposed to say if it were to have developed as
23 commercial. We think there would be far more traffic
24 generated on this site than otherwise would be.

1 we think there is certainly adequate
2 turn lanes and lanes to accommodate the traffic in
3 the area. This will not be detrimental to that.

4 The Plan Commission also looks at
5 the special use. We are requesting the special use
6 here in this instance as a planned unit development.
7 And as a result, you will be able to see the specific
8 site design, landscaping, et cetera, when we come
9 back for our final.

10 In reviewing some of the standards
11 that you look at as a part of the consideration here
12 that the establish of maintenance or operation will
13 not be unreasonably detrimental to the public health,
14 safety, and welfare, I think it's pretty clear that
15 in this instance, this is something that will benefit
16 the area, will clean up an eyesore as far as that
17 piece of property, will introduce some new residents
18 to the area which will also help support some of the
19 retail and the restaurants in the area. So I think
20 that's a plus for the community.

21 The fact that the property values
22 are probably depressed because of some of the
23 conditions that are out there, I think with the
24 infusion of millions of dollars of investments here

1 for this development, that that certainly will help
2 to raise and certainly will not diminish the property
3 values in the area.

4 will it impede the normal and
5 orderly development? Of course not. This would
6 really be considered an in-fill development because
7 the properties around it are basically already
8 developed. There are a couple of vacant parcels that
9 are soon to be developed. As I understand it, there
10 is a business park that is adjacent to the west and
11 to the north of the subject property. So I think
12 this helps to fill out that area. I think it's a
13 good fit for the area and certainly will not impede
14 any normal and orderly development.

15 we mentioned earlier the adequate
16 utilities are all in place. Mr. Tebrugge will talk
17 about the stormwater management. Obviously this will
18 all be designed to meet all the requirements of the
19 City of Aurora. He has designed the layout such that
20 he takes full advantage of the road system that's in
21 place so that the traffic can move in and out freely
22 from the development, in and out of their parking
23 spaces, and in and out of the parking garages.

24 I think that in most respects here,

1 we conform with all of the requirements of the
2 zoning. We did ask for a modification for that
3 community center. Because of its location, we are
4 trying to put it in between the two buildings, that
5 we would reduce the typical setbacks for another
6 building from 20 feet to zero feet, but I think you
7 can see that that fits within the development. If
8 this is actually put forth to be built, I think it
9 fits nicely.

10 we have some building code issues
11 that we are working through with the building
12 department. Again, Steve can touch on those in case
13 you had any particular questions about any of those.
14 Some of those are contained in the plan description
15 document that you were all sent.

16 So for these various reasons, we
17 think that this is something that will enhance
18 certainly that particular area. It provides some
19 additional shoppers for the area merchants out there
20 and allows the members of the temple to have a place
21 that they can live and oversee the temple property
22 and visit it on a regular basis as they want to do.

23 So with that, I would like to
24 introduce Steve Hansen to go through the aspects of

1 the buildings as he has designed them and the reasons
2 for those designs. And after that, we will have John
3 Tebrugge come up and address the engineering issues.

4 MR. HANSEN: Good evening. Again, thank you
5 for your time and consideration tonight. It is
6 always appreciated. I've got some other boards, and
7 I'm not sure if we can have them all showing at the
8 same time on the computer screen, but I do want to
9 have the basic floor plans out, and I can put those
10 up in a minute on the stand for you once we get
11 started again.

12 Again, I'm Steve Hansen, Steven W.
13 Hansen, architect here in Aurora and Sugar Grove, and
14 glad to be in front of you tonight for this great
15 project. It's been a very interesting project for me
16 to work on. We started working with the temple on a
17 temple expansion plan, and they have been for quite
18 sometime looking for property to start one of the
19 only Hindu communities that has not retirement
20 housing but housing and living space that is
21 associated to the temple that's across the street on
22 Randall Road. Though it's not a temple project, they
23 are all very active members and part of that temple.

24 The Hindu religion and Vastu design

1 has been a large part of the design process that we
2 have gone through on this particular building. There
3 is some things that are a little different that we
4 are all not used to. It's not our typical developer
5 building. It's not a typical developer spec
6 building.

7 This building is part of the first
8 32 partners in the whole project on the site. All
9 the units in the building have been sold, and the
10 owners have been involved in the design process
11 throughout.

12 It's been interesting again learning
13 the vastu and Hindu principles that have guided us on
14 what we have done and what we have come up with, and
15 they relate to the site and the physical layout of
16 the units and how we have designed them. Part of the
17 main principle that they have is that, if you divide
18 a square up into four quadrants, northeast,
19 northwest, southeast, and southwest, each part of
20 your life should happen in a certain quadrant which
21 has been kind of interesting when you try to create
22 variety and things that we are used to creating on
23 sites.

24 In this particular project, being

1 systematic and balanced and following these
2 principles has made it rather difficult to get to a
3 simple solution, and I think we have a simple
4 solution when you look at the site plan now. But a
5 lot of energy and effort has gone through to get to
6 the point that we are at tonight, and I know we have
7 a number of members that have been involved in that
8 process here that might or might not talk.

9 The specific building or project is
10 four buildings with one small community center which
11 is kind of the hub of the whole life that's going to
12 take place out at the site, and John talked about
13 that briefly where we were asking for the zero
14 setbacks. It's -- in building sense, it's really not
15 a zero setback. In the building sense, when we
16 connect the two buildings up in the top to me it's
17 the right-hand corner, the two buildings are
18 connected. You can see a smaller 6,300-square foot
19 building that is up off of the drive and close to
20 Sequoia Road.

21 That is kind of the center focus of
22 what the whole thing is about. The project is about
23 them living together, being part of the temple, and
24 dining together if they would like to and being

1 available 24/7 for each of themselves as they are
2 getting up in their age and older in their age. It's
3 not a senior care facility, and it's not retirement
4 housing. It's a living facility that's based on
5 their life around the temple and the Hindu religion.

6 The 6,300-square foot is something
7 that we are not sure we are going to build now or in
8 the future. It depends on how many members purchase
9 the units and if they can afford to do it for all
10 four of the buildings.

11 The whole site consists of four
12 building. Right now we have one specific building
13 that we are showing you which is the northwest corner
14 which is the building that is a little more detailed
15 on the plan and faces west and then the entry faces
16 to the east and the center courtyard and green space
17 that is on the east side of the property. And John
18 can talk more about the site plan.

19 There will be 164 units in total.
20 The first building will be 32 units, the five-story
21 building with the first floor being masonry
22 construction as per the Aurora ordinance with indoor
23 parking. In addition to that parking, we will have a
24 small common space and a couple of offices and a

1 workout area for the building itself. That space in
2 the front is about 3,000 square feet. There will be
3 a -- I don't know if it's on the -- this space right
4 here in the front is the -- on the east side of the
5 building, there will be a space in there that will be
6 used for where they gather at night or lunch during
7 the day. They all come down and will have catered
8 food, but we are not proposing any cooking facilities
9 or any kitchen facilities. Right now it will be
10 catered food, with the hopes eventually that in that
11 common building that we are talking about will be a
12 common kitchen where they will prepare the food for
13 themselves or they can get the -- which is a big part
14 of their religious experience at the temple, it has a
15 full service kitchen which they can cater from just
16 across the street.

17 The building itself, as I said, the
18 first floor will be masonry construction, full
19 two-hour rating per the City of Aurora code
20 requirements. Above that will be four stories of
21 apartments, eight units per floor with all them being
22 three bedrooms. Of the eight units, six will be
23 1,800-square foot plus in size three bedrooms. And
24 there will also be two three-bedroom unit at about

1 1,550 square feet, a little bit smaller but still
2 three bedroom units.

3 Another feature that we have on
4 the -- each of the floor plans which is part of your
5 our R-5 ordinance I believe, your R-5 ordinance, in
6 the building code is a requirement for balconies. We
7 actually have larger balconies, a desire to make them
8 real balconies where you can really use them. And
9 they are 86 square feet each. They will be seven by
10 13 which in this climate in this area is really a
11 pretty good size balcony for all your units.

12 So there will be four floors with
13 eight three-bedroom units per floor. All of the
14 units as you can see in the floor plan are what we
15 call a single-loaded corridor. This corridor
16 actually faces on the east side of the building.
17 That's in towards the green space in the court. It
18 will be windows all the way across it because that is
19 the view of the temple that they will have when they
20 enter their units from the northeast quadrant. So
21 the whole principal of the project --

22 COMMISSIONER TRUAX: Can you wander back
23 toward the mic.

24 MR. HANSEN: Besides the religious principles

1 that we have, the thing that's taking the longest is
2 to find the right parcel of property because it's the
3 view of the temple that's most important to
4 everybody.

5 when they come up the elevator, when
6 they get out, there is windows. There is a glass
7 lobby with the temple to the east where you can see
8 is. And then as you walk to your unit and walk down
9 the corridor either north or south, the whole way you
10 will have a direct view of the temple because it's
11 just a few degrees off of straight east of the
12 property.

13 It lines up perfect which, again, is
14 the main reason for the whole layout of the site and
15 the way that you see the site is laid out. The first
16 two buildings are that north-south orientation giving
17 them the desired views of the temple to the east and
18 also having the entrance to their apartment on the
19 east and northeast quadrant of life.

20 So laying all these things out, you
21 have all these different things that a lot of us
22 would think about sitting on the balconies and seeing
23 the view. For this project, the view is the temple
24 as they are entering from the east.

1 we have also had discussions about
2 the views and the site. All the balconies are on the
3 west side to catch the west and the night sun as
4 well. The project is unique in that for 32 units, it
5 has two elevators in it. I think that might help you
6 understand the scale and the quality of this project
7 that's going in, that it is a high-end product with
8 nice finishes, and it's not your typical rental
9 property. It's a high-end condominium project.

10 And, again, not because of the
11 Aurora ordinance because as you can see on the
12 elevation that we provided to you, the building is
13 all masonry on the exterior. The first floor will be
14 solid masonry with decorative stone block, and then
15 the four floors of residential will all be brick
16 veneer. And it will either be the red or brick color
17 is the brick, of course, and then there is be stone
18 or cut stone panels for a great majority of the
19 percentage of the exterior. So it should be a
20 attractive project and I know that having 32 or 33
21 partners to work with for designing it, I know they
22 are all happy and excited and looking forward to
23 moving in.

24 So with that, I will step aside

1 right now and turn it over to John for any site
2 questions and anything else that we can answer any
3 questions.

4 COMMISSIONER TRUAX: Thank you.

5 MR. TEBRUGGE: Good evening, I'm John Tebrugge
6 with Tebrugge Engineering, 126 Huntsman Lane, Plano,
7 Illinois.

8 I have been working with Hari and
9 Steve on this project since the building, and we have
10 been designing all of the civil components to meet
11 the requirements that they need for both the city and
12 to achieve access around the site.

13 This project is going to be
14 utilizing a lot of the utilities and infrastructure
15 that is out there. There will be some modifications
16 to extend fire lines, water main, sanitary around the
17 buildings. We are putting a 26-foot fire lane
18 completely around the buildings to make sure we have
19 access for the fire equipment.

20 The existing stormwater management
21 pond took up about an acre of the southwest corner of
22 the property. We are expanding that and also making
23 it deeper due to some realignment of the storm sewer
24 on Sullivan Road. That's going to help us achieve

1 all of our stormwater requirements and help that
2 entire corner because there is right now inadequate
3 storm management for that area.

4 The parking and access aisles, we
5 are trying to make sure we have adequate parking. We
6 are meeting the .75 per unit outside but wanting to
7 make sure we have good egress through the site, and
8 that is why we are putting in the fire lane on the
9 west side of the first two buildings and then also
10 another drive between Buildings 3 and 4 that will tie
11 into Sequoia.

12 This will give everyone adequate
13 access around, and these will be developed in phases
14 as we build each building. The first two buildings
15 are going to be on the west, and that will have that
16 circular road around the back and then tie back into
17 Sullivan Road.

18 As far as the other coordination
19 with the city that we have done is we have -- since a
20 lot of the old utilities went down old Sequoia Road,
21 we are still maintaining utilities which sanitary and
22 water are to extend to the west between the two small
23 ponds that are west of Buildings 1 and 2. The city
24 wanted to make sure we had that for future tie-in to

1 help fire flows for other properties. Because our
2 new water main will tie into the old mains that
3 encompass the original developments. So that will
4 help supplement fire flows and give good fire
5 protection for the entire corner.

6 I think that's the main areas of
7 coverage.

8 MR. PHILIPCHUCK: You may have noticed -- John
9 Philipchuck for the record. You may have noticed in
10 your packets you saw an alternate plan.

11 MR. TEBRUGGE: It's behind it.

12 MR. PHILIPCHUCK: And the reason for the
13 alternate plan is to get a clear straight alignment
14 with the driveways coming in off of Sullivan Road, we
15 are working with the Head Start people to try and
16 acquire an easement, part of their access drive so it
17 will be a straight line.

18 Because they received some
19 government grants in the acquisition of the property,
20 they have to get approval from on high, the feds.
21 And so until that comes, we have to plan accordingly.
22 So we did have John look at an alternative and
23 certainly will have it resolved by the time we come
24 back for the final, but I just wanted to make you

1 aware of the reason for that is that in case that
2 easement is not possible, that we have another option
3 still to develop the property and make all of the
4 access drives and everything work. So I just wanted
5 to point that out.

6 But the staff I know will have some
7 conditions. We have met with staff. We have gone
8 back and forth, and so there will be some things that
9 we will look at with them to see if we can
10 accommodate, but generally I think that we are all
11 pretty much on the same page with how we would like
12 to proceed.

13 We hope that you would agree and
14 that you feel that this would be a wonderful new
15 infusion into the neighborhood and allow for some
16 very nice for-sale condominium units to be located at
17 this property. And so with that, we are happy to
18 answer any questions you might have, and obviously we
19 will respond to any questions the public may have.

20 COMMISSIONER BERGERON: Mr. Philipchuck, my
21 main concern is that you are putting in this nice
22 apartment building --

23 MR. PHILIPCHUCK: Not apartment. These are
24 for-sale condos.

1 COMMISSIONER BERGERON: Okay. Corrected -- in
2 a commercial area, and there is a tremendous amount
3 of truck traffic in there. Randall Road is a super
4 busy highway. Sullivan is super busy. You have four
5 schools in almost that immediate area. The traffic
6 is just mind boggling.

7 How are you going to be handling
8 that?

9 MR. PHILIPCHUCK: well, again, the traffic
10 generation from this development is considerably less
11 than you would get from a typical residential
12 development because of the age of the occupants, the
13 fact that they don't have children on the premises,
14 and so their trips per day are much less. Okay.

15 we have -- when you get out on
16 Sequoia, you can go east or you can go west.
17 Sullivan Road, I've never had a problem -- from
18 Randall Road west, I've never had a problem on
19 Sullivan Road. My gosh, you have a four-lane divided
20 road with a median. I mean, I have never had a
21 problem over there.

22 Randall at peak times can be an
23 issue, but again we are not generating peak traffic.
24 If you had commercial here, then I think,

1 Mr. Bergeron, yeah, you would have some consideration
2 because now you are putting a lot of commercial
3 traffic in here. But I think with a residential use,
4 certainly the traffic impacts that we would create on
5 the system are minimum.

6 And I think based on the reasons
7 that the buyers come to the site are for other than
8 normal living in the way that we would think of it.
9 So in other words, the coming and going of cars for
10 work and that sort of thing I don't think are an
11 issue here. So I think there are adequate ways
12 because there is a signal at Randall and Sullivan as
13 you know. So there are gaps in the traffic for them
14 to get out on to Sullivan Road. There are gaps. And
15 as a result of that and the fact that there are gaps
16 and, again, at certain times of the day, they might
17 have to wait for a few more seconds to get out on to
18 Randall Road, but there certainly are gaps to be able
19 to get out.

20 So I think that from the standpoint
21 of the traffic -- you raise good points. It is busy,
22 especially at certain times of the day, but I don't
23 think because of the nature of the residents buying
24 here and the restrictions that are put on the

1 property, that we are really going to anticipate that
2 we are going to have a problem with them gaining
3 access. They understand coming in that there are
4 some warehouses out there, that there are some
5 trucks. But, again, it's not such a steady flow of
6 industrial traffic either that you can't get in and
7 out.

8 when the offices or the workers get
9 off, again, you may have some peak periods; but
10 generally speaking our people can work around that
11 because for the most part, a lot of them are not
12 working. So they are not moving about during the
13 peak periods, the morning a.m. peak and the evening.

14 MR. HANSEN: John, can I add to that?

15 MR. PHILIPCHUCK: Sure.

16 MR. HANSEN: I think as I mentioned, that the
17 first 32 purchasers are all members of the temple,
18 and they might be making less trips in the future
19 than they are making now to the temple. And their
20 travel time will be much less as well, travel
21 distance, because they are currently members of the
22 temple making those trips. Thank you.

23 COMMISSIONER TRUAX: Okay. Other questions
24 for the petitioners?

1 COMMISSIONER ENGEN: Yeah. I have -- I just
2 want to go over property taxes again. You did
3 mention I just want to make certain it's a
4 not-for-profit organization that will be run there?

5 MR. PHILIPCHUCK: Well, there is no -- I mean,
6 there will be a condominium association like there is
7 in any residential condominium association to care of
8 the maintenance of the common areas. That we will
9 have, but this is not going to be a tax exempt
10 property.

11 COMMISSIONER ENGEN: Okay. That's all I have.

12 MR. PHILIPCHUCK: No, it's not a tax exempt
13 property.

14 I know the school district rents
15 from us, from the temple, a parcel up here. They are
16 using it for programming.

17 COMMISSIONER ENGEN: Right, they are using
18 that.

19 MR. PHILIPCHUCK: Exactly.

20 COMMISSIONER ENGEN: And then how are they
21 planning on building each building? I mean, they are
22 going to build each one as the demand comes then?

23 MR. PHILIPCHUCK: Yes.

24 COMMISSIONER ENGEN: They are going to start

1 with two buildings and then --

2 MR. PHILIPCHUCK: We are going to start with
3 that first building, and then depending on the --
4 once you start to get the initiatives going and
5 people start to see things coming out of the ground
6 and people starting to move in, we think that we will
7 be able to follow right along with Building 2
8 hopefully we will just go in progression, Building 3
9 and Building 4.

10 COMMISSIONER ENGEN: So when it's all done
11 together -- because I misread how this was written
12 here. Is it going to be like 164 units all together?

13 MR. PHILIPCHUCK: Total, total.

14 COMMISSIONER ENGEN: Okay. Because it looked
15 like 164 per building.

16 MR. PHILIPCHUCK: Oh, no, no.

17 COMMISSIONER ENGEN: I thought this was pretty
18 huge.

19 MR. PHILIPCHUCK: No, no, that's total.

20 COMMISSIONER ENGEN: Okay. And one of the
21 nice things I saw there is that you are going to have
22 the underground parking because I was very worried
23 looking at that, and so that will be an extreme
24 benefit in that area.

1 And then they are going to expand a
2 little bit more on the old Sequoia?

3 MR. PHILIPCHUCK: Part of that old Sequoia
4 Drive, yes.

5 COMMISSIONER ENGEN: Okay.

6 MR. PHILIPCHUCK: Yes, that has to be redone.
7 It's a mess right now.

8 COMMISSIONER ENGEN: And because I am in that
9 area every day, there is a lot of traffic, but I
10 would recommend to the residents that they do exit
11 out south to Sullivan. So that will be easier that
12 way.

13 If it does get to a point where the
14 city will have to become involved, it may have to be
15 a light there because if it gets that busy, but then
16 that all depends on some of the other parcels --

17 MR. PHILIPCHUCK: Exactly.

18 COMMISSIONER ENGEN: -- to the north being
19 sold there. And I think something is happening
20 there, too.

21 MR. PHILIPCHUCK: There is a --

22 MR. HANSEN: It's not underground parking.
23 It's covered parking.

24 MR. PHILIPCHUCK: It's covered parking. It's

1 not below grade.

2 COMMISSIONER ENGEN: Oh, it's not below?

3 MR. PHILIPCHUCK: But it is within the walls
4 of the building. It's an enclosed parking.

5 COMMISSIONER TRUAX: Ken, did you have a
6 comment?

7 COMMISSIONER CAMERON: Yes. There was some
8 discussion in the paperwork about all kinds of sound
9 ratings and that type of thing, and could someone
10 just give a brief description of what those changes
11 are and what the purposes of those changes are?

12 MR. PHILIPCHUCK: Steve will address that. He
13 has been working with John Curley in the building
14 department, and we don't have final resolution of
15 that, but we have outlined the things that we need
16 some assistance on. We may have to go to the
17 building code board of appeals. We don't know that
18 yet.

19 But because of the uniqueness of the
20 building, the occupants, the views that they wish to
21 maintain here, there is a call for a special design
22 of the building as Steve pointed out earlier, but I
23 will let him address that specifically to answer
24 that.

1 MR. HANSEN: I don't know if you can --

2 COMMISSIONER CAMERON: Maybe if -- you need to
3 pick a mic up if you are going to speak close to
4 there.

5 MR. HANSEN: I'm not sure -- I think you have
6 this drawing in your packet of the floor plans. But
7 as we spoke earlier, there is a single-loaded
8 corridor which means there is apartments on one side
9 of the corridor and then one side of the corridor is
10 an exterior wall rather than units on the other side.

11 The unique feature of this building
12 is what we had talked about is the views of the
13 temple, and the exterior wall of the building on the
14 east exterior of the wall -- that east exterior wall
15 of the building is -- there is a lot high percentage
16 of windows on it for those views from the corridor of
17 the temple.

18 In addition to that, we are putting
19 windows in the units.

20 MR. PHILIPCHUCK: They have that picture up on
21 the screen.

22 MR. HANSEN: Okay. This corridor is on the
23 east side of the building right here. If you look in
24 where the doors are, that's the corridor wall of all

1 the units. There is two sets of windows in that wall
2 either side of that door so that they have the view
3 from inside their unit of the temple as well as when
4 they are walking down the corridor.

5 with Aurora's sound increase for
6 Section 1207.3 da, da, da, you increase the sound
7 rating to 60 when you went from the masonry ordinance
8 to the ordinance where you required a 60 STC rating,
9 but we can get that with drywall. What we are
10 requesting is and what we worked with John Curley on
11 is two things, is that we are allowed to put glass or
12 windows in 25 percent of the corridor wall from the
13 unit to the corridor. And that sound rating is going
14 to be about 36 which is still an excellent rating.
15 It's just that the rating between the units and the
16 corridor is much higher because it's built out of
17 drywall or masonry.

18 These residents have all -- these
19 residents are not your typical residents. The
20 building has also been designed with the elevators at
21 the middle, and the units have been split -- there is
22 only three or four units either side. Once you get
23 off the elevator and enter the corridor, there is
24 only three or four units that you have to pass to get

1 to the last unit. So we have eliminated the amount
2 of traffic in the corridors to each of the units.

3 And the partners themselves not only
4 have they set a higher price on the higher floors
5 which you would normally be used to, they have also
6 set a higher price for the units to the end that
7 don't have people walking in front of the units. So
8 they understand that they don't want the sound, and
9 they don't want to transfer the sound, but more
10 important to them still is that they have the views
11 of the temple.

12 So we have asked for 25 percent of
13 the wall for us to be allowed to put in windows in
14 that wall. In addition to that, we have asked for 12
15 and a half percent or half of the windows to be
16 operable windows where, if they want to open the
17 windows, that they can have the window open. So
18 obviously if they want the windows and they want the
19 openness, they understand that they are going to have
20 some sound that they have to deal with at certain
21 points of time. It's not -- it's a given when you
22 are purchasing the project. It's not just a typical
23 apartment building where you want to guarantee that
24 sound to them. These owners have made that specific

1 decision amongst themselves to ask for that request,
2 and it's a very important request to them.

3 Does that help you describe it?

4 COMMISSIONER CAMERON: Does going to triple
5 pane or other natures of that in the glass glazing
6 itself help that or do you --

7 MR. HANSEN: We are doing that. STC 36 is the
8 highest rated window we can get from Anderson. We
9 worked with the Anderson window engineers to come up
10 with the highest rated window that they have.

11 we have talked to them even about
12 custom making some windows for it to raise that. And
13 it is a triple glass window with laminated glass.
14 It's a special glass and a more expensive window.
15 It's not just a window out of the lumbar yard. We
16 have taken that into consideration.

17 COMMISSIONER CAMERON: That was generally what
18 I thought, but I wanted -- clouded up in those
19 things --

20 MR. HANSEN: Well, I meant to bring that up.
21 It's important to us, but there is a lot of unique
22 features in these buildings that we have gone through
23 and spent a lot of time with the partners.

24 COMMISSIONER CAMERON: I have one other

1 question for John. With the proximity of this
2 facility to the temple, are there going to be any
3 kind of provisions for the better times of the year
4 to be able to physically walk between there, either a
5 passage through the temple grounds or sidewalks that
6 circumvent the --

7 MR. PHILIPCHUCK: There are existing
8 sidewalks.

9 COMMISSIONER CAMERON: There are existing
10 sidewalks?

11 MR. PHILIPCHUCK: There are existing sidewalks
12 along the Sullivan Road frontage for the temple.
13 There is sidewalks also on the Math and Science
14 Academy side of Sullivan Road also. There are gaps
15 where the old Souls Harbor Baptist Church is. There
16 is not a sidewalk, but there is a gap there on both
17 sides.

18 Otherwise, there are some sidewalks
19 present on Randall Road, and there are some on
20 Sullivan Road. There will be at the site, of course,
21 on our frontage. So I would say the answer is, yes,
22 they would be able to walk to the temple.

23 COMMISSIONER CAMERON: I just think that, you
24 know, if nothing else from a marketing standpoint,

1 you know, it might be something that might want to be
2 considered. You know, if I were belonged and I
3 wanted to live there, I would want to be able to not
4 have to take the car to go to a place of worship.

5 MR. PHILIPCHUCK: Very good point.

6 COMMISSIONER CAMERON: Sorry to run your costs
7 up.

8 COMMISSIONER ANDERSON: I have a question.
9 would this be a sustained property for many years
10 just exclusively for members of the church temple?

11 MR. PHILIPCHUCK: No, it is not exclusive. If
12 any of us wanted to purchase a unit, we could.
13 Obviously there are some advantages for the folks
14 that wish to be there. We are not excluding the
15 general population from acquiring it, no.

16 COMMISSIONER CAMERON: would you like an
17 application?

18 COMMISSIONER ANDERSON: It sounded nice.

19 MR. PHILIPCHUCK: We would be willing to sell
20 a unit.

21 MR. HANSEN: You have to wait for the next
22 building.

23 COMMISSIONER TRUAX: I have a question maybe
24 for staff. Is there any discussion about -- I'm sure

1 this has come up before -- about the widening of
2 Randall, ever going to happen? Because this would be
3 an ideal time to have a wider Randall Road.

4 MS. PHIFER: There is actually plans, and one
5 of -- and I do need to apologize. Some of you may
6 have just now got an e-mail from me because I did
7 just realize my staff report I do not believe was
8 included in your packet for this project.

9 So I don't think that you have the
10 conditions and the other items that John just
11 referred to. So I did frantically -- I was trying to
12 get a copy of it, and I did e-mail it to some of you
13 right now. So if you get your e-mails, you can see
14 that. So we will go through the conditions.

15 However, one of the conditions on
16 there is with regards to dedicating right-of-way both
17 to Randall Road and Sullivan Road because the city
18 does have plans at some point to widen both Sullivan
19 Road and Randall. The Sullivan Road, that's going to
20 depend on us getting some of the remaining
21 right-of-way necessary. Right now we don't have all
22 of the right-of-way, but with this property coming in
23 and the property just to the west, we are very, very
24 close. There is really only one property on the left

1 that we would need to get right-of-way from. So they
2 are looking at putting that project together.

3 The Randall Road expansion, that's
4 going to be dependent upon the bridge. So the idea
5 would be is that when we do redo the Randall Road
6 bridge over the tollway, that then we would at that
7 point in time expand the road. Because right now we
8 would have to neck it back down anyway.

9 But those are both -- we are asking
10 for right-of-way from the petitioner to allow us in
11 the future to do both of those expansions because you
12 are right, they are very much needed.

13 COMMISSIONER PILMER: In that regard, the
14 Sullivan Road west of Randall, the improvements seem
15 to be there for the first several hundred feet and
16 then it reduces down to one lane either way before it
17 comes back up closer to Edgelawn.

18 But is there still acquisition
19 there? Because I thought that -- I mean, part of our
20 plan showed the neighboring property that was
21 potentially going to put a pretty large spec building
22 there. So I was wondering if that would be done at
23 that time.

24 MS. PHIFER: Yes. The only piece that we are

1 missing is -- we will have everything on that side.
2 So the only piece that we are missing at this point
3 from my understanding --

4 MR. PHILIPCHUCK: See, that's why I use
5 boards, Stephane.

6 MS. PHIFER: Technology is my friend but not
7 today because I don't have my Apple watch yet.

8 So actually the portion right in
9 front of the church is -- you can see is we have the
10 right-of-way to the west of the petitioner's
11 property, and then we have some of the right-of-way
12 to the east. However, that's not wide enough. As
13 you can see, it doesn't line up.

14 So actually the only thing we need
15 is that additional sliver of right-of-way. For the
16 church property, you can see that their parking lot
17 right now goes into the public right-of-way. We have
18 not been able to find any easements that allow them
19 to do that.

20 So we have been in discussions with
21 the church. If there is a potential -- either they
22 may or may not be staying on that property, they have
23 talked about putting that property up for sale. That
24 would be an opportunity. Another thing is we could

1 work with them to re-coordinate their parking lot all
2 together so that we can get them out of the
3 right-of-way and get that additional I believe it's
4 seven feet that we need from them.

5 So at this point in time, everything
6 going west, that piece in front of the church is the
7 only piece missing. So we would probably at this
8 point look to try to get funding, to get some grant
9 funding, and include some of that right-of-way work
10 in that.

11 So, yes, it's very much a needed.
12 And with the improvements that are going to go on at
13 Highland, you know, farther over to the east and they
14 are going to make Sullivan much more efficient, this
15 is going to become a high priority for the
16 engineering department.

17 COMMISSIONER TRUAX: Okay. Thank you.

18 Are there other questions for the
19 petitioner or staff?

20 COMMISSIONER CAMERON: There is a question on
21 your recommendations from Stephane that say gating
22 the western access to Sequoia.

23 MS. PHIFER: Do you want me to go through my
24 conditions?

1 COMMISSIONER CAMERON: Yes, that and where it
2 is.

3 MS. PHIFER: And I do know we need to open up
4 the public hearing, but I do apologize again. I just
5 realized that the staff report was not on there.

6 And so the conditions that staff has
7 in there, the first condition has to do with the
8 modifications with regards to the building code. And
9 so the petitioner is working through that with the
10 building department. So our recommendation is at
11 this point in time, we actually remove those
12 provisions from the plan description.

13 There is a mechanism for them to
14 work through with the building department, to work
15 through some of those design alternatives. So our
16 recommendation would be to remove it from the plan
17 description and that they continue just to work with
18 the building department on those items.

19 The second condition is that the
20 easterly access point to Sequoia Drive be moved to
21 the current existing location and that the westerly
22 access to Sequoia Drive be gated for emergency access
23 only. So I don't know if I have something that shows
24 it very clearly. Maybe if we zoom in.

1 So you can see in the aerial -- I
2 lost it. There is an existing access point to
3 Sequoia on the property. You can see it there, sort
4 of in that hatched area. What engineering is
5 requesting as far as the preliminary plan right now,
6 they are moving that access point. I'm not sure how
7 far it is perhaps -- they are moving that access
8 point -- by the way, north is to your side.

9 They are moving that access point
10 per this plan. Engineering's recommendation is that
11 they leave it where the existing access point is
12 right now on Sequoia. So they are fully supportive
13 of having a full access for the development onto
14 Sequoia Road. They would just like to for spacing
15 reasons leave it where its existing is on the site.

16 The second condition with regards to
17 the gating that's to that back drive, the concern
18 with the engineering department is the fact that
19 because there is two buildings that they are
20 underground -- or not underground. They are at
21 grade, but they are enclosed parking is on that
22 alleyway, that that's going to become a very major
23 entry and exit point. They have a lot of concerns
24 with that being the major entry point. They would

1 like the Sequoia Drive that I just mentioned to be
2 the main point.

3 So their recommendation right now is
4 that that be gated for emergency access only. That's
5 the reasonable for that. So that's the second
6 condition.

7 The third condition, that the
8 right-of-way in the amount of 60 feet north of the
9 center line along Sullivan Road which is actually
10 27 feet north of the property line be dedicated as
11 right-of-way and that an additional 15-foot easement
12 parallel to the new right-of-way along Sullivan Road
13 be dedicated so there would be an easement along with
14 right-of-way. We do that quite often when we don't
15 want to encroach too far into the property by getting
16 the full amount of right-of-way.

17 Also then on Randall Road, that
18 50 feet from the center line along Randall which
19 would be 17 feet of the subject property be dedicated
20 in right-of-way along with a 15-foot corner clip at
21 Sequoia Drive. And that would all request to be
22 dedicated at the time of final plan and plat. And
23 then also there is a comment the fee in lieu of
24 Sullivan Road roadway improvements would be assessed

1 at the time of final plan and plat.

2 So then the fourth condition, that
3 the stormwater detention shall be provided at the
4 time of final plan and plan to meet all requirements
5 of the stormwater ordinance. This will require that
6 the petitioner either coordinate with adjacent
7 property owners, provide underground detention, or
8 make modifications to the building and/or pavement
9 layout to meet said stormwater detention ordinance
10 requirements.

11 This site is very tight because of
12 the fact that they are sort of inheriting a lot of
13 different ingress and egress easements. There is an
14 opportunity with regards to the working with the
15 adjacent property owner. Just to the west, there is
16 two skinny sort of detention ponds that are on the
17 adjacent property. There is a potential that they
18 can actually combine those two facilities and create
19 quite a bit of volume there. So I think that they
20 are in conversation with them. We always encourage
21 combining of stormwater facilities. They can meet
22 greater needs.

23 There is also the ability if they
24 wanted to to look at underground storage, if they

1 wanted to leave the site plan the way that it is, or
2 they can make some tweakings and modifications to the
3 site plan to make sure that they can accommodate that
4 stormwater. Engineering is confident that with all
5 of these options, that they are -- at their
6 fingertips, at their availability, that they will be
7 able to meet the stormwater requirement. They are
8 not at all worried about that. They just wanted
9 everybody to recognize that this is something that we
10 will look at at final and moving forward.

11 So those are the four conditions
12 that staff has recommended with regards to the
13 preliminary -- I'm sorry -- the plan description and
14 some of those would follow over to the preliminary
15 when we get to that point.

16 And, again, I apologize you didn't
17 have that.

18 COMMISSIONER ENGEN: I have a question.
19 Maybe -- I just want to make certain I'm hearing this
20 correctly.

21 We are using the one building for
22 the school, and we are bringing in four or five buses
23 a day. Are you saying you are going to eliminate --

24 MS. PHIFER: Absolutely not.

1 COMMISSIONER ENGEN: -- the -- so I am on
2 Sequoia. I want to turn left at the first entrance.
3 Are you saying you are going to make that gated so
4 you can't go out?

5 MS. PHIFER: No, no. That access -- we are
6 actually recommending that that access remain exactly
7 as it is today.

8 COMMISSIONER ENGEN: So that will be the
9 main -- that will still be the main one. So I can
10 get right into the building?

11 MS. PHIFER: Correct. Yes. And it would
12 still be a full access point.

13 The reason why the engineering
14 department is worried about it moving closer to the
15 intersection is because then it does become harder to
16 remain that as a full access because you don't really
17 have the stacking. It interferes with the left turn
18 lane then if you wanted to go north on Randall.

19 So if they leave it at the existing
20 location, then we can leave it as a full access and
21 be able to provide the same access that is there
22 today.

23 COMMISSIONER TRUAX: Okay. We do have to have
24 a public hearing here today. If we have no more

1 questions, I'm going to open the public hearing. And
2 if people have questions or comments, it's your turn
3 to come forward. We will swear you both in at once
4 or anyone else who wishes to speak.

5 (Witnesses sworn.)

6 MS. LACEY: I am Diane Lacey. I am the
7 executive director with Two Rivers Head Start Agency.
8 We cover a five county service area. We have three
9 locations in Aurora itself, and this is --

10 MS. CRONIN: I'm Terri Cronin. I'm on the
11 board for the Head Start.

12 MS. LACEY: The reason we are here and we
13 appreciate the opportunity to come and be heard is
14 because we have questions.

15 There is no doubt that this project
16 is unique. It's going to be high-end. And for the
17 religious aspect, I agree with all of this.

18 My problem is -- and it's my problem
19 because I have 72 children that are 15 months old to
20 five years of age who are attending that Head Start
21 school. Now, we were asked to grant an easement.
22 And by granting this easement, it's going to cause
23 two problems.

24 One, this is where the families of

1 the 72 children, not to mention the staff members,
2 come in and out to drop off and pick up their
3 children or to attend work. That's my first concern
4 of the extra traffic.

5 And my second concern is, even
6 though I think this is a wonderful development, I'm
7 just very concerned in how close is this going to be
8 in proximity to the playground where the children are
9 outside. From what I can tell, it's very close, and
10 that causes me worry.

11 So I need some more clarification.
12 That's why I'm here.

13 COMMISSIONER TRUAX: Okay. We will see if we
14 can get it clarified for you.

15 MS. LACEY: Thank you.

16 COMMISSIONER TRUAX: Did you sign --

17 MS. LACEY: I didn't -- I'm sorry. We came
18 from Algonquin. We got lost. I didn't sign it.

19 COMMISSIONER TRUAX: John, do we have a
20 discussion of how close?

21 MR. PHILIPCHUCK: Yes.

22 Do you have the site plan?

23 MS. PHIFER: I have the alternate.

24 MR. PHILIPCHUCK: Oh, the alternate, okay.

1 That's good. The alternate is on the floor.

2 But the existing drive which is on
3 our property, okay -- this is the existing drive and
4 this is on our property. When you get to this line,
5 our proposal was to take this area right here which
6 is a just a drive aisle that ends at this location,
7 and that's where the easement would be.

8 The alternate is that we swing back
9 in and come around. This area is fenced by Head
10 Start right here. This is their property, and this
11 is my client's property.

12 MS. LACEY: Could I clarify. The fenced in
13 area is just the playground. It's not the whole
14 property.

15 MR. PHILIPCHUCK: Right. The playground
16 though -- I didn't want you to get an impression that
17 it's an open playground. It's enclosed with a high
18 fence.

19 MS. LACEY: Right.

20 MR. PHILIPCHUCK: The children when they are
21 in the outdoor play area, they are enclosed. It's
22 not that they can run out into traffic.

23 MS. LACEY: No, they are only out when they
24 are taking a walk around the building.

1 MR. PHILIPCHUCK: So but we own the property
2 up adjacent to where they have their fence. And as
3 you can see from the plan, we would have some parking
4 spaces that would be adjacent. And then there is
5 areas that would be then landscaped adjacent to their
6 property.

7 So the drive aisle that we are
8 looking for would not go past your -- the end of your
9 property. It would come on to our property, and then
10 it would go into parking spaces. So your playground
11 is right here and your existing parking lot and drive
12 aisle is right like this.

13 So what we are hoping to do is
14 obtain an easement to move the traffic more
15 conveniently there, but this is existing drive that
16 allows them to have access is on our property. Okay.
17 And we would then -- if that doesn't work, we have to
18 swing off at this point and come around, and that's
19 what that alternate drawing indicates, that we would
20 come around the outside of their property and not
21 have to utilize it.

22 MS. LACEY: Once, again, we have nothing
23 against the development. It sounds wonderful --

24 COMMISSIONER TRUAX: You need to get your

1 commends on the microphone.

2 MS. CRONIN: We just want to ensure the safety
3 of the children. And so that's why we want to make
4 sure it was brought to your attention that they exist
5 and they are there. And we are concerned about
6 traffic, you know, a road being close to the
7 playground and close to the area around the
8 playground because of the age of the kids that we are
9 dealing with.

10 COMMISSIONER TRUAX: So where is the drop-off
11 for the Head Start children? Can you show me on this
12 map? Where do the parents drop them off?

13 MS. LACEY: The parents come in off of
14 Sullivan Road to come around to drop the children off
15 at the building. We are open five days a week from
16 6:30 to 6:00 Monday through Friday.

17 COMMISSIONER TRUAX: Okay. So John is
18 pointing to --

19 MR. PHILIPCHUCK: This is your drop-off point
20 I believe right here, the front of the building
21 facing Sullivan Road.

22 MS. LACEY: Facing Sullivan Road, yes.

23 MR. PHILIPCHUCK: Yeah, facing Sullivan Road.
24 This is where they go it in and out. That's your

1 main entrance right here, and the playground is over
2 here. This is the -- your building is -- are these
3 two lines. This is your enclosed -- your fence play
4 area. So the folks come up, they park here in the
5 lot, and the kids are brought in and out.

6 MS. LACEY: That looks reversed to me.

7 MR. PHILIPCHUCK: They are very far -- well, I
8 don't know if this will help you. This is north.

9 MS. LACEY: I'm sorry. I'm not used to
10 looking at these drawings. Excuse my ignorance.

11 MR. PHILIPCHUCK: This is north. Would
12 this -- would this help you because here is Sullivan
13 Road.

14 MS. LACEY: Yes.

15 MR. PHILIPCHUCK: You drive in the driveway,
16 you come around, you come up here, and the kids enter
17 the building here.

18 MS. LACEY: Correct.

19 MR. PHILIPCHUCK: That's your playground over
20 there.

21 MS. LACEY: Correct.

22 MR. PHILIPCHUCK: Okay?

23 MS. LACEY: I get it.

24 MR. PHILIPCHUCK: Okay. Good.

1 MS. LACEY: Okay. I'm still concerned about
2 the extra traffic though. So if there was any way
3 for them to accomplish this wonderful development
4 which we are not opposed to and still ensure parents
5 dropping and picking off their children -- picking up
6 their children, that they are safe, that's what our
7 main concern is.

8 MR. PHILIPCHUCK: We are all concerned by
9 that, absolutely. We are all concerned.

10 MS. LACEY: Right. Thank you.

11 COMMISSIONER TRUAX: Does anyone else wish to
12 address the Commission for the public hearing part?

13 (No response.)

14 COMMISSIONER TRUAX: If not, I will close the
15 public hearing.

16 Stephane?

17 MS. PHIFER: My battery went dead just right
18 in time.

19 So staff would recommend conditional
20 approval of the plan -- of the ordinance amending the
21 zoning ordinance to rezone property from B-2 general
22 retail to R-5A(S) multifamily dwelling and establish
23 a special use plan development and approving the plan
24 description with the five conditions that I stated

1 earlier.

2 COMMISSIONER PILMER: I have an additional
3 question just regarding the last question from the
4 audience regarding their concerns, and I know we are
5 looking at two options. One that included an
6 easement and one that could move ahead without an
7 easement.

8 But can staff comment on is there
9 any other variance? Is that in line with -- you
10 know, is there any special restriction on that or
11 does that meet city --

12 MS. PHIFER: It does meet the city codes.
13 However, we could put a condition that we take a
14 particular look at that as far as screening and
15 landscaping when we get to final plan and plat
16 because I think that's going to be the main thing
17 that we are going to need to make sure that we are
18 paying close attention to is how the treatment of
19 that setback is going to be between the new
20 development and the existing site.

21 So that could certainly be something
22 we could look at.

23 COMMISSIONER PILMER: I just think they should
24 look at it. But I also think if it's within city

1 code as well, I think that needs to be noted as well.

2 COMMISSIONER TRUAX: Okay. Would you like to
3 add that as a condition?

4 COMMISSIONER PILMER: Not necessarily, but I
5 think the comments from the audience have a lot of
6 concern, and I think they are valid concerns. But,
7 again, if they are within city code, I would -- I
8 guess I'm putting my faith that the city is
9 administrating that and addressing the concerns, you
10 know, through their zoning ordinance.

11 MS. PHIFER: And we do have that ability when
12 we look at the landscape plan to make sure that that
13 material is placed in locations that is necessary.
14 So we would ask that that be looked into that.

15 John, if you had any other comment?

16 MR. PHILIPCHUCK: I just wanted to state a
17 clarification. I think you said recommending the
18 rezoning for B-2 to the R-5A. There was also R-1,
19 that the R-1 parcel zone. I wanted to make sure that
20 gets in.

21 Also, I wanted to point out we
22 haven't totally agreed to the conditions that the
23 staff are proposing, especially the one about maybe
24 gating that back drive. We are going to have a

1 little bit more discussion about that to see what
2 kind of gating that is.

3 Because obviously it would be an
4 inconvenience I think for the residents that they
5 have to come into the development and circle around
6 as opposed to just coming in on the -- it's something
7 we would look at, but I just wanted you to be aware
8 of the fact that we have to look at that more. Okay.
9 Thank you.

10 COMMISSIONER TRUAX: Okay. We have heard the
11 staff's recommendations.

12 Is there a motion on this issue?

13 COMMISSIONER ENGEN: I would move for
14 approval.

15 COMMISSIONER ANDERSON: Second.

16 COMMISSIONER TRUAX: It's been moved and
17 seconded.

18 Sue, would you call the roll,
19 please.

20 MS. JACKSON: Mrs. Anderson?

21 COMMISSIONER ANDERSON: Yes.

22 MS. JACKSON: Mr. Bergeron?

23 COMMISSIONER BERGERON: Yes.

24 MS. JACKSON: Mr. Cameron?

1 COMMISSIONER CAMERON: Yes.

2 MS. JACKSON: Mr. Divine?

3 COMMISSIONER DIVINE: Yes.

4 MS. JACKSON: Mr. Engen?

5 COMMISSIONER ENGEN: Yes.

6 MS. JACKSON: Mrs. Hoffman?

7 COMMISSIONER HOFFMAN: Yes.

8 MS. JACKSON: Mr. Pilmer?

9 COMMISSIONER PILMER: Yes.

10 MS. JACKSON: Mr. Reynolds?

11 COMMISSIONER REYNOLDS: Yes.

12 COMMISSIONER TRUAX: We do have findings of

13 fact, but did we -- Stephane, would you think we

14 would need a separate motion on the other --

15 MS. PHIFER: We will. We can do that after

16 the finding of fact.

17 COMMISSIONER TRUAX: Okay. Let's do the

18 finding of fact.

19 we need to evaluate the proposal

20 with respect to the following: No. 1, will the

21 establishment of the proposed special use be

22 unreasonably detrimental to or endanger the public

23 health, safety, morals, comfort or general welfare?

24 COMMISSIONER CAMERON: It should be a positive

1 addition to the area, utilize a piece of property
2 that's long been neglected and is not in good shape
3 at the moment.

4 COMMISSIONER TRUAX: No. 2, will the
5 establishment of the proposed special use be
6 injurious to the use and enjoyment of other property
7 in the immediate vicinity for the purposes already
8 permitted?

9 COMMISSIONER HOFFMAN: I think it's
10 complimentary. It can, again, enhance that area and
11 parcel.

12 COMMISSIONER TRUAX: No. 3, will the
13 establishment of the proposed special use
14 substantially diminish or impair property values
15 within the neighborhood?

16 COMMISSIONER REYNOLDS: The change will not
17 diminish property values. In fact, most likely will
18 enhance values in the area.

19 COMMISSIONER TRUAX: No. 4, will the
20 establishment of the proposed special use impede the
21 normal and orderly development and improvement of
22 surrounding properties for uses permitted by the
23 respective zoning districts?

24 COMMISSIONER ENGEN: The special use should

1 not impede the development of other facilities around
2 there and should compliment the area. It certainly
3 needs a lift in that area to see a little bit more
4 growth and will probably develop other activity in
5 that area, too.

6 COMMISSIONER TRUAX: No. 5, Are adequate
7 utilities, access roads, drainage, and other
8 necessary facilities provided or shown as being
9 proposed for the site plan for the proposed special
10 use?

11 COMMISSIONER ENGEN: There are plenty of
12 roads, utilities, water, sewer that is there.

13 what we have heard tonight from the
14 city is that there are plans for the future to
15 develop Randall Road south from I-88 and also some
16 development for Sullivan Road which will certainly
17 help with the movement of traffic in that area.

18 COMMISSIONER TRUAX: No. 6, What affect will
19 the proposed special use have on traffic in the
20 general area and has ingress and egress been designed
21 to minimize congestion in the public streets?

22 COMMISSIONER HOFFMAN: I certainly think it's
23 been considered in the plan in considering the use of
24 the space and the residents that will be living

1 there. I think thought has been put into
2 transportation needs of the residents there.

3 COMMISSIONER TRUAX: And, No. 7, Does the
4 proposed special use conform in all other respects to
5 the applicable regulations of the zoning district in
6 which it is located, except as such regulations are
7 modified pursuant to the Plan Commission
8 recommendation?

9 COMMISSIONER ENGEN: This special use does
10 conform to all the applicable regulations.

11 COMMISSIONER TRUAX: Okay. Those are our
12 findings of fact, and this goes onward somewhere?

13 MS. PHIFER: This item will next be heard at
14 the Planning Development Committee on April 16th at
15 4:00 p.m. in the fifth floor conference room of this
16 building.

17 COMMISSIONER TRUAX: Okay. I thank you.