



City of Aurora

44 East Downer Place
Aurora, Illinois 60505
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Legistar History Report

File Number: 19-0277

File ID: 19-0277	Type: Petition	Status: Draft
Version: 1	General Ledger #:	In Control: Planning & Development Committee
File Name: Arbor West Apartments / Cunat, Inc. / 1240 Nantucket Road / Plat of Vacation		File Created: 04/03/2019
		Final Action:

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

Notes:

Agenda Date: 05/16/2019

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Property Research Sheet - 2018-08-27 - 2018.153.pdf, Land Use Petition and Supporting Documents - 2019-04-02 - 2018.153.pdf, Plat of Vacation - 2019-04-02 - 2018.153.pdf

Enactment Number:

Planning Case #: AU09/3-18.153-Fsd/R/V

Hearing Date:

Drafter: sbroadwell@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	04/09/2019	referred to	Planning Council			
	Action Text:		This Petition was referred to to the Planning Council				
1	Planning Council	04/16/2019					
	Notes:	<i>Mr. Sieben said this is the result of several meetings with the new owners. What they are going to do is vacate the public right-of-way. There will be some reconfiguration near the intersection at Indian Trail to better improve flow there at the traffic signal. They are also going to reconfigure the former public roadways to allow for perpendicular parking off of that, which will be a private drive. They are going to relocate the sidewalks, obviously, so they are pushed in a little bit where the perpendicular parking is. This will result in additional parking on site for the residents. As part of the intersection improvement at Indian Trail, they are going to be removing the access on the east side of Nantucket there to better improve flow, again, at that traffic signal. They are also making improvements to the apartment buildings with some updates and some remodeling and they are also adding a couple of new amenities with the clubhouse buildings in the middle of the site.</i>					

Mr. Phipps said Mary Garza from my staff sent out her review comment, I think, on Friday last week. Almost everything was straightforward and pretty typical. One item I wanted to at least mention is in the course of her review she realized that, at least it appears that, Indian Trail is in several outlots as opposed to being dedicated right-of-way, so she included a comment that we'd like to see that become dedicated right-of-way as part of this approval process.

Mr. Sieben said that would be a separate document typically, so I believe it would be the northerly 40 feet there of Indian Trail just to formerly dedicate that portion.

Mr. Phipps said yes.

Mr. Sieben said Herman, the Fire Marshall has sent out numerous comments on this. Do you want to go over what kind of the main items were?

Mr. Beneke said basically everything. We didn't get a fire plan. What they said was a fire plan wasn't anything. We just need to see all of our requirements and hydrant coverage. Anything that's sprinklered needs to show the requirements for the Fire Department Connection and the sprinkler room and all those kind of things, the widths of the fire lanes, access requirement, hose stretch requirements, all the typical things. Until we actually see something that shows all the criteria we really can't give more than general comment that everything needs to be covered. They might be fine, but we haven't see anything.

Mr. Frankino said I think the only issue we had, I think it's been resolved, was the discharge of main pool drains to a storm sewer. I think that's been resolved. The unpolluted main pool drain water just can't go into the sanitary sewer, but I assume there is storm sewer nearby and I think that's been taken care of.

Mr. Sieben said we are shooting for some time in May for this to go to Planning Commission, but obviously need especially the fire comments worked out.

Mr. Beneke said we really need to see something to see that it looks like it works.

1 Planning Council 04/23/2019

Notes: Representative Present: Brian Cunat

Mr. Sieben said Brian do you want to introduce yourself and just kind of like what we had done at DST, just give an overview of what your company is doing with the project, what improvements you are making and then we can touch on some of the remaining kind of technical issues that are left.

Mr. Cunat said well this past fall we purchased the apartment complex that prior to us buying it was called Stone Crossing. We purchased it with the intention of doing some significant improvements to the property, bringing it up to today's standards, adding amenities to the property and bringing it up to where most people are kind of expecting a quality apartment to be. We bought the project. It was full as far as tenants are concerned. It still is full except for about 10% of the units that we have been remodeling the insides of. When we bought the project, some of the first things we noticed was there was a significant problem at the site. Where the road hooks up here onto Indian Trail, there is a street light here, but there is also a driveway that comes in right here, right at the throat of it, and there is also a drive that comes in right here at the throat of it. It is a one-way drive. It makes it very, very difficult for people to exit and still stay out of the way of traffic and so on. I witnessed several times where a person has pulled out of this drive and a person turning in here hit them and had accidents and that's just in the short time that I've been involved in the property. But one of the things that we wanted to do was we wanted to vacate that portion of the road and make it a private road. It only services the property that we are talking about. It does not serve any other properties. It is dead-ended on the upper corner up there. The property at one time had an in ground pool. I don't know at what point in its history that was abandoned and filled in. Today what we are looking to do is we are looking to put in a clubhouse, which is going to have an indoor pool, exercise area, and a small meeting space for people to use.

Mr. Sieben said Brian that's where the current office is right now on the east leg of the road there. Is

that going to be demoed then?

Mr. Cunat said yes. I've already got the demo permit from the City of Aurora. We just have held off on it waiting to get a little bit closer. We've now actually vacated that office. We are using one of the apartments across the way here as a temporary office until we can get this thing done. The other issue that I noticed when I first went to the property and first looked at it was they've allowed for parking on both sides, parallel parking on both sides, of that road and at night it is extremely a very narrow throat to try and drive around that one-way path to go around there. What we are looking to do is to eliminate all parking on what was the former roadway. We are looking to make perpendicular parking to the road. Of course, we couldn't do that also if it remained as public road as opposed to abandoning it and going back to a private road. All of the parking areas, including all of the current drive that is there and the new parking areas that we are adding, would need to be repaved. The paving is in pretty bad shape, so that would be something we had planned on getting going on it anyway. In addition, we are looking to eliminate all of the dumpsters that are out there. There are a lot of them. I think there are 15 or 16 different dumpsters located around the property. All of them with their normal hazards of a dumpster with things blowing out and the smell and that kind of stuff. We're looking to consolidate that into one compactor unit in one location on the property. Today, they have individual washers and dryers in each of the hallways. They are downstairs in like a little basement area. They are not really conducive to people using them. We are looking to eliminate all of those, take them out of every single building, and build one new laundry center, which would be a much more modern laundry center and it would not accept any cash. It would be a key card system so you don't have people trying to rob it or tear them apart like we've had experiences with in the past from other sites. Once we are completed with the new parking, we would be then going through and doing a complete new landscape of the whole site. We have already received permits for doing the roofs. I think there were like 5 or 6, maybe even 7 of the buildings that needed new roofs. Those have already been completed. We have taken down a lot of dead trees that were there and some of the trees that were overgrown and encroaching on buildings we've taken down. Again, the new landscaping plan would really be sprucing that up once we get to that point. The plan is when we are all finished that we'll have a really, really nice complex that not only will look a lot nicer, but also will be really good inside every unit, as well as the common areas and provide amenities to the people that are there. You might recall on the west side is single family. It is quite nice. There is nothing really wrong with the single family at all. Then on the north side is the elementary school and then there is also a bit of a park that goes farther over here. On the east of this property, which is quite a large fence, that's where they have the backup controller for the O'Hare field, so a quiet neighbor on that side. They don't do much there.

Mr. Sieben said what is your proposed rental structure that you are looking at here?

Mr. Cunat said we are looking to increase rents about \$300 a unit once they are completely refinished and also once we have the amenities added to the property.

Mr. Broadwell said as far as the Plat of Consolidation, the Plat of Vacation, I think Zoning is okay with that. I know we were working on getting the Fire Access, the revised Fire Access Plan for the Fire Marshall. It sounded like you had, or at least were pretty close to having that.

Mr. Cunat said it is all completed. Our engineering, Randy Anderson, has put that together and he actually had put together a response on most of those items, as well as he did on some of the drawings showing that the radiuses and everything for the turns and all that was all within the acceptable standards of it. But all of those have been addressed.

Mr. Broadwell said if you can get me a digital copy of that I'll have it added to our file and then I'll make sure the Fire Marshall and Herman get a copy of that right away.

Mr. Cunat said it should be today.

Mr. Broadwell said if you can as soon as possible. I think that's really the big point right now. We need that before we can determine the Planning Commission date, which looks like maybe potentially early May or mid-May.

Mr. Cunat said there was another request. I think it was by your department as far as if we go to drain the pool where does that water go. We have notes, both on the architectural, these drawings, as well as also on the pool engineer's drawings that indicate that would run out to the curb, which will go into the storm sewer system whenever that would be drained. Periodically they do drain a pool for various reasons and we would not be putting that into the sanitary sewer.

Mr. Sieben said Brian could you repeat one more time, I may have missed it, the amenities and the new clubhouse house?

Mr. Cunat said we have an indoor pool with locker rooms. We have an exercise area that will have cardiovascular equipment. No free weights. We kind of stay away from that, but cardiovascular from treadmills and stair climbers and that type of thing. That's where the offices will be for the rental and so on. There is a little business center there where people can go and make copies and do things like that. Today with the Internet, it is not quite as well used, but sometimes copy machines are needed. Then there is also like a little meeting room in there too. It is not real large, but if they wanted to have 20 people in there they could have a meeting.

Mr. Sieben said I think you are also doing a little mail center too. Did you touch on that?

Mr. Cunat said currently the mail is delivered into each hallway. One of the things that we wanted to make sure on the site is that these are secure hallways so that you need to have your key or your key card to get into every hallway. The way it is right now, the mailman has to go into every hall to deliver mail. We are proposing to build a mail center. The mail center would be where the back of it is where the postman goes and he can open up all the boxes and put things in. The front is where you go to your individual and get your mail out. There is also postal delivery boxes there as well so if you have a large item, they can put it in there and you will find a key in your box and you take the key and take out whatever is in there. Then the key stays in when you take out your package. That works out a lot better than what they have today. Otherwise, they just get a notice they have to go to the Post Office all the time to pick up their package, so that works out well. For FedEx and things, there is also a delivery closet right here off the entrance of the office where if those types of deliveries are made during the day, we would keep them and put electronically a note to them and they would come and get that. In each of the hallways right now they are not secure. They have not been. It is just the way it is. Again, it is another one of those items that we want to bring up to standards. These will be done in such a way that if you live in Apartment 2C and somebody comes to the front door, they push 2C, it rings on your cell phone and you can look at them, see who they are, as well as let them in. It is kind of a nice system they can have. If they are not home, it is the same thing. They can look at them and say well I'm not home right now, but I'll catch you later or something. It has become a real popular thing to have that. It is sort of a wireless system. It works out well. The hallways, I mean everything, is tired. We've already done one model and a hallway in there as far as what it is going to be, but the hallways themselves will be completely refurbished as well so they will look nice when they come in, secure and so on.

Mr. Sieben said thank you. Herman?

Mr. Beneke said well we already talked about the fire plan. It sounds like it is on its way.

Mr. Sieben said have you seen it yet?

Mr. Beneke said we have not seen a real fire plan. It was just a site plan. It really didn't have anything on it.

Mr. Cunat said I talked to Randy and I thought he was going to have it electronically before this meeting. You'll have it shortly.

Mr. Beneke said there were a lot of notes on there just because we didn't really have anything to look at.

Mr. Cunat said and he addressed them all.

Mr. Phipps said one of my review engineers prepared a letter with a number of engineering comments. I believe most of them were very standard. You probably got that a week or so ago. One of the issues that was a little non-standard is that in our review it looks like Indian Trail, the city's road along the south edge there, was actually in an outlot and not dedicated right-of-way. We asked that you do a little more research on that and see if it was in an outlot, in fact like it looked, or if you had any documentation that it was dedicated right-of-way. Have you had a chance to look into that anymore?

Mr. Cunat said I can only answer it this way and the plat shows it. Our plan only goes to here. Indian Trail is outside of it. Now there could be a strip of land that for whatever reason wasn't officially dedicated or something, but it is not something that we bought or own. The portion that we bought is already outside of the right-of-way.

Mr. Phipps said so south of Coventry Place there where it says Outlot B, that's not an outlot that the HOA or you own?

Mr. Cunat said no. We did not buy Lot B. We didn't get any deeded property for Lot B. It could be that somebody still owns it other than the City of Aurora, but I wouldn't think so, but still it could be, but it wouldn't be us. We didn't buy that. I had our lawyer check the legal description of it and he said no it is definitely cut off. There is nothing on the streetway. The other comments that you made, also Randy Anderson from the engineering, has addressed all those, so I'll get that as well mailed over to you.

Mr. Phipps said great, thanks.

Mr. Sieben said Mike did you have anything on Fox Metro?

Mr. Frankino said no. Thank you Brian for mentioning. The only issue we really had that was significant was the pool discharge and it sounds like you addressed that.

Mr. Cunat said it is kind of a weird thing there. I'll just throw it out. By eliminating all the washers and dryers that are on the site right now, there are significantly more of those than what we are going to be installing in this new facility, almost half again as many. When we remove them, we are capping it off. You can't just go back and put them back in again. They are going to be removed and so on, but we don't get credit for that. We only get charged extra for the new ones.

Mr. Frankino said is the laundry facility in a separate spot in each building or in the apartments?

Mr. Cunat said every hallway is where the laundry facilities are now.

Mr. Frankino said we'll talk about that. You should be able to get credit. If it is within the dwelling unit it is a little bit different, but if it is like a separate laundry facility you are taking all those out...

Mr. Curley said it is common per building in the lower level. In fact, we've had several fires actually.

Mr. Frankino said we hesitate to move credit from one property or tenant to another because that can get convoluted. Let's talk more about it.

Mr. Cunat said they are all in common areas right now that we are going to be removing and putting them all into one standardized building and that's the whole purpose of that building. The units aren't really large enough to have them. There is really no place in those units for washers and dryers anyway, so they put them in the common areas. I get that. But what they did is it is almost like an afterthought. It is like a wide hallway in the basement and they have a washer over here and two dryers there. It is really weird in every one. Half of them are broken. It is just not very conducive. I'm sure most people don't do their laundry here. They take it somewhere else. We thought that was an inconvenience, so by putting a modern new facility here and getting rid of all those old one it would

simplify things.

Mr. Curley said what do you end up doing with the space that you recapture after the laundry facilities are moved out of each building? Are you going to have storage or something?

Mr. Cunat said we were just going to wall it off. Right now the electrical panels are in there. It is kind of open to the public, the electrical panels, and we'd rather have that kind of screened off, so we are thinking of putting a screening across there and closing it off.

Mr. Beneke said we were just talking a little bit that may be helpful for Fox Metro. Can you explain what lots, what the consolidation includes?

Mr. Cunat said I'll do my best. When we bought the property here, the apartment complex of this portion was altogether with the exception of the road cutting it up. It was all one piece. These were broken at some point in time into individual townhouse platted little lots. We're getting rid of all that. We're putting it back so that the whole thing is apartments completely and there is no separate townhouse designations.

Mr. Beneke said so no separate lots. It is all on one lot.

Mr. Cunat said it is all going to be one lot.

Mr. Sieben said so Brian this will be three lots? Are your two community buildings separate lots or is that center island all one lot?

Mr. Cunat said all one lot.

Mr. Sieben said so you are going to have only three lots, I believe.

Mr. Cunat said correct.

Mr. Sieben said how are you doing the private road?

Mr. Cunat said well if it is a private road, that would go back to this, but actually legally platted lots there will probably 3 or 4. This is going to be one. This is probably already one. I'm assume this is one because there was a road here, so probably there will be four. One, two, three and then four.

Mrs. Vacek said and then the private road?

Mr. Cunat said the private road will have a separate PIN number.

Mr. Frankino said call and maybe you and Sandy and I can get together and talk about that. I think there is a way we can figure something out.

Mr. Beneke said the question I think that is, and correct me if I'm wrong, that Mike is getting at is if everything is on one lot then it is easier to give those fixture counts as part of that lot so that helps you with your taking them out of here and putting them in there.

Mr. Frankino said we can try to figure something out. Let's not give up on that.

Mr. Sieben said Brian regarding schedule, as Steve mentioned, we think we can get you on the May 8th Planning Commission. That's two weeks from tomorrow. This is not a public hearing so we can schedule you as late as the end of the week before, as long as Herman and the Fire Marshall is okay with what you are going to submit. That will be what we shoot for. Steve will be your point person on that. Thank you for the overview.

Mr. Cunat said it is a big improvement. With the demolition, our thoughts were we'll go ahead and demolish what's there whenever you feel it is a good time. We have the permit, but we don't want to

get too far ahead of ourselves.

Mr. Sieben said as far as the schedule goes, if you go to May 8th, you would be done about May 22nd for any permits.

Mr. Cunat said some of the people that would be tearing down the old stuff and hauling it away could be the same people that do the foundation.

Mr. Sieben said so about four weeks, all things being equal. Thank. You.

1	Planning Council	04/30/2019	Forwarded	Planning & Development Committee	05/16/2019	Pass
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Action Text: A motion was made by Mr. Broadwell, seconded by Mr. Minnella, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 5/16/2019. The motion carried by voice vote.

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

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

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

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

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

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

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

Mr. DuSell said correct.

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