



City of Aurora

44 East Downer Place
Aurora, Illinois 60505
www.aurora-il.org

Legistar History Report

File Number: 19-0532

File ID: 19-0532	Type: Petition	Status: Draft
Version: 2	General Ledger #:	In Control: Building, Zoning, and Economic Development Committee
File Name: CDI Development Services, LLC / Cedarwood Development, Inc. / Ogden Ave & 75th St / Preliminary Plan		File Created: 06/13/2019
		Final Action:

Title: A Resolution Approving a Preliminary Plan for Melody Town Center Subdivision Being Vacant Land located at east of the intersection of Ogden Avenue and 75th Street (CDI Development Services, LLC - 19-0532 / NA28/1-16.085-RZ/SU/PSD/PPN - TV - Ward 10)

Notes:

Agenda Date: 07/24/2019

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Land Use Petition and Supporting Documents - 2019-06-13 - 2016.085.pdf, Property Research Sheet 56555-56556.pdf, Plat of Survey - 2019-06-13 - 2016.085.pdf, Preliminary Plan - 2019-07-09 - 2016.085.pdf, Fire Access Plan - 2019-07-09 - 2016.085.pdf, Legistar History Report (Preliminary Plan) - 2019-07-11 - 2016.085.pdf, Presentation by Cedarwood (Plan Commission) - 2019-07-17.pdf

Enactment Number:

Planning Case #: NA28/1-16.085-RZ/SU/PSD/PPN

Hearing Date:

Drafter: tvacek@aurora-il.org

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Committee of the Whole	06/18/2019	referred	Planning Council			
	Action Text: This Requests and Referrals was referred to the Planning Council						
1	Planning Council	06/25/2019					
	Notes: <i>Representatives Present: Josh Terpstra and Ron DiNardo</i>						
	<i>I'm Josh Terpstra. I am with Haeger Engineering. We are the Civil Engineer for the project.</i>						

My name is Ron DiNardo. I'm the Director of Development for Cedarwood Development that's going to be working on this project along with Laura Hester, who is VP of Senior Housing who was not able to attend, but will be here for the next meeting.

Mr. DiNardo said I will start with what we're planning on doing phase-wise, which is essentially what you have there, but in color. What we are proposing is to redevelop this 30 acre site at Ogden and 75th. This is going to be a multi-phased construction project consisting of senior housing, retail and office area with a different zoning. The senior housing components will be assisted living and memory care and independent living, which is essentially age restricted apartments, if you will. Along with the multi-phase process, we do intend on extending Commons Drive through here, which will really fall under the second phase. What we have is a current zoning, which is B-2 General Retail. I think it is for the entire site, so we are requesting a zoning modification to add R-5(S) and R-5A to accommodate what we're proposing. Of course, you guys have had time to look at this and you've had time to look at the resolution. It is R19-053, at least for the minutes, authorizing the City of Aurora to enter into this redevelopment agreement with us. That was passed at the end of February. We what have here is a phased construction. Parcel A is Phase 1. Parcel B is Phase 2. Phase 2 can also consist of the retail and the office and, of course, Commons Drive extension. That's important to understand that the Commons Drive extension will occur in the Phase 2 of our project. In the Phase 1 construction, we are going to install all of the detention basins and access points off of Ogden and 75th. That's our intent and, of course, to build the assisted living and the memory care. For your meeting minutes, we are looking at an approximate \$19 million dollar construction cost supporting around 68 full time employees just so you guys are aware of how big of a project this is. That's important. In Phase 2, which is the independent living, which is an age restricted housing, let me go back so you have for the record how big of a building we want, what we are going to propose. It is about 75,000 square feet approximately. That way you kind of get an idea. It is really in two parts; memory care and assisted living. On the independent living side, that is 180,000 square feet. That's an approximate number. That cost is probably going to be in the \$35 million dollar area supporting about 27 full time jobs. Of course, when Phase 2 and Commons Drive extension is constructed, then access to these retail parcels will be really more convenient. Well I shouldn't say that. These parcels will have access, cross access, so there will be cross access allowed so people don't have to come (inaudible). The same thing with the office. We are proposing 2 traffic signals here, 1 here at Ogden and 1 here at 75th, all the improvements along the 75th and Ogden corridor to minimize any impact to any traffic issues.

Mr. Sieben said actually there is already a signal up there at Commons.

Mr. DiNardo said there is a signal there, but it would have to be modified. So the surrounding area, which you guys all know the site, this is Met Life. I don't know if it is corporate headquarters or the main office. Then residential, apartments and then commercial down here. We are here to answer any questions. I'm sure you guys have dove into this project. Josh and I can answer any other questions.

Mr. Sieben said I don't know if you said how many units are in the 2 buildings. Do you want to just for the record state that?

Mr. DiNardo said right now it is 88 combined, 63 assisted and 25 memory care and then 144 units on the independent living. Those are approximate. There's probably some flexibility if a 2 bedroom becomes a 1 bedroom or something. I don't want to be held to that if we are off 1 or 2, but that was the initial proposed design.

Mr. Sieben said can you touch on your timing?

Mr. DiNardo said so timing on this, I was thinking about this flying in this morning as I figured you would ask that question, and if we can get this entitled by the end of the year, by the time we're done, I'm looking 36 to 48 months. I just don't know how we can get it done any sooner because we would build this, of course, first and start the occupancy and then get into Phase 2. We've got to get a window. 48 months is probably a complete of it.

Mr. Sieben said for completion of the 2 buildings?

Mr. DiNardo said yes, for the completion of the 2. That gives you an idea of in a couple of years maybe Commons Drive will begin, but our goal is to move quickly once we get out entitlements.

Mrs. Vacek said I am reviewing it now in more detail. I will get you formal comments probably in the next few days, so you will get those formal comments from me. I know that Engineering may have some questions on the phasing and utilities on that so I'll let them comment on that. There are some, maybe, sidewalk suggestions that I might have, so I'll be sending you an exhibit on that. But otherwise the only other thing that we were talking about a little bit earlier is we may have you either put a note on or maybe even grey out the street on the Commons Drive street because since you guys aren't doing it we don't know exactly what that's going to totally look like just because we have to go to DDOT and to the State on that so we don't want to show something that's incorrect, so we'll have to kind of work through that.

Mr. DiNardo said so for the public hearing, do you not want to?

Mrs. Vacek said we want to show it, but we are going to have to figure out how to do that. Maybe it is just the outline of it and not directions or the lanes just because we don't know what that's going to look like and we don't want anybody to come back to us and be like well you said and that's where it showed.

Mr. DuSell said identify it as by others.

Mrs. Vacek said and then we'll have it identified as by others. So just a heads up on that. I'll turn it over to Engineering.

Mr. DuSell said we have not a chance to really start looking at it at all in depth, just a cursory review. We do have concerns about the water main layout. I think we will probably be making some changes. We do not like those loops that are done for the hydrant. There is going to be a change there for sure. I understand they've got to be the 5 foot rule. Probably what will be happening is the water main will be moved into the (inaudible) to get it closer to the hydrant.

Mr. Terpstra said to be clear, we don't like those loops either. We are just looking to satisfy...

Mr. DuSell said technically, or more than likely, it is probably not going to work as they think it is going to function because you still have the main line going through and then looping around you are probably not getting flow around the loop that they think they are getting anyway. That's one thing we will be looking at.

Mr. DiNardo said it is interesting you bring that up because we actually hired a consultant who has a PhD in water quality to challenge IDPH in their crazy notion of whatever they want to do with this hydrant. It is not the right way to prevent Legionella, any form of that, into the water system.

Mr. DuSell said in our comments we will probably be giving you some ideas of where we think the main should probably run. At this point we are also a little concerned about how this is going to get platted. I don't know what's going on, but if do plat all the lots as shown on the Preliminary up front, you will have to install more utilities as part of what you are calling Phase 1. You will have to provide service to every lot that gets platted.

Mr. DiNardo said I don't think that will be an issue. We can talk about that more. These large parcels could be split into 2.

Mr. DuSell said the other option would be to just plat for the first phase and everything that is Phase 2 is just a lot on its own. Then you come back when you do Phase 2 maybe and then plat the remainder when you install the remainder of those utilities over there. That's something to consider.

Mr. Sieben said so the platting is Phase 1.

Mr. DiNardo said the platting would have to be phased. That makes sense.

Mr. DuSell said within 2 weeks we will have comments out to you. Those were just a couple of things on the surface that we saw in our cursory look at it so far that are jumping out at us.

Mr. Mr. Terpstra said and you'll include those comments in your official letter?

Mr. DuSell said yes.

Mr. Sieben said Tim, are you the engineer on it?

Mr. DuSell said yes.

Mr. DiNardo said so how do you deal with the IDPH in the City of Aurora? We're going through a lot in Lake in the Hills.

Mr. Curley said we heard about it already and we've had similar issues.

Mr. DiNardo said so do you guys take the lead and support us?

Mr. Curley said we try and although the State will remind us who grants who, we are trying to get onto a couple of Boards downstate. I think Herman and I might be sitting on something going forward and try to get them to be more reasonable, but I don't know what that's going to look like or how effective we'll end up being. We will try and help you in every way we can. I don't want to mislead you to think that we've pushed them back to the point where we've gotten what we wanted every time. We had a project on hold for 2 months or something because of a ridiculous stance that they took earlier this summer. I believe they've backed off on that stance state-wide.

Mr. DiNardo said so I'm wondering if it warrants a meeting in Springfield with Justin DeWitt to show him our plan ahead of time. We've been in communication with him for the last 4 or 5 months with regard to our project in Lake of the Hills and they're not publicly friendly, let's put it that way to be politically correct.

Mr. Curley said if you think that would be helpful that wouldn't be a bad introduction for us to sit down with him too.

Mr. DiNardo said maybe that would be something where you come back with your comments. I don't mind taking a trip out to Springfield and if I have to pay for someone's time I'm willing to do that just to sit in front of him if we can get in front of him because this is not going to go well from what's going on in Lake of the Hills.

Mr. Curley said do you know who the regional inspector was? I think that meeting might be valuable. I think the local position has been more harsh than the State's position, but they defend their person after they've taken a position is what I see.

Mr. Terpstra said we have sent letter after letter and they don't respond.

Mr. DuSell said I think you might be able to make it work though with some adjustments.

Mr. Terpstra said maybe bending it in and bending it back out or something like that.

Mr. DuSell said well I think we were looking of running the main up in the pavement along the road and then it would be right there where those hydrants were. Some of those other mains like along Ogden, that main where it was shown is kind of a useless spot. The hydrants aren't even near any road, so again, looking at pulling the main back maybe along the south side of your main entrance road there at first and then it cuts up into the pavement. We'll massage it.

Mr. Terpstra said we're willing to work with you. If you give us a markup, we'll...

Mr. DiNardo said when you consider that, if you can keep it away from areas where we are going to have to provide an easement and if something happens they are not digging up right in front of our entry somewhere. It allows for any work to occur outside. So please keep that in mind so I don't end up having an easement right there.

Mr. DuSell said everything will be marginally based on where you are showing hydrants. If you have a hydrant that's ...

Mr. Terpstra said we need a hydrant for the Fire Department Connection.

Mr. DuSell said we are going to have to have an easement there regardless.

Mr. DiNardo said so if we wanted to add an additional hydrant above and beyond to help alleviate maybe some of that issue maybe that's an option.

Mr. Terpstra said I think saying every hydrant would be an easement, correct?

Mr. DuSell said every main, every hydrant if they are all ours, all have to be in an easement.

Mr. Terpstra said we'll have to massage that. We can work with them.

Mr. DuSell said we'll give you something and then you can take it from there and do however you want to adjust it.

Mr. DiNardo said so we'll keep you in the loop as we progress with the guys in Springfield.

Mr. Beneke said so on the fire side and building side, we took a look at it. We met earlier on and worked through a lot of things. Our good news is that we are good with the fire plan. If you need to through the process adjust hydrants or something, then obviously, we'll have to have a resubmittal, but everything looked good for us. We're comfortable with where we are there. I would encourage you that in your conversation with your consultants and everything associated with the whole IDPH thing that they agree to keep us in the loop so we can see what you are presenting and see where it goes. Like John said, we have to have a plumbing program.

Mr. DuSell said so the Fire Marshall is good with the hydrants on the islands?

Mr. Beneke said yes.

Mr. Sieben said Tracey, where does this go?

Mrs. Vacek said this set for the July 17th Planning Commission, so that will be the next hearing that it goes to. We will vote this out on July 9th, so we can hopefully get comments out and everything kind of resubmitted by then and that would be great.

Mr. DuSell said have you guys at all approached DDOT or DuPage County regarding your access point?

Mr. DiNardo said we have.

Mr. Terpstra said he's not here, but we have Calloway as the Traffic Consultant, and I believe that they had some preliminary discussions with IDOT and DDOT.

Mr. DiNardo said I know these access points were discussed early on. They don't line up because I think it was DuPage. They didn't want this to line up.

Mr. DuSell said I just wanted to make sure you got the process started because when we get to final engineering, obviously, they will have to had approved all that.

Mrs. Vacek said and we have a question on this one.

Mr. Sieben said what is that? Is that a ¾?

Mrs. Vacek said it says proposed right-in/right-out, but then you are showing it ¾. I'm assuming if you guys are going through the ¾ that you are going to need to put in the lane to turn in, so just keep that in mind.

Mr. Sieben said so there was a discrepancy with what you are saying versus what you've drawn, but yet you didn't draw the whole thing.

Mr. Terpstra said I believe that should be a right-in/right-out and the pork chop should just have a little bit of a western...

Mrs. Vacek said the pork chop then just needs to be (inaudible). That's going to be one of my comments. I'll have my comments done within the next couple of days and then Engineering, once they are able to review, will send out comments too.

1 Planning Council 07/02/2019

Notes: Mrs. Vacek said we sent out comments last week. They are in the midst of revising the plans per our comments. This is going to go on the 17th of July to Planning Commission, so it will be voted out next week.

Mr. Phipps said the Engineering Division sent out comments yesterday.

Mr. Beneke said Fire and Building are okay with it as long as nothing changes. I know they talked about some questions about some things with Engineering on whether they had to modify hydrant locations within the site. If they do, then they will have to resubmit.

Mr. Frankino said Fox Metro has yet to see a submittal, but I talked to them last week and they said they were going to do that soon.

Mr. Sieben said so, obviously, we are in the process of getting the revisions and then this will be voted out next week for the July 17th Planning Commission.

1 Planning Council 07/09/2019 Forwarded Planning Commission 07/17/2019 Pass

Action Text: A motion was made by Mrs. Vacek, seconded by Mr. Minnella, that this agenda item be Forwarded to the Planning Commission, on the agenda for 7/17/2019. The motion carried by voice vote.

Notes: Mrs. Vacek said so this is going to the July 17th Planning Commission, so we will be voting these out today. The resubmittal is actually coming this afternoon, so I will be taking a look at it. If there are any conditions that we need to add or put on it, we will do so at that time.

Mr. Phipps said we completed our review of Preliminary Engineering and made a number of comments and then had a teleconference with the design engineer and a representative from the developer about some of the issues just to clarify them. I would say probably the most significant discussion had to do with the connection of the water main near the southeast corner of the site across 75th Street, which is something that we require to have 2 connections, 2 water main connections for Phase 1. Based on the way the Redevelopment Agreement is written, they were of the understanding that the city would make that connection in Phase 2. I've asked Rick Veenstra to review the documents and make a determination. I'm still waiting on that. The Engineering Division's perspective is that that connection needs to be made in Phase 1 and they are saying that they can't pay for it. We'll have to get to the bottom of that.

Mrs. Vacek said this is Preliminary, so this will need to go through Final also so some of those details can probably get worked out then. I do make a motion to move all 3 items to Planning Commission next Wednesday. Mr. Minnella seconded the motion.

Mr. Sieben said we have a motion and a second. There will be for sure Engineering conditions and maybe Planning conditions.

Mr. Phipps said we just ask the standard condition about meeting the requirements of Engineering by Final Engineering be added.

Mr. Beneke said the hydrant coverage and everything we looked at before and it was okay. Tim made some comments that things may have to change, so depending on what that looks like.

The motion carried unanimously.

2	Planning Commission	07/17/2019	Forwarded	Building, Zoning, and Economic Development Committee	07/24/2019	Pass
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Action Text: A motion was made by Mr. Chambers, seconded by Ms. Tidwell, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 7/24/2019. The motion carried.

Notes: See attachment for Items 19-0530, 19-0531 and 19-0532.

Aye: 9 Aurora Twnshp Representative Reynolds, At Large Anderson, Fox Metro Representative Divine, Fox Valley Park District Representative Chambers, SD 129 Representative Head, SD 131 Representative Hull, At Large Tidwell, At Large Gonzales and At Large Elsbree

Attachment for Items 19-0530, 19-0531 and 19-0532:

19-0530 An Ordinance establishing a Special Use Planned Development, approving the Melody Town Center Plan Description and amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, to an underlying zoning of R-5(S) Multiple Family Dwelling, R-5A(S) Midrise Multiple Family Dwelling, B-2(S) General Retail District and OS-1(S) Conservation, Open Space and Drainage with a Special Use Planned Development for the property located east of the intersection of Ogden Avenue and 75th Street (CDI Development Services, LLC – 19-0530 / NA28/1-16.085-Rz/Su/Psd/Ppn – TV – Ward 10) (PUBLIC HEARING)

Mrs. Vacek said the subject property is currently vacant land with B-2(S) General Retail Business District and is part of the Ocean Atlantic Special Use Planned Development, which was approved in 1998. Just to give you a little bit of background, in 2006 the property received approval for a commercial lifestyle center. However the center was never built. Just recently, earlier this year, we did approve a Redevelopment Agreement to assist in the development of the property, as the requirement to provide for the construction or extension of Commons Drive has created a burden on this property and has prevented it from developing. The Petitioner is here tonight and is requesting the establishment of a new Special Use Planned Development with underlying R-5(S) Multi-Family Dwelling District, R-5A(S) Midrise Multi-Family Dwelling District, B-2(S) General Retail and OS-1(S) Conservation, Open Space and Drainage District zoning. The Plan Description does include some modifications to the building, dwelling and structure standards, the bulk restriction standards and the use regulations for the R-5, the R-5A and the B-2 parcels. These are outlined in your staff report. I'm not going to get into all of them, but they are outlined in your staff report. Concurrently with the proposal, the Petitioner is requesting approval of a Preliminary Plat and Plan. The Preliminary Plat includes a 10 lot subdivision with a 100 foot wide right-of-way dedication along the eastern portion of the property for the extension of Commons Drive between Ogden Avenue and 75th Street. The Preliminary Plan includes the construction of an approximately 85,000 square foot assisted living/memory care support facility on Lot 1. That facility will house 63 assisted living units and 25 memory care units with a total of 69 parking spaces. The proposal also includes an approximately 200,000 square foot age restricted independent living facility on Lot 2. This will house 144 one and two bedroom units with a total of 144 parking spaces. I'll let the Petitioner kind of get into the details of both of those and kind of talk a little bit more about them and how they handle their facilities. Lot 3 and 4 will be future commercial lots that will front along Commons Drive. Lot 5, which is kind of at the far end kind of at the point of the property, will be another lot next to the detention pond. Lots 7, 8, 9 and 10 are going all to be utilized for detention. The Petitioner is proposing 2 access points along Ogden Avenue and 1 along 75th Street. Pursuant to the Redevelopment Agreement that we did earlier this year, the city is obligated to build the Commons Drive road and any of the associated infrastructure. I'm going to turn it over to the Petitioner. They can kind of go into the project a little bit more and the phasing of the project. But before I do, I just wanted to point out one other thing. This plan was part of the Route 59 Corridor Plan, the Comprehensive Plan that was recently passed. It is absolutely with keeping within that plan. I just wanted to point that out. I'll turn it over to the Petitioner unless you have any questions for me.

The Petitioners were sworn in

Good evening Mr. Chairman and members of the Commission. My name is Laura Hester. I'm the Vice President of Development and of Senior Housing for Cedarwood Development, which is representing CDI Development Services, LLC, who is the applicant in this case. With me this evening is Ron DiNardo, who is our Development Director with Cedarwood and then Len Kleinjan, our Civil Engineer with Haeger Engineering. If we have any technical questions we have some folks we can turn to. As an overview of discussion this evening, I'm going to tell you a little bit about who Cedarwood is, discuss our proposed plan and program, talk a little bit about the need for senior housing and why that's a component of the proposal and go over the drawing submittal in a little more detail for your understanding. The company, Cedarwood Companies, was founded in 1972. It is family owned. It was founded by Tony Petrarca. He is still very involved in the firm. It is a 47 year development firm, so a highly experienced developer. We've developed over 20 million square feet of space in over 40 states. It is a 100 plus employee firm. We are a long term hold. We're not merchant developers, particularly around our housing, so for any of our multi-family and senior housing the intent is a long term hold for the product. We will be the ones involved in the management of the operations ongoing, so what we represent to you today will be carried through. We're here tonight to request approval for establishing that Special Use Planned Development for the mixed development that in general includes business and senior housing. We are requesting the approval for the Preliminary Plat and requesting approval for the Preliminary Plan. We first entered the arena on the triangle site in, believe it or not, May of 2016. It was actually a different administration at the time. We had really vetted several options with the city staff through the very hard work of Dave Dibo, Trevor Dick, John Curley, Ed Sieben, Tracey, Herman, Fire and Engineering Departments and other departments in the city. We really believe we are bringing to you a plan that has merit and has addressed many of the comments and concerns that the city has raised during that period. The plan does accomplish the Master Plan goals that city had for a number of years, particularly around the connectivity of Commons Drive. It is a robust use that have very limited impacts to the community with the age restriction on the housing. We are moving forward consistent with the City Council approved Redevelopment Agreement, which was Resolution #R19-053 passed on February 26th of this year.

So this is three of our senior living developments that we have in development. We are currently under construction in Lake of the Hill, Illinois. That will be open in 6 to 7 months and open for residents a couple months after. We are looking at spring of 2020 for that project to be fully open and licensed. On the bottom of the slide there is our assisted living in Colorado Springs, Colorado. Several of the photos that I'm going to share with you tonight are from that open community. We are also under construction in Colorado Springs, Colorado on an independent living, which is the slide in the middle. The senior housing is a new product line to Cedarwood and we bring on very experienced operators to support us in our efforts in the operations side. So why this site? We are in very close proximity to area shopping, community activity, nearby transportation, medical care and houses of worship. There is very, very good drive by on Ogden and 75th Street and the demographic support, which I'll get into the use, particularly in the senior housing and then meets the goals of delivering that general business use that the city desires. The Redevelopment Agreement, and thus this project, is conditioned upon and contingent upon the construction of Commons Drive. There are several reasons for that. It's been part of the Annexation Agreement for over 15 years, so we inherited that as having an interest in the parcel. It is required of the recently adopted Master Plan that just was adopted by the city. As required for fire circulation use, the points of access on both Ogden and on 75th are not full movement access points and the Fire Department wanted that full movement, so that really does necessitate that additional drive on

Commons Drive and it's created the frontage for the commercial component, again, which is very important to the community, as we'll share with you.

It is a 30 acre site with a mixed use. Commons Drive will be dedicated, so the right-of-way is demonstrated there. It is a 100 foot right-of-way after city approval is complete on the TIF. That dedication will occur. We are obligated under the Redevelopment Agreement to dedicate the available land. Phase 1 is the assisted living and that is in that blush color. That is a 5.8 acre, nearly 6 acre site. The independent living, 144 independent living community is a 5.7 acre site and that's 144 units. The use of senior of housing, the fast growing segment of the population is over the age of 85 as a percentage of the population, which is always surprising. The second fastest is over the age of 75. Life expectancies are increasing and people who can no longer care for themselves don't necessarily want to live in nursing homes and the way the nursing home industry is changing it is really not appropriate. There is a very high medical need in nursing care. We're looking to provide alternatives for housing for those who can no longer live on their own or simply want a simpler lifestyle in the independent living community. In 5 miles from site location by next year, the senior households of 75 and older is 6,400 senior households that is aged 75 and older in your community and that is actually growing at 18%, so it is growing very quickly. The caregiver households, and that's all of us baby boomers, that falls into the ages of 45 and 64 and those are the adult sons and daughters who are caring for seniors or potentially have a parent or a loved one that they would be looking after, there are 42,000 households within 5 miles of this site and that's growing by 6%. There is very strong growth on income qualified. This is a private pay community. In the 75 and up household, there is 25% growth in the income qualified cohort under 75 year olds. Our brand for senior housing is Melody Living. Melody Living wants to be part of the community, so the days of tuck in the nursing home in the back 100 acres is long gone. Our seniors are active, they are involved, and they are engaged. A very important part of wellness is that component of being involved and remaining involved in the community. So that's why it is so important to be really nestled in the heart of a community. So we will interact with community involvement, with churches and associations and open our community meetings and children activities, music activities and the like. It will be very lively. It is a very light traffic impact. Our residents are no longer driving in the assisted living community. The average is 83 to 85 in the Phase 1. One of the main reasons people go to assisted living is they lose their ability to drive. Those residents are no longer driving, so the parking is primarily for staff and visitors. On the independent living side, it is a surprise to most people, the average age is 83. They are healthier and still want their own independence. People get swayed by the age restriction of 62 and older, but that is a HUD restriction. The reality is most of our residents will be well over the age of 80 that make the choice. They generally have an eye toward services and medical and that's why they are making that choice to downsize into independent living. It really is for a simpler lifestyle. There is no burden on school services with the age restricted use and that was a very important component as we put this together that it not be multi-family and that it be age restricted and when the demographics supported that we felt like we had a win/win.

In talking a little bit about the commercial uses on the east side of the site and the west side of the site, along Commons on the east is 6.7 acres. We've done some master planning and that will support 4 outlots, approximately 26,000 square feet of retail. On the west side, we programmed that for 30,000 feet of office. That is general business. It could go either office or retail. The balance of the site is stormwater detention and that's been worked and preliminary engineering.

This just identifies those uses. So the cream parcel A is Phase 1. Parcel B in tan is Phase 2. That's the independent living. Everything in the magenta is the general business use and then green is your detention ponds.

This is just a snapshot. These are really early renditions of the floor plans. It is hard to read in the slides, but the blue is a core community center. It is a 2 story community center toward the center kind of shortening those walking distances for our residents.

This will be a single story memory support. It will be a secure environment and it will have the look and the feel and the character of assisted living, but in a secure environment. It also will have a secure courtyard.

The independent living, which is in Phase 2, 144 units, will flank the 2 story community center. I'll get a little bit into the amenities space as we get into the slides. The assisted living is that need that is frailer than independent living and well below nursing. It is not nursing care. It is a licensed use with the State of Illinois. This will be a licensed community. These are people that need assistance with activities of dialing living and that's bathing, grooming, meal preparation, transportation and housekeeping. As I mentioned earlier, the residents have generally lost their ability to drive. We will be licensed with the State of Illinois as an assisted living and shared housing establishment. The dedicated neighborhood for memory support also falls within that license, the 63 units of assisted living on the first building and 25 of memory support.

The first slide here, this is a view of our concierge. These are photos from our Colorado Springs community. It will definitely be of similar character. The architecture will be consistent with the context and the environment that we're in. Our architects get very involved in the planning. They will work very, very closely with the Planning Department in not only architectural and character, but also on the engineering front as we get going with design. So this is our entry. We do have a full time concierge that does greet and help the residents.

This is also near the entrance, the hearth room, right off the entry. It gives you a place to eat with somebody or if you are joining someone. It is a great overflow space for some of our activities.

The Bistro is a second dining environment as farmer casual. We do ask for a liquor license for those residents that are able to medically partake. They are all adults. We treat our residents as adults and part of that is that they may want a cocktail. So that is provided here in the Bistro and in the dining room. As you can see, it is a very social environment, music, food. There is a grab and go for our staff persons in this space, so they come in and get to know the residents. It is a very friendly environment that way.

Five Star quality dining. It is menued. It is seasonal. It is local as much as possible. We get rave reviews on our food. We have a Resident Council that's involved in the dining program that does give their input on their likes and dislikes. Then we will manage special dietary needs as well.

The fitness area, this is a view of the assisted living where chair activity is very, very popular, so a lot of stretching, really just getting people moving. You can see the weights. We do have trainers come in.

We will have in the assisted living an on-site physical therapy therapist who can provide services to residents. That's a third party service that's provided in the community. We will also have a clinic, again for visiting physicians, podiatrists, dentists and the like to have space in the assisted living to provide those services for our residents at their choice. Full service salon with hair, nails and therapeutic massage.

The Art Studio, we really try and strive for a true art studio. It is a daylighting. It is less about crafts and more about true art. We have visiting artists that come. The work on techniques. We work with a lot of outreach programs in the area to get artists, musicians, you name it, that come to the property.

The Community Life Room is a multi-purpose space. It is large and can be divided into 2 smaller meeting spaces, so we invite associations and community events to come. We also host baby showers here in this space, so it is multi-purpose. It can act as classrooms. It can act as entertainment. It is set up with a hearing loop for the hearing impaired, so it feeds directly into their hearing aids. Then it has the smart TV and the microphone. Lots of lounge space. This particular one is a game room. We try to give the grand kids something to do so they really, really do enjoy coming. For the older kids it is the gaming, so we've purposefully set a space up where the grand parents can enjoy their great grandchildren while they play. Then again, there is just an example that we are pet friendly.

The gardens are beautifully landscaped with pathways to encourage walking, encourage that exercise out and getting outdoor activity. It is appointed with shade and it truly will be an awarding landscape.

The playscape is actually a huge part of our programming. We do a commercial playscape on all of our properties. This is actually fantastic for the younger children. The really do enjoy coming. They were super excited, this group of kids that are here, to literally do the groundbreaking on the playscape and cut the ribbon and they got to play on it. It is a lot of fun.

We talked about the unit sizes. There is detail in your packets. The assisted living does not have a full kitchen, but it has a kitchenette. We strive to make it look and feel like a full kitchen setting. Again, we want it to be as close to independent living as possible. You can see that there is granite, the vinyl planked floor, carpeted in the main room, tile in the restroom. It truly is detailed in a very high way for luxury living. In the assisted living, we provide studios, one bedroom and two bedroom units. These are models in our communities. These are actual models, the smallest being the studio is on the bottom there to give you a sense of the smallest unit.

The next slide is our two bedroom. Again, the larger kitchenette and then we have the living area in the center and it can either be two bedrooms, which a lot of couples really do enjoy this in the assisted living and then two private baths. In the independent living, we'll have larger units. They are full kitchens, similarly finished, but full kitchens. I should note also we have 9 foot ceilings. It is very intentional to be well done and appealing.

So just to give you a sense of overview, these are really early plans. This concept plan will give you a sense of the massing of the buildings. You can see there on your left is the 4 story independent living, again Phase 1. The first phase is the 2 story assisted living up front and 1 story memory support toward

the rear. Both of them have separate entrances so it is really easy for families to navigate and not a lot of walking. We've kind of been organic with our parking and made it soft and a lot of green space.

So just to give you a sense again, these are early renderings. The 2 story assisted living and the drop-off area in the front and then the 1 story memory support to the back. This is to give you a sense of the overall massing of the mixed use development plan with the commercial and, again, that's not Master Planned at this point, but the ability to do the 4 outlots along Commons, which would be towards the bottom of the screen and the commercial component on the north end of the screen. I'd be glad to answer any questions or specifics that you have questions about. I thank you for your time.

Ms. Tidwell said can you talk a little bit about the parking? I saw the reference to one space per unit as being adequate. What about visitor parking and is all the parking uncovered?

Ms. Hester said it is. The carports are not allowed. Structured parking just makes the project infeasible. We do not have any structured parking and then carports are not allowed. It is all surface parking to answer your question. In independent living, and there is national data through IT, which is a known entity that tracks the parking needs, the average use for independent living is .6. It is .6 really for both the assisted and independent, so what happens is it is the most expensive expense that a resident will have when they come to the community and because we provide transportation and trips to grocery stores and restaurants and outings they generally give that up, so 60% of the residents would generally use. So we've done one to one, which will easily be adequate parking. On the assisted living, we provided a .78 ratio for the assisted living, which again is well over the .6. That's strictly the staff and visitors. It is very rare that a resident has a car and if they do it is usually short term. We are actually over the national average with the parking that we have provided. Then one other comment I'll make is we have the ability to grow our parking. There are areas on the site for land bank if the Commission deems that it is too light that we can add additional parking or with the stipulation that if it becomes a problem we would add it. But I can tell you from experience I don't want to be under parked. The last thing I want is a guest who can't find a spot. We found that the ratios that we've shared with you work very well.

Ms. Tidwell said and the parking for the units is separate from the business parking?

Ms. Hester said it is, yes. It is completely separate from the business parking and it would be dedicated for each of the communities.

Vice Chairman Cameron said and will those parking for the residential units be marked or otherwise patrolled so that the people won't wander over from the commercial? How do you handle that type of situation?

Ms. Hester said well how we handle it is we adequately park the commercial because if they are wondering over at that long distance then I've got a problem there, we've under parked it. Your code does require adequate parking. In fact, I believe the parking is going to dictate, and what we shared on our model, was very much dictated by adequate parking for those uses, the amount of square footage that would be allowable there. But yes, to answer your question, it will be signed for residents only and there will be a guest area by the front area.

The public input portion of the public hearing was opened. No witnesses came forward. The public input portion of the public hearing was closed.

Mrs. Vacek said staff would recommend approval of the Ordinance establishing a Special Use Planned Development, approving the Melody Town Center Plan Description and amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, to an underlying zoning of R-5(S), R-5A(S), B-2(S) and OS-1(S) with a Special Use Planned Development for the property located east of the intersection of Ogden Avenue and 75th Street.

MOTION OF APPROVAL WAS MADE BY: Ms. Tidwell

MOTION SECONDED BY: Mr. Elsbree

AYES: Mrs. Anderson, Mr. Chambers, Mr. Divine, Mr. Elsbree, Mr. Gonzales, Mrs. Head, Mr. Hull, Mr. Reynolds, Ms. Tidwell

NAYS: None

FINDINGS OF FACT

1. Is the proposal in accordance with all applicable official physical development policies and other related official plans and policies of the City of Aurora?

Mr. Chambers said yes and these are listed in the staff report.

2. Does the proposal represent the logical establishment and/or consistent extension of the requested classification in consideration of the existing land uses, existing zoning classifications, and essential character of the general area of the property in question?

Mr. Reynolds said the proposal represents the highest and best use of the property.

3. Is the proposal consistent with a desirable trend of development in the general area of the property in question, occurring since the property in question was placed in its present zoning classification, desirability being defined as the trend's consistency with applicable official physical development policies and other related official plans and policies of the City of Aurora?

Mr. Reynolds said the proposal, again, represents the highest and best use of the property.

4. Will the proposal maintain a compatible relationship with the traffic pattern and traffic volume of adjacent streets and not have an adverse effect upon traffic or pedestrian movement and safety in the general area of the property in question?

Mr. Hull said it does not appear to have any adverse effect on the traffic patterns.

5. Will the proposal allow for the provision of adequate public services and facilities to the property in question and have no adverse effect upon existing public services and facilities?

Ms. Tidwell said there should be no adverse effect.

6. Does the proposal take adequate measures or will they be taken to provide ingress and egress so designed as to maximize pedestrian and vehicular circulation ease and safety, minimize traffic congestion, and not substantially increase the congestion in the public streets?

Vice Chairman Cameron said at least for the residential aspect of it, it appears as though that's not typically a heavy use. The business zoning and commercial zoning seems to be in locations where it fits in with the traffic approaches and departure points.

- 7a. Is the rezoning a consistent extension of the existing land uses, existing zoning classifications, and essential character of the general area?

Mr. Hull said yes.

- 7b. Will the rezoning permit uses which are more suitable than uses permitted under the existing zoning classification?

Mr. Chambers said yes.

- 9a. Will the special use not preclude the normal and orderly development of improvement of surrounding properties due to the saturation or concentration of similar uses in the general area?

Mrs. Head said there should be no impact.

- 9b. Is the special use in all other respects in conformance to the applicable regulations in the district in which it is located, except as such regulations may in each instance be modified by the City Council pursuant to the recommendations of the Plan Commission?

Vice Chairman Cameron said it is.

Mrs. Vacek said this will next be heard at the Building, Zoning and Economic Development Committee on Wednesday, July 24, 2019, at 4:00 p.m. on the fifth floor of this building.

19-0531 A Resolution approving a Preliminary Plat for Melody Town Center Subdivision being vacant land located east of the intersection of Ogden Avenue and 75th Street (CDI Development Services, LLC – 19-0531 / NA28/1-16.085-Rz/Su/Psd/Ppn – TV – Ward 10)

Mrs. Vacek said staff would recommend conditional approval of the Resolution approving the Preliminary Plat for the property east of the intersection of Ogden Avenue and 75th Street with the following condition:

1. That the access drives into the commercial lots be constructed at the Final Plan time on Lots 1 and 2 or an easement on Lots 1 and 2 be established to allow the developer/owner of the commercial lots to construct the access drive. We just want to make sure that that interconnection is there.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Ms. Tidwell

MOTION SECONDED BY: Mrs. Anderson

AYES: Mr. Anderson, Mr. Chambers, Mr. Divine, Mr. Elsbree, Mr. Gonzales, Mrs. Head, Mr. Hull, Mr. Reynolds, Ms. Tidwell

NAYS: None

Mrs. Vacek said this will next be heard at the Building, Zoning and Economic Development Committee on Wednesday, July 24, 2019, at 4:00 p.m. on the fifth floor of this building.

19-0532 A Resolution approving a Preliminary Plan for Melody Town Center Subdivision being vacant land located east of the intersection of Ogden Avenue and 75th Street (CDI Development Services, LLC – 19-0532 / NA28/1-16.085-Rz/Su/Psd/Ppn – TV – Ward 10)

Mrs. Vacek said staff would recommend conditional approval of the Resolution approving a Preliminary Plan for the property located east of the intersection of Ogden Avenue and 75th Street with the following conditions:

1. That the approval be contingent upon Final Engineering approval.
2. That the access points and associated improvements on Ogden Avenue and 75th Street be contingent upon IDOT and DuPage County Highway Department approval.
3. That the access drives into the commercial lots be constructed at Final Plan time on Lots 1 and 2 or an easement on Lots 1 and 2 be established to allow the developer/owner of the commercial lots to construct the access drive.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Ms. Tidwell

AYES: Mrs. Anderson, Mr. Chambers, Mr. Divine, Mr. Elsbree, Mr. Gonzales, Mrs. Head, Mr. Hull, Mr. Reynolds, Ms. Tidwell

NAYS: None

Mrs. Vacek said this will next be heard at the Building, Zoning and Economic Development Committee on Wednesday, July 24, 2019, at 4:00 p.m. on the fifth floor of this building.