



City of Aurora

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

Legistar History Report

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In Control: Planning Commission

File Created: 06/03/2015

File Name: NHI-Bickford RE, LLC - Preliminary Plan and Plat

Final Action:

Title: Requesting approval of a Preliminary Plan and Plat for the southwest corner of Orchard Road and Galena Boulevard for a 60 unit single story building with housing services for the elderly and lots for 5 single family dwellings (NHI-Bickford RE, LLC - L15-00499 / SG24/2-14.350-Rz/Su/Ppn/Psd - TV - Ward 5)

Notes:

Agenda Date: 08/05/2015

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Property Research Sheet - 2014-11-20 - 2014.350.pdf, Land Use Petition and Supporting Documentation - 2015-06-02 - 2014.350.pdf, Plat of Survey - 2015-06-02 - 2014.350.pdf, Elevations - 2015-06-02 - 2014.350.pdf, Preliminary Plan - 2015-07-10 - 2014.350.pdf, Preliminary Plat - 2015-07-10 - 2014.350.pdf, Fire Access Plan - 2015-07-10 - 2014.350.pdf

Enactment Number:

Planning Case #: SG24/2-14.350-Rs/Su/Ppn/Psd

Hearing Date:

Drafter: tvacek@aurora-il.org

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	06/09/2015	referred to	DST Staff Council (Planning Council)	06/16/2015		
	Action Text: This Petition was referred to to the Planning Council						
1	DST Staff Council (Planning Council)	06/16/2015					
	Notes: Representatives Present: Richard Eby, Eric Mancke						

Mr. Eby said we started this project back in about 2007. We had it under contract with the Church of Aurora. Our original plan was to put the building on the south end and then we were going to do a little more commercial/office space up toward Galena Road and then 2007 and 2008 hit.

Mr. Sieben said and I think at the time, staff wasn't real crazy about commercial on the corner. You did

not have really a residential component, so this is a little bit different where the commercial component is gone and then in place of that you've added single family lots.

Mr. Eby said yes. We've been in the business for 24 years now. We operate 49 facilities in the central part of the United States. We are a family owned operational company. We have 3 buildings currently in the Chicago area, one in St. Charles, Crystal Lake and Oswego. We are ready to break ground in Tinley Park and we have one other site identified in the greater Chicago area. Of course, like everyone else, we are in an expansion mode now. We are very excited about this piece of property. Everyone from our corporate office that's been by here just loves the site and loves the feel of the community. We are excited about being here. I think you could take the current site plan and divide it into almost 4 components. The north component, which is our assisted living building. Then you see, I believe it is, 7 lots for single family residential. Our ideal would be for it to eventually become age targeted. We are a good fit for that empty nester type of housing. Then here along Orchard Road, we have detention and then we have the street access. It would be an extension of Downer Place. It goes down to a cul-de-sac. At that cul-de-sac, from that point on to the north would be private. That was at recommendation of the staff and I think it is a very good idea. That way you won't have pass through traffic there, so it will be a dedicated, more or less, dedicated traffic. Preliminarily we generate about 160 vehicles a day, which is about the equivalent of 16 residential homes. We anticipate that probably a good half of that is going to go back out through the extension of Downer Place that connects to Orchard and the remaining would probably go to the west. We believe that by the extension of Downer Place to Orchard we are going to relieve some of the traffic that currently passes through Cherry Hill over to Galena. I think there is a benefit to that. You'll notice the building. It looks like 2 rectangles put together with an open courtyard in the center. The building itself, the larger rectangular portion, is the assisted living. There are 44 units of assisted living. There are 16 units of memory care to the northwest corner there. Both assisted living and memory care have their own dedicated interior courtyards. That's so the residents that want to be outside can be outside within their own courtyard. It is a secured environment and so forth. Our company is really an operational company. We do development because we need our product and our design. Our focus is more on the operational end of it. We think we do a very good job at that. We took into consideration the neighborhood, trying to minimize our impact on the neighborhood. You'll notice that the driveway along the north side is our service drive, which will be opposite any of the residential homes, or almost all of the residential homes. What traffic we do generate will be away from the neighborhood. Also if we take to the south side of the building between our building and the residential neighborhood, there are a number of berms. There is a lot of heavy landscaping, which will also help insulate and buffer our use from the residential neighborhood.

Mr. Sieben said do you want to discuss parking ratio? We discussed that at our staff meeting. What percentage, typically, of your residents drive and then how you are treating that ratio.

Mr. Eby said we say 1% of our residents drive. It will be less than that, but we can't do fractional percentages we don't think. Memory care, no one is going to drive. Assisted living, most of our residents are there because they have difficulties with mobility. This is kind of the transition between independent living and skilled nursing. A lot of ours have physical disabilities that would restrict their being able to drive. Depending upon what community we go to, parking ratios vary so drastically. A lot of times they don't know what to do with us so they'll put us in with nursing homes and it is 1 parking stall per 4 units. That isn't adequate for us. What we've found over time is .6 to .7 parking stalls per residential unit. We need to have enough parking to service our needs, but we don't want to increase the impermeable surface. We want to keep as much of it as soil as possible, so .6 to .7 seems to work really well. If we have a really big function, usually like Open House, Open House will be a big deal, often what we do is we contact a church, a school, or someone who has a large parking area and get permission from them to have people park there and then we have one of these small buses that would transport people back and forth, so we make those allowances for those really big events.

Mr. Sieben said and your age demographic that you mentioned.

Mr. Eby said our average resident is about 84 to 85 years old and has 2 or more ADL, activities of daily living, that they need support with and those might include meals. Medication reminders is a big, big one. People become confused and they over medicate themselves or under medicate themselves and then confusion, management, incontinence and those kinds of issues.

Mr. Sieben said and typically these are singles. There are not that many couples, correct?

Mr. Eby said no, there are very few couples.

Mr. Sieben said what's your plans with the residential? Are you going to hang onto those lots and maybe sell them in the future for an age targeted kind of product?

Mr. Eby said yes, that would be our plan. We are not into housing development. We'll probably put it out to local developers or builders who may be interested in some age targeted. We are doing that in a couple of communities right now.

Mr. Sieben said and again, one last thing on the access, there is an Intergovernmental Agreement that's already in place between the City of Aurora and Kane County that does allow for one additional access to Orchard Road. I believe it read between 700 and 900 feet south of the intersection of Galena. There is allowed a right-in/right-out. The plan was that potentially Downer would extend out if this piece was developed, which is what you are showing. I believe you are at 760 feet south. Then the public right-of-way would end then at that cul-de-sac and then you would have the private driveway. You are planning on really differentiating that both off of Cherry Tree and the Downer cul-de-sac that this is a private drive, no cut through traffic, etc., correct?

Mr. Eby said yes.

Mr. Beneke said we talked about a couple of things at the DST meeting about hose stretch requirements and the location of the Fire Department connection, the sprinkler room and things to that nature, so those will be comments that will be made. Like I mentioned at the last meeting, I will be getting with the Fire Marshall and we'll sit down and make our comments and get them out to you.

Mr. Feltman said we are going to be starting our review soon. As we discussed in the meeting, I think probably the one thing that is the biggest hurdle we need to get through is this flood plain. The DFIRM shows flood plain on the property, but I believe that was prior to Orchard Road being elevated and it is old topo. We need to just work through and get through the elevations. The best case scenario is it is not on the property and you do a letter of map amendment, which is basically updating the DFIRM showing better topography and better information. The worst case is it is flood plain on the property and then we are going to figure out how we are going to have to deal with compensatory storage. But as of now, as I understand it, your plan is just showing detention assuming that there is no flood plain on the property, so the ponds that are shown are not compensatory storage.

Mr. Mancke said that is correct. I'm still in an effort to track down this study. In fact, this afternoon I'm meeting with KDOT. They have told me that they have the Orchard Road flood study, so I will be going to their offices to sit down, review the report and make any necessary copies and I can share it with you what I find.

Mr. Feltman said and as far as utilities, it is pretty straightforward. I'm sure we will have a few comments here and there, but water and sewer is available and you are showing your storm sewer connection. It looks like everything generally is laying out.

Mr. Beneke said just one other thing I was noticing earlier is you indicated the height of the building to the top of the gable. Actually you can do it to the mean roof, which actually is an advantage for you on this particular project because if you go to the top, you are going to be over 30 feet, which requires your fire lanes to be larger. So take a look at it. Your highest point is actually the mean roof and that probably should get you under your 30 feet. Then all you will need to do is worry about making sure that where your hydrants are you have the staging areas.

Mr. Frankino said the site appears to be annexed. Please look at our website for submittal and pre-review checklist comments. You can make and submit plans for review and we'll get them through for you.

Mr. Sieben said just one last thing we did not touch on Richard, if you just want to briefly touch on it, do you want to just real quickly describe the elevation of the building and how it is going to blend in with the residential?

Mr. Eby said it is a very residential feel. The surface of the building is high quality materials, primarily brick, stone and Hardi siding. The Hardi siding is a mixture of shake shingles, lap siding so it is all cementitious materials. The roof is an architectural shingle, asphalt shingle. There are no rooftop units visible from the exterior. All rooftop units, in fact I think there are only 1 or 2, are on the interior on the courtyard side of the roof ridge, so they are protected from the residential neighborhood. It is all high quality material. You may notice that even in the brick there is a variation in patterns. There

are bands of different, like a soldier course and so forth that break up the brick. The windows have cultured stone lintels and sills.

Mr. Sieben said and obviously this is all four-sided architecture, including against the residences.

Mr. Eby said yes.

Alderman Franco said is this an extension from this pond to this pond here?

Mr. Eby said that is what was shown on this earlier drawing. I don't believe that they are interconnected.

Alderman Franco said they are not going to be interconnected?

Mr. Eby said no. That was an early concept I just had.

Mr. Sieben said Tracey will be the Planner that will be getting Planning and Zoning comments back to you eventually. We will get you a tentative Planning Commission date, but it will be sometime in August. This is a preliminary. We talked about following right behind with a final plan and plat, so we'll talk about that as we go along. One more thing, you did this in 2007, your plan is, this is at your own request, you are going to have a neighborhood meeting with the neighbors in advance of this going to Planning Commission. Is that correct?

Mr. Eby said yes. In fact, after this meeting Alderman Franco and I are going to discuss how we should coordinate that. Looking forward to it. I've got the letter ready to go.

1 DST Staff Council 06/23/2015
(Planning Council)

Notes: Mrs. Vacek said I've been reviewing this one and I will be getting comments out in the next day or two.

Mr. Krientz said I just sent comments out this morning on this one.

Mr. Feltman said we are in review and will be sending out comments hopefully by the end of the week.

1 DST Staff Council 06/30/2015
(Planning Council)

Notes: Mr. Sieben said I know Planning and Zoning and Fire have already sent back comments, so we are still waiting. Do you want to give us an update on some of the Engineering issues?

Mr. Feltman said we are going to be sending out comments today. Probably the biggest issue is there is flood plain on the property. Initially when we were going through our meetings, it looked like it was pre-Orchard Road being constructed, so I thought it was old information, but as it turns out there really is flood plain on the property by elevation, which was not addressed in the stormwater management, so that's a pretty big issue that needs to be resolved.

Mr. Wiet said how much is...

Mr. Feltman said he didn't quantify it, but it is the bottom quarter of the property.

Mr. Sieben said so as far as their layout, they may end up losing a few residential lots at the south end.

Mr. Feltman said the roadway needs to be revised to adjust for the basin sizes.

Ms. Phifer said but that's the worst case scenario that they would lose 2 lots.

Mr. Feltman said that's the worst case. All these lakes are all interconnected, Turnstone, what's been called Aurora Lake, which is just south of them, so if they can find some place to carve out for compensatory storage that's up to them to figure that out.

Mr. Wiet said how many houses did they show?

Mr. Sieben said 7.

Mr. Wiet said if they got rid of a couple it is still worth it. It is almost like what number of houses do you

even bother building if there is only going to be 3 or 4 of them.

Mr. Sieben said so your comments are going out today, being Tuesday, the 30th.

Mr. Feltman said correct.

Mr. Sieben said Mr. Eby contacted us Friday and I think once you send your comments we'll be giving him a tentative resubmittal date to hit certain Planning Commission dates, but obviously this is a big issue. They are looking at a tentative neighborhood meeting at their own doing on July 14th. I think the other thing is I think we need to maybe set up a separate meeting with the Petitioner and his consultant within the next week or so based on these comments.

Mr. Feltman said just so you know, I verbally told his engineer this, so we've already talked about this issue, so he is aware of it.

- 1 DST Staff Council 07/07/2015
(Planning Council)

Notes: Mr. Seiben said I had some correspondence with the owner a week or so ago. They're supposed to be getting us revisions by Friday of this week to address some of the major, especially engineering, issues that were sent.

Mr. Feltman said there is flood plain shown on the property and it could alter the current land plan that they have submitted on this.

Mr. Sieben said if we get this on Friday, we'll take a look at it. I know they are planning on a neighborhood meeting on July 14th, so we'll take a look at this after it gets resubmitted.

- 1 DST Staff Council 07/14/2015
(Planning Council)

Notes: Mrs. Vacek said we did receive revisions earlier this week. I will be taking a look at this. This is set for the August 5th Planning Commission.

Mr. Feltman said they did revise the land plan to accommodate the flood plain compensatory storage. We took a very quick look at it yesterday and had a phone conversation with their design engineer. It appears that they are meeting all ordinances, but we do need to do a formal review.

Mr. Sieben said so preliminarily it looks like the preliminary engineering will work. I believe this is going to have a neighborhood meeting tonight for the neighbors. That was at the wish of the Petitioner. Like Tracey said, this is planned to go to the August 5th Planning Commission for the public hearing.

Mr. Wiet said do you think they can get all 7 lots?

Mr. Sieben said no. It will be 5.

- 2 DST Staff Council 07/21/2015
(Planning Council)

Notes: Mrs. Vacek said I received a resubmittal, which I will be reviewing this week. They are set to go to the August 5th Planning Commission.

Mr. Krientz said I still have comments out to them.

Mr. Sieben said they had their neighborhood meeting and there were 2 issues. Those were general stormwater and possible cut thru traffic on Downer Place.

- 2 DST Staff Council 07/28/2015 Forwarded Planning 08/05/2015 Pass
(Planning Council) Commission

Action Text: A motion was made by Mrs. Vacek, seconded by Mr. Feltman, that this agenda item be Forwarded to the Planning Commission, on the agenda for 8/5/2015. The motion carried by voice vote.

Notes: Mrs. Vacek said I do make a motion to move this forward to the August 5th Planning Commission. There are conditions. I have one condition that the Final Plat contain the development data tables. I will be adding that as a condition. I know that Engineering has some conditions.

Mr. Feltman said I'm drafting up the condition now, but verbally after talking to the City Traffic Engineer, he has some concerns about the "S" curve, or the 90 degree curve. Those types of curves in residential subdivisions tend to be accident prone and considering how close this 90 degree turn is

to several ponds we were concerned from a safety standpoint. So, therefore, Engineering recommends that Downer Place be extended straight east and "T" into Orchard Road and then the cul-de-sac can be a "T" intersection. We are just worried about accident prone areas with all these ponds in close proximity.

Mr. Sieben said and just for the record, we had a discussion earlier today with the Traffic Engineer. There were some concerns at a recent neighborhood meeting about potential cut through traffic on Downer Place and per the Traffic Engineer that would not occur here. There would not be people that would be coming off of Galena, either down Hanks or whatever, to get to Downer to go south on Orchard. It just would not be practical to do that.

Mr. Feltman said he said the eastbound movement is not a high demand and the right turn lane has adequate capacity, so he does not see backup occurring on Galena.

Mr. Sieben said so we just wanted to indicate we did address it with the Traffic Engineer.

Mrs. Vacek said I make a motion to this forward with the conditions.

Mr. Krientz said I did have some comments on them. I had some conversation with them regarding them too.

Mrs. Vacek said are you going to have some conditions?

Mr. Krientz said yes I will.

Mrs. Vacek said so if you can get me those conditions I would appreciate it.

Mr. Krientz said there was still some discussion on what the address side of the building was going to be as well. They weren't sure on that at the last conservation we had.

Mrs. Vacek said since this is preliminary, we don't usually get into addressing. We will take a look at that at final.

Mr. Feltman said typically on a corner lot it is whichever side the fire connection is, so it can either be at Galena or Orchard. Usually we address both and then just whatever it turns out to be.

Mr. Krientz said my condition was going to be just the pork chop, the right-in/right-out. They would need a fire lane access on Orchard. We need a mountable curb there.

Mrs. Vacek said I think that might be taken care of because my understanding is the Traffic Engineer is going to encourage no pork chop at all.

Mr. Feltman said and ultimately the intersection is KDOT, so whatever standards they have. If you want to see an example, south of here there are a couple of right-in/right-outs. I think the driveway is much wider than what they are proposing.

Mr. Krientz said on the plan he had proposed it is only like 14 feet on the right-in/right-out.

Mr. Sieben said there is one right down the street called Ashby off Orchard. It is 23 feet wide in and 20 out, so Kane County will direct that.

Mr. Feltman said so that should probably be a condition.

Mr. Sieben said we need a second for moving it out with conditions.

Mr. Feltman seconded the motion. The motion carried unanimously.
