



# City of Aurora

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

## Legistar History Report

**File Number: 17-00572**

**File ID:** 17-00572

**Type:** Resolution

**Status:** ATS Review

**Version:** 3

**General Ledger #:**

**In Control:** Planning & Development Committee

**File Created:** 06/22/2017

**File Name:** Butterfield Village Center, LLC / Final Plan Revision / 1555 Butterfield Road

**Final Action:**

**Title:** A Resolution Approving a Revision to the Final Plan for Lot 6 of Butterfield Village Center Subdivision, Phase II located at 1555 Butterfield Road.

**Notes:**

**Agenda Date:** 08/24/2017

**Agenda Number:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Exhibit "A-1" Final Plan, Exhibit "A-2" Landscape Plan - 2017-07-11 - 2015.142, Fire Access Plan - 2017-07-14 - 2015.142.pdf, Landscape Material Worksheet (1-23), Property Research Sheet - 2015-06-03 - 2015.142, Land Use Petition and Supporting Documents - 2017-06-21 - 2015.142, Plat of Survey - 2017-06-21 - 2015.142, Legistar History Report - 2017-07-20 - 2015.142.pdf

**Enactment Number:**

**Planning Case #:** BA36/3-15.142-Fpn/R/VAC/DED

**Hearing Date:**

**Drafter:** aminnella@aurora-il.org

**Effective Date:**

### History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	06/27/2017	referred to	DST Staff Council (Planning Council)			
	<b>Action Text:</b>	This Petition was referred to the DST Staff Council (Planning Council)					
1	DST Staff Council (Planning Council)	07/11/2017	Forwarded	Planning Commission	07/19/2017		
	<b>Action Text:</b>	This Petition was Forwarded to the Planning Commission					
	<b>Notes:</b>	<i>Mr. Minnella said as of yesterday, staff has received the revision to the Final Plan and the Landscape Plan and it now meets the requirements.</i>					
	<i>Representatives Present: Michael Cook and Andy Kobler</i>						
	<i>Mr. Cook said the one issue that I saw here is I just saw the Fire Prevention letter. This is the first time I've seen this based on the meeting. You can see where the hydrant is at in the northeast corner of the building. One of the comments, it looked like the Fire Prevention wanted 50 feet from the building,</i>						

so the thought was where we are at to potentially move that in the southeast corner in that island. It would be in this island here to get that 50 foot requirement from the building. We would just extend the existing main and the hydrant and come south and then veer to the east a little bit. There was also a discussion about a staging area in there. Obviously is it an existing property. We are kind of tight in that area to begin with, the isles that are there. It is 26 by 40. Do you want to show something on there as it relates to it?

Mr. Cross said yes.

Mr. Cook said and if we showed it in that same area, probably this isle in this area, it would be in that dotted area, do we just need to show a 26 by 40 foot envelop there?

Mr. Cross said yes.

Mr. Cook said because I'm looking at the spaces there. It looks like 6. That's 54 feet. Would that be adequate in that location if we highlighted where the fire staging area would be at?

Mr. Cross said that would be fine. Center it on the hydrant.

Mr. Cook said centered as best as I can on that island where the hydrant is at. I'm going to move the hydrant at the end of those conduits that we're taking in for the lighting. The hydrant is right here right now. The existing hydrant is right in the area where that light pole is at. Do you see where the 735.70 is? You can see it kind of in there. It is right on the back of the curb. There isn't any parking on that side. It is basically a sloped area that goes down toward the wetland area that we are kind of building up with a wall. So that hydrant is going to get removed and instead of the location where we have it proposed right here, we are going to move it down and we are going to put it in this island down here south of where those dashed lines are at. Then the staging area for the equipment will be on the east side of that in the drive isle.

Mr. Beneke said that would work. We were just looking at possibly just scoop it up in that corner.

Mr. Cross said where the light pole is at.

Mr. Cook said oh where the light pole is at. Would you guys be okay with that in that location?

Mr. Cross said yes.

Mr. Cook said okay we'll do that then. There are cars that are parked there. I know that typically you guys want...

Mr. Beneke said well the staging area has to be in the drive, but it can be at an angle because they are going to make that turn coming around, so you can show it sitting there on that turn.

Mr. Cook said I think we had to put an auto turn on there for you and get you the radius's and stuff for the vehicle movements.

Mr. Beneke said basically it's got to be face of curb to the parking space, so if they were to show the staging looking like this and it made it, that works and you have less to move. This works too.

Mr. Cook said right. I don't know if that's 40 feet of what you drew.

Mr. Beneke said you'll just have to show us, but this is also an option. We thought the Fire Department connection was here, but it is actually down here, so we have the hydrant there. So that is another option. You'll just have to modify that a little.

Mr. Cook said the only concern is, obviously, getting that 26 by 40 around the curb there and centering it is...

Mr. Beneke said if you can get it there, fine. If not, you can go with the other one.

Mr. Cook said is there something that we can kind of show you guys before we make any updated changes to let you guys look at it internally?

Mr. Sieben said shoot them an e-mail.

Mr. Feltman said the only reason I'm making comment is just that's a long lead.

Mr. Beneke said you can't be more than 150 feet.

Mr. Feltman said so I think from the city's standpoint we'd rather have a shorter lead if we can.

Mr. Cook said sure. I'm sure from the owner's standpoint he wants a shorter lead too because it is cheaper.

Mr. Beneke said the key is you've got to be 50 feet from the building. That one, obviously, is way too close.

Mr. Cook said we can adjust that light pole. Light poles can go anywhere. It is not set in stone right there. It can be bumped closer to the wall. It is going to be whatever light pole heights you have there you are going to match.

Mr. Beneke said if you can work it there, great. If not, then you can put it at the other place. That's fine too.

Mr. Cross said just as long as it is within 5 feet of the fire lane. That's the other part, so not set back so far that it is more than 5 feet from the fire lane.

Mr. Cook said other than that I really don't have anything else other than kind of what the next steps are. We've gone back and forth on these plans to get to a certain point to sit down here. What's the next steps on this?

Mr. Minnella said we will vote you out today to move this case forward and it is going to be discussed at Planning Commission on July 19th.

Mr. Sieben said so Wednesday at 7:00 p.m. next week.

Mr. Minnella said afterwards it is going to go to the Planning and Development Committee, Committee of the Whole and then City Council. I will send you an e-mail with the dates.

Mr. Cook said but in the interim, internally Engineering-wise, what's going to happen with that? Dan, what's your next steps internally with staff here? What do you have to do? I think we gave you engineering plans. I just haven't really received comments. Most of the plans that Alex gave use were landscape, fire, and site plan.

Mr. Feltman said it is in review. We, obviously, discussed everything. I think the wetlands got sent to our consultant just to review to make sure that he was in agreement with what you had provided as far as documentation. Obviously, the key here is to stay out of the wetlands and that's, I think, what you are doing.

Mr. Cook said yes, both the wetlands and the flood plain we are staying out of. Obviously, that was a lengthy, costly exercise to kind of go through that process.

Mr. Sieben said you have the existing restaurant there. What is that?

Mr. Kobler said Pub 56. That's one of the reasons to expand that. They need more parking and he could have a small patio out there too.

Mr. Sieben said and you have a little patio on the end.

Mr. Kobler said now if the Planning Commission says okay go, do I have to go for a permit then too?

Mr. Sieben said yes. I think, Dan, this will be done as a driveway permit with Zoning and Engineering sign-off, correct?

Mr. Feltman said if that's how you want to handle it.

Mr. Sieben said I think that would be the simplest thing. We can sign off on it after City Council, which I believe is the 2nd Tuesday in August.

Mr. Cook said in the interim, we'll, obviously, get comments from your department Dan on those things that we need to address. We'll get those back in, so hopefully by the time we get Council approval you should be able to, hopefully, get ready pull permits to be able to build that I think is what the goal is.

Mr. Kobler said I'd like to do it before the snow flies.

Mr. Sieben said we can get you going in August.

Mr. Beneke said you can apply for a permit at any time. You can go ahead and start the application process.

Mr. Minnella said I make a motion to move this forward to Planning Commission on July 19th. Mrs. Vacek seconded the motion.

Mr. Beneke said with a condition on the resolution of the hydrant location.

The motion carried unanimously.

2	Planning Commission	07/19/2017	Held in Planning Commission	Pass
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**Action Text:** A motion was made by Mr. Bergeron, seconded by Mr. Chambers, that this agenda item be Held in Planning Commission. The motion carried.

**Notes:** Mr. Minnella said the Petitioner is not present tonight. Staff has to make the Commission aware that it was determined that a stormwater variance is required for the site, which requires a public hearing. Therefore, staff made the Petitioner aware that public notices need to be sent to the residents. Staff will also facilitate those public notices. This will go, therefore, to the public hearing tentatively scheduled for August 16. We need to continue this item to the Planning Commission on August 16.

Chairman Truax said so we would ask for a motion to continue this to the August 16th meeting and have it be a public hearing at that point.

Mr. Sieben said just one more thing to clarify. Specifically it is a variance to the Stormwater Ordinance and it is the wetland buffer. What they are looking at doing and in your plan is they are expanding the parking lot and there will be a retaining wall right adjacent to the wetlands. Just real briefly, the Army Corp originally approved the plan, but it has been determined by the city's wetland consultants that there needs to be a variance granted through the city Stormwater Ordinance, which is the Kane County Stormwater Ordinance, to allow for that. We just want to make sure all the I's are dotted and the T's are crossed. The Petitioner is aware of it and is fully aware of the new dates, so we will be back in a month.

MOTION OF TO CONTINUE TO THE AUGUST 16, 2017 MEETING WAS MADE BY: Mr. Bergeron

MOTION SECONDED BY: Mr. Chambers

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mr. Chambers, Mr. Divine, Mrs. Duncan, Mrs. Owusu-Safo, Mr. Pilmer, Mr. Reynolds

NAYS: None

Mr. Broadwell said this will next be heard at the Planning and Development Committee on Thursday, July 27, 2017, at 4:00 p.m. on the fifth floor of this building.

Aye: 9 At Large Bergeron, At Large Cameron, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Anderson, Fox Metro Representative Divine, SD 204 Representative Duncan, Fox Valley Park District Representative Chambers and At Large Owusu-Safo

2	Planning Commission	08/16/2017	Forwarded	Planning & Development Committee	08/24/2017	Pass
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**Action Text:** A motion was made by Mr. Chambers, seconded by Mrs. Owusu-Safo, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 8/24/2017. The motion carried.

**Notes:** Mr. Minnella said staff recommends approval of the Final Plan Revision.

MOTION OF APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mrs. Owusu-Safo

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mr. Chambers, Mrs. Cole, Mr. Divine, Mrs. Head, Mrs. Owusu-Safo, Mr. Reynolds

NAYS: None

Mr. Minnella said this will next be heard at the Planning and Development Committee on Thursday, August 24, 2017, at 4:00 p.m. on the fifth floor of this building.

Aye: 9 At Large Bergeron, At Large Cameron, At Large Cole, Aurora Twnshp Representative Reynolds, At Large Anderson, Fox Metro Representative Divine, Fox Valley Park District Representative Chambers, At Large Owusu-Safo and SD 129 Representative Head

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