

DRAFT MINUTES
AURORA PLANNING COMMISSION
AUGUST 5, 2015

- 15-00498 - An Ordinance Amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, by Rezoning Property from R-1(S) to R-1(S), R-5(S) and OS-1(S), and Establishing a Special Use Planned Development and Approving a Plan Description for 9.026 Acres located at southwest corner of Orchard Road and Galena Boulevard
- 15-00499 - A Resolution Approving a Preliminary Plan and Plat for Bickford of Aurora Subdivision being Vacant Land located at southwest corner of Orchard Road and Galena Boulevard

2 VICE CHAIRMAN TRUAX: The next item we have
3 before us is an ordinance amending Ordinance 3100,
4 being the Aurora Zoning Ordinance and Map attached
5 thereto, by rezoning property from R-1(S) to R-1(S),
6 R-5(S), and OS-1(S) and establishing a special use
7 planned development and approving a plan description
8 for 9.026 acres located at the southwest corner of
9 Orchard Road and Galena Boulevard in ward 5. This is
10 a public hearing.

11 MS. VACEK: Can we also read into the record
12 the next one? They are together.

13 VICE CHAIRMAN TRUAX: Yes. A related issue
14 is a resolution approving a preliminary plan and plat
15 for Bickford of Aurora subdivision, being vacant land
16 located at the southwest corner of Orchard Road and
17 Galena Boulevard in Aurora Ward 5. So these are
18 related issues.

19 MS. VACEK: Okay. As you just said, the
20 subject property is located at the southwest corner of
21 Orchard Road and Galena Boulevard adjacent to the
22 Cherry Hill single-family residential subdivision and
23 is currently zoned R-1 with a special use for a church
24 and a school site.

1 The plan description that is being proposed
2 does include some variations to the provisions of the
3 R-5 and R-1 dwelling districts of the Aurora Zoning
4 Ordinance. The variances for the R-5 include the
5 limitation of the permitted uses to housing for the
6 elderly only and the reduction of the dwelling unit
7 floor area to a minimum 300 square foot from
8 480 square feet and an increase in the maximum lot
9 coverage to be allowed from 40 to 50 percent.

10 The variation for the R-1 dwelling standards
11 includes the modification to the building, the
12 dwelling, and structure standards to require first-
13 floor master bedrooms in all dwellings.

14 That is the part for the rezoning portion of
15 it. And then under the separate action, the second
16 one that you did read in, which is the preliminary
17 plan and plat, they are proposing to have an assisted
18 living facility on the northern part of the property
19 and five single-family lots to the south of that on
20 the west property line and storm water management on
21 the remaining property.

22 The assisted living facility consists of a
23 38,000-square-foot building proposed to have 60 units
24 within that building, 44 of them being assisted living

1 and 16 being memory care.

2 Access to the site is shown on the plan as a
3 right-in/right-out off of Orchard to the east, a full
4 access from Cherry Tree Drive to the northwest and a
5 full access to Downer Place to the southwest.

6 The petitioner is dedicating 15 feet of
7 right-of-way along Orchard Road which was requested
8 from Kane County transportation division.

9 There are five single-family lots that will
10 be developed at age-targeted units which require
11 first-floor master bedrooms, and storm water management
12 is being provided in two detention ponds as shown on
13 the south part of the property.

14 I will turn it over to the petitioner unless
15 you have some questions for me.

16 MEMBER COLE: I have a question. It's
17 correct that they're requesting a reduction in maximum
18 lot coverage? Is that right?

19 MS. VACEK: It's an increase in maximum lot
20 coverage.

21 MEMBER COLE: well, they want to have an
22 increase in lot coverage or a decrease in lot
23 coverage?

24 MS. VACEK: Right.

1 MEMBER COLE: But that would only apply if
2 the five single-family lots were --

3 MS. VACEK: It's not for the single-family.
4 It's only for where the assisted living facility is.

5 MEMBER COLE: Okay. Because I thought I
6 read in there where it said that there was only
7 coverage on 39 percent of that area.

8 MS. VACEK: I'll double-check that, and if
9 that's not needed -- I thought last time I checked it
10 was. So I will double-check that.

11 MEMBER COLE: Okay. And I don't know what
12 the coverage is.

13 MS. VACEK: I will double-check it.

14 MEMBER COLE: Okay.

15 VICE CHAIRMAN TRUAX: Are there other
16 questions for staff?

17 (No response.)

18 VICE CHAIRMAN TRUAX: If not, we will turn
19 this over to the petitioner. We need to have you come
20 forward and be sworn in please.

21 MS. VACEK: They're looking to do a
22 PowerPoint presentation, so I'm going to also get that
23 set up.

24 (Three witnesses sworn.)

1 MR. EBY: Good evening. My name is
2 Richard Eby. I'm with Bickford and Bickford Senior
3 Living. Thank you for the opportunity to present our
4 proposal to you this evening.

5 VICE CHAIRMAN TRUAX: Could you give us your
6 address just for the record?

7 MR. EBY: Oh, yes. My home address is
8 13112 West 126th Street, Overland Park, Kansas.

9 We're a family-owned company out of Olathe,
10 Kansas, which is a southern suburb of Kansas City. We
11 currently operate -- as of Saturday we currently
12 operate 50 assisted living residences in the central
13 part of the United States primarily. On the screen
14 you see locations of most of the buildings. You'll
15 notice that we're concentrated in the Midwest
16 primarily with a good number of residences in the
17 Illinois area and the Chicago area.

18 This is a photograph of the family. This is
19 my brother who started the business back in 1991 about
20 24 years ago. He was a Caterpillar dealer at the
21 time, sold his portion of the dealership to his
22 partner, and he was looking at what to do with the
23 next stage of his life. His mother-in-law was
24 suffering from issues dealing with aging, and assisted

1 living was a new concept at that time, so he opened
2 his first building in Olathe, Kansas. It did very
3 well and we've continued to grow since that time.

4 The first building -- well, the first
5 resident in their first building was his mother-in-law,
6 and her name was Mary Bickford, and that's where the
7 name Bickford or the name of our company Bickford
8 Senior Living comes from, and this is Mary Bickford
9 and her daughter.

10 We have a number of residences currently
11 operating in the greater Chicago area. We have one in
12 Crown Point, Oswego, St. Charles, Crystal Lake, and
13 Rockford. We have several sites under development.
14 One of them is Tinley Park and another one in Gurnee
15 and hopefully in Aurora.

16 This is what our typical building looks
17 like. This is the building that was opened a little
18 over a year ago in Crown Point, Indiana. It's a
19 prototype. The building that you see here will be
20 nearly identical to the building that we propose for
21 the Aurora area. You'll notice it has a residential
22 architecture to it.

23 This is another view of the building.
24 Notice that it is a single-story building, class A

1 material, construction materials. This is just before
2 our grand opening there in Crown Point.

3 This is our proposed concept plan. I need
4 to give you a little bit of background, and I know a
5 number of citizens out here in the audience were at a
6 meeting we had earlier about 2 1/2 weeks ago, I believe
7 it was. On about July 1st I sent out a letter, about
8 an eight-page letter to all of the residents that we
9 could identify within -- adjoining property owners
10 letting them know of what our intentions and what our
11 proposal was and what we were -- what our company was
12 like and what our proposal was, and they were invited
13 to a meeting at the Washington School. I think it was
14 July 14th.

15 We had about 45 to 50 people in attendance,
16 discussed the proposal; they voiced their concerns.
17 And the reason I bring that up is because they'll
18 notice that in this drawing, the new illustration,
19 there's two modifications that have been requested by
20 the city engineering staff that were not in the
21 initial plan.

22 One of them is the extension to Downer Place
23 is now straight. Remember originally it had a dog leg
24 in it. We thought that would be a traffic calming

1 device, and the traffic engineer felt that for safety
2 issues that it would be better to have a straight drive.

3 The other one is the large detention pond
4 that you see at the top along Orchard Road. Because
5 we had a dog leg in the road it was originally divided
6 into two ponds, and it's now one large pond.

7 If you -- I'm going to have to verbally
8 describe this to you because I don't have a pointer
9 that I can point to. But you'll notice the -- we've
10 tried to make this as compatible with the neighborhood
11 as possible and protect that. You'll notice over
12 along Galena Road -- well, let's come in off of
13 Downer Place which connects with Orchard.

14 You come in; you'll notice that long
15 driveway way out in front of the five residential
16 lots, and there's kind of a circular drive there.
17 You'll notice that the drive going into our parking
18 lot, it has -- it's colored pink. That's a red-
19 stamped concrete to make it look like brick because
20 from that point over to Cherry Creek is a private
21 drive. There should not be pass-through traffic.
22 That was requested by -- by the engineering
23 department. That way we don't get drive-through
24 traffic.

1 Notice over on the north side along Galena,
2 that's where all of our service vehicles will be
3 located like trash pickup, food delivery services, and
4 those things. So from the eyebrow -- I'll call it the
5 eyebrow drive over here to Cherry Tree Drive, that's a
6 private drive.

7 Notice that the building itself has
8 two interior courtyards. That's so our residents, if
9 they want to do some outside activities that they can
10 do so in a safe and secured environment, and it
11 prevents wandering, also.

12 Also, you'll notice that we've provided a
13 lot of landscaping and berms around the back of the
14 building to buffer ourselves between us and the
15 neighborhood, making us a little less obtrusive to
16 them. You'll notice a large amount of landscaping
17 around the detention ponds, trees. Those will serve
18 not only as visual barriers, but, also, they should
19 help in buffering some of the noise and so forth
20 coming off of Orchard Road.

21 There is a carport canopy in the very front
22 of the building much like you saw in the photograph
23 for Crown Point.

24 You'll notice that Downer Place has been

1 extended straight to Orchard.

2 Here are the building materials. We tried
3 to make it a very architecturally pleasing building.
4 You'll notice the variety of textures and materials.
5 The siding there that you see is shake shingles and
6 the lap siding. That's hardy panel. That's cement
7 board. So it's very long lasting, very durable.
8 Notice the shutters, the precast sills and lentils at
9 the windows, the band of stone near the bottom, the
10 soldier course, and we have a combination of brick and
11 stone materials.

12 Here's a typical side, one of the dormers on
13 the side. You can see the soldier course of brick,
14 the precast water table, the stone siding. We have a
15 copper window covering there with rough cedar beams
16 and architectural shingles.

17 This is what the interior of the building
18 looks like. This would be when you first walk into
19 the building there's a small -- there's a seating area
20 there with a fireplace. Adjacent to it is our bistro
21 where residents can have refreshments provided round
22 the clock. This is the residential dining room. It's
23 meant to be -- you'll notice the half walls. That's
24 to break it up and make it feel more like cafe or

1 home-style dining. Notice the wood beams in the
2 ceilings.

3 This is the living room. It's supposed to
4 be warm and inviting. This is one of the many seating
5 areas throughout the building where residents can play
6 games. You'll notice there are no residents in this.
7 That's because this was taken just prior to open house
8 when residents moved in.

9 So a very pleasant home-like atmosphere.

10 This is one of the interior courtyards. We
11 have winding paths through it. The sidewalks are
12 textured. That is important, they find, in the
13 residents being able to walk safely so they can feel
14 the variety of textures below their feet.

15 There's a small stream that runs through
16 here with a little bridge. The planting area there in
17 the background is not only for flowers, but it's also
18 for the residents to do some home gardening, raise
19 tomatoes and whatever plants they might want. There's
20 also several patios and an outdoor grill.

21 This is the entrance into our memory care
22 wing which is -- we call it Mary B's. This is one of
23 the activity stations for people in Mary B's, another
24 photograph of the interior of the memory care wing.

1 Typical resident room. They're not very
2 large rooms. That's to encourage residents to be out
3 and socializing.

4 One of the questions I want to make sure
5 everyone understands is what is one of our typical
6 residents -- what would one be like. Well, we find
7 that our typical resident would be probably a female
8 about 84 to 85 years old. About 60 percent of our
9 residents are females.

10 We provide meals, laundry, housecleaning and
11 so forth, but then in addition to that they get
12 personal care like maybe bathing, dressing, grooming,
13 incontinence care, those kind of -- medication
14 reminders is a big one. So we provide a full range of
15 services, and there are multiple levels of care.

16 I find that there are typical neighborhood
17 questions that come up no matter where you're planning
18 to develop. What would be -- it's supposed to be the
19 appearance of the building from different locations.
20 So what I did was I took some of our buildings -- took
21 photographs of them, walked around the building.

22 So on this one the arrow indicates what you
23 would see if you were in the southwest corner of the
24 site looking towards the intersection of Galena and

1 Orchard. This would be a common view from the
2 residence to the southwest.

3 Again, around the corner now you can begin
4 to see the memory care wing sticking out the back,
5 which would be on your left.

6 Here would be a view of part of the building
7 as seen from Galena Boulevard.

8 More from -- this would be up close but in
9 the direction -- it'd be taken from the intersection
10 of Galena and Orchard. It would be from the northeast
11 looking southwest, Orchard being -- on that site plan
12 would be up.

13 Again, this is the common dining room area
14 view from Galena.

15 This is a view from the -- looking from the
16 southeast corner of our property looking back at the
17 building. This is what it would typically look like.

18 Same here. A view a little further around.

19 Is the building's architecture compatible
20 with the surrounding neighborhood? we feel that it
21 is. It has a residential -- we've designed -- the
22 architect was specifically instructed to build it with
23 a residential feel. So we have the residential-style
24 architecture, residential-style construction materials,

1 the roof and the shingles are -- roof line is single-
2 story, of course, dormers, and a residential height.

3 The other one is what's the impact on
4 traffic. And we're a very, very low traffic impact
5 generator. According to the Institute of
6 Transportation Engineers, we would expect to generate
7 about 160 vehicles per day. That's equivalent to
8 16 single-family residential homes. Peak hour, which
9 for us would be between about 2:30 and 3:30, we'd have
10 about 13 vehicles per hour. That peak comes when we
11 have change of shift.

12 So notice that the peak-hour traffic is
13 about 13 vehicles, five in, eight out statistically, I
14 guess, but it occurs between 2:30 and 3:30, which is
15 not the peak traffic volume for the residential lot.
16 That usually occurs between 4:30 and probably 5:30 to
17 6:00. So our peak traffic is not at the same time
18 that the residential neighborhood would be.

19 This is an aerial view, kind of turned the
20 view again. Up is north. You can see Orchard and
21 Galena. Just based upon rooftops and projecting --
22 projected -- you'll see the kind of pinkish area off
23 to the left. There's about 90 residential homes over
24 there. Each home generates about 10 vehicles per day,

1 so at that intersection if those people all went out,
2 that would produce about 900 vehicles at that
3 intersection.

4 In like manner, the Canterbury where it
5 intersects with Galena would have about 1580 vehicles
6 per day.

7 Following development and the extension of
8 Galena -- extension of Downer Place over to Orchard,
9 if we just assumed that 20 percent of the residents
10 were to use that south exit going out Downer extension
11 onto Orchard, using 20 percent of those people within
12 that neighborhood you can see we'd have 490 vehicles
13 going through Downer Place extension. But notice that
14 the intersection of Canterbury and Galena, the traffic
15 count would actually drop, the number of people
16 through that intersection, as well as over on Hanks.

17 We project just based upon population within
18 different segments of our market area about 49 percent
19 of the traffic would be generated in the north and
20 northeast quadrant, the southwest quadrant about 41 --
21 southeast quadrant about 41 percent; about 10 percent
22 will come from the southwest quadrant.

23 One of the concerns voiced by the residents
24 at our neighborhood meeting was the pass-through

1 traffic, the potential for pass-through traffic.

2 One of the concerns is that the light at the
3 intersection of Galena and Orchard is of very short
4 duration, and as a result, very few vehicles can get
5 through during the signalization. And as a result,
6 they feel that many people rather than waiting in line
7 might take the extension, go down -- what was it
8 again, Hawkins --

9 AUDIENCE MEMBERS: Hanks.

10 MR. EBY: Hanks, excuse me -- Hanks, cut
11 through on Downer Place and bypass that if they were
12 heading south. So that was one of their concerns.

13 There will be or there are -- well, there
14 will be, I guess. There are currently three stop
15 signs there, and there will be another one added. So
16 there will be four stop signs.

17 Another one is going to be how much noise do
18 we generate. Well, we're a very quiet neighbor.
19 Remember all of our deliveries are clear on the north
20 side of our building. I said south side of the
21 building; that's my error. We're on the north side of
22 the building along Galena, and the building sets
23 between -- our building will set between when the
24 deliveries are and where most of the neighborhood is.

1 So the building itself serves as a buffer.

2 Ambulance calls? About one to two per
3 month. There was a question at the neighborhood
4 meeting whether -- whether that was a true statistic,
5 and I called the existing buildings, our existing
6 buildings in the Chicago area and asked them to give
7 me last year's ambulance counts, and it came out to be
8 1 to 2 -- it's actually 1.5, but between 1 and 2
9 ambulance calls per month.

10 Our building is a secured building. In
11 other words, you can't get in and out of the building
12 unless you do a keypad entry. There's a keypad at
13 each door. You have to type in the code. That
14 promotes security.

15 Also, any of our residents that have a
16 propensity to wander, they are given a watch, but that
17 watch has a transmitter in it. And at each one of the
18 doors there's a receiver, and if they try to walk out,
19 or piggyback behind a guest, or for some reason or
20 another they might aspire to do that, when they walk
21 through that door, it will trigger an alarm -- not
22 alarm -- a warning, and it goes to our pager, goes to
23 our caregivers. Our caregivers will receive the
24 message, and they'll say, "Richard Eby is trying to

1 escape -- or trying to elope through door such-and-such,"
2 and they'd come get me and recover me.

3 Also, to help prevent wandering and promote
4 resident security we have an interior courtyard where
5 they can go and sit and visit and so on in a very safe,
6 secure environment without having to be constantly
7 monitored.

8 One of the questions is, you know, how
9 reliable is my information. I say we're low traffic
10 or we don't -- our parking ratios are typically we
11 like to have around .6 to .7 parking stalls per unit.
12 We find that's adequate. We don't want to provide
13 more parking than is necessary and increase the amount
14 of impermeable space. Yet at the same time we want to
15 have adequate parking. Historically with our
16 50 buildings we find about a .6 to .7 parking ratio is
17 typical.

18 Here is Google Earth. I had no idea when
19 they took the photograph. I pulled up Google Earth
20 for -- this one is in Crystal Lake. You'll notice
21 that there are 18 cars in the parking lot, and it's a
22 56-unit building, a little bit smaller.

23 Here is the building in Oswego. They have
24 16 cars in their parking lot.

1 This is a picture from Google Earth of the
2 building in St. Charles. There are 76 units there;
3 there are 24 cars in the parking lot.

4 Impact on public safety, you know, what do
5 we do to -- what about our employees? Are they
6 reputable people? Almost all of our staff are
7 certified, either nurse, certified nurse assistants,
8 dieticians, kitchen managers. Almost all of them are
9 certified.

10 We are also licensed by the State of
11 Illinois. We're inspected by them for resident safety
12 and providing adequate care. All of our employees
13 undergo an elder abuse background check; they undergo
14 periodic drug screenings, which is a big deal, and
15 then our building is also a secured building where we
16 have electronic monitoring.

17 Neighborhood privacy. We've tried to
18 provide the neighborhood in the Cherry Hill
19 subdivision with reasonable privacy. You'll notice
20 the large number of shrubs and trees along Orchard
21 Road that will serve as a buffer. We have berms and
22 vegetation to screen the building from Cherry Hill.
23 And, once again, the delivery areas, the transformer,
24 trash enclosure are on the opposite side of the

1 building from the neighborhood. Also, notice that the
2 parking is clear up at the intersection of Orchard and
3 Galena, about the most remote point you can have on
4 our site.

5 A big issue for everyone and the
6 neighborhood -- and they should have concerns -- is
7 what about detention, what's our impact.

8 You know, can Bickford provide storm water
9 or flood water management within the neighborhood? We
10 feel yes, we can. And there are three ways in which
11 we'll be able to do that.

12 One of them is we can redirect the runoff
13 flow away from troubled areas. That's done by, of
14 course, grading. We can provide additional storm
15 water storage, and we can limit the rate of storm
16 water discharge from the site.

17 These are -- is a diagram, or sketch, or
18 drawing showing the existing drainage areas within our
19 site. You'll notice the pink kind of drains towards
20 Orchard. The green area over here on the -- along
21 Galena discharges down to Cherry Tree Drive, and then
22 the other green area directs over to Downer Place.

23 So the green areas, I believe, Eric, all go
24 to -- Eric, all the green areas discharge to the lift

1 station. Right? So all the green areas right now go
2 to the lift station. Postdevelopment this is the flow.

3 Notice that almost all of the flow is
4 directed towards that large detention basin up along
5 Orchard. A little bit along the back half of the
6 residential lots, and a little bit along this one side
7 going to that small detention area in the southwest
8 corner, that will discharge into Downer Place. The
9 majority of the drainage now will be discharged into a
10 gravity feed pipe that runs along Orchard Road. So
11 we've directed the drainage away from the residential
12 neighborhood and towards Orchard.

13 The existing conditions. On-site area is
14 9 acres, and off-site area tributary to the subject
15 site is about 2.4 acres. The existing on-site storage
16 gives you a total of 1.9 acre feet. That's how much
17 storage right now is due to traditional storage and
18 storm water storage on the site.

19 The existing conditions, the peak flow
20 during a 100-year storm is about 11.2 cubic feet per
21 second. That's preexisting. Postdevelopment
22 engineering shows that our detention volume, how much
23 water we will detain, is 7 acre feet. That's
24 basically 5 acre feet more.

1 Proposed condition of peak flow from
2 Cherry Hill subdivision will be 1.5 cubic feet per
3 second. That's basically an 80 percent, 85 percent
4 reduction in storm water discharge.

5 Benefits? We provide detention for
6 7.2 acres of undetained area, including 2.4 acres of
7 off-site with 5.2 acre feet of additional storage.

8 Peak reduction in flow from 11.2 cubic feet
9 per second to 1.5, approximately 85 percent flow
10 reduction.

11 The existing floodplain limits from
12 encroaching into Cherry Hill subdivision by Downer
13 Place, there's a portion of the 100-year floodplain
14 that extends over into where Downer Place currently
15 terminates. By putting a crown in our road or a high
16 area in our road we're able to restrict the flow over
17 into that area.

18 Okay. Is it compatible with the surrounding
19 neighborhood? We think we have high-quality landscaping;
20 we put a lot of money into that landscape. You know,
21 it's in our best interest businesswise to have a very,
22 very pleasing location. Because when people come to
23 visit and want to possibly relocate a loved one to one
24 of our buildings, we want to have a very favorable

1 first impression. We want the elderly person to have
2 a warm, fuzzy feeling when they drive up. So it's in
3 our best interest.

4 What about residential lighting, lighting
5 spilling over into the neighborhood? Here we have
6 residential-style lighting. Also, each one of those
7 is downward-directed lights. We do photometric
8 studies, make sure that light doesn't spill over onto
9 the adjoining property owners. We also can put
10 shields around the back side of them to make sure that
11 light doesn't spill over onto the adjoining neighbors.
12 I think our light poles are I think 13-feet-some-odd
13 inches high. So they're relatively residential;
14 they're not the really tall ones.

15 I do believe that we would be -- that we
16 will be a good neighbor. You know, in looking at the
17 site plan, this location at some point in the future
18 is going to be developed, and one of the persons at
19 our neighborhood meeting mentioned the fact that at
20 some point this will be developed. My personal
21 opinion, I can't see it being developed single-family
22 residential because about a third of it is used up in
23 storm water detention. You've got a lot of street
24 sewers and everything else to put in; I don't see how

1 anybody can make any money in single-family
2 residential development there.

3 So then what is the highest and best use for
4 that property? We really feel that we're the highest
5 and best use. We are good neighbors. I'm just
6 convinced of that.

7 So with that in mind, I'd entertain any
8 questions or comments.

9 VICE CHAIRMAN TRUAX: Questions? Very
10 interesting presentation. Are there questions for the
11 petitioner?

12 MEMBER COLE: I would have a question.

13 MR. EBY: Sure.

14 MEMBER COLE: Apparently, you have criteria
15 for remaining in this facility. It's assisted; you
16 can't be total care and stay here?

17 MR. EBY: No. Our license is assisted
18 memory care.

19 MEMBER COLE: Okay.

20 MR. EBY: We've never delved into skilled
21 nursing. That's just not our expertise. Every
22 business has got their specialty. Assisted living,
23 memory care is my specialty -- not mine but my
24 company's.

1 MEMBER CAMERON: The area of the private
2 drive --

3 MR. EBY: Yes.

4 MEMBER CAMERON: -- you need to have access
5 on the north, but is there any kind of fire gate or
6 anything that goes, or is it just the pink area?

7 MR. EBY: It's just that pink area, and then
8 there will be a big sign there saying that this is a
9 private drive, yes. And I believe we have raised
10 curbs there.

11 MEMBER PILMER: Can you tell me what other
12 signage you have on-site?

13 MR. EBY: There will be one sign. It'll be
14 right out in front of the building out along Orchard.
15 It's a monument sign. It's a 6-foot -- I didn't bring
16 a picture. It's a 6-foot sign, 6-foot-tall sign. I'd
17 be glad to provide it to you.

18 MEMBER PILMER: Any exit or entrance signs
19 along Orchard or Galena?

20 MR. EBY: No. There will be a stop sign.
21 The -- you know, I'm going to let Eric -- Eric Mancke
22 is our consulting engineer, and he's had communications
23 with Kane County, and the entrance has been approved
24 by them. They had -- we had to be within 700 and 900

1 feet of the intersection. That was where it was agreed
2 to way back when that there would be an access point,
3 and it had to be within that stretch. So he's had
4 conversations with them and they have approved that.

5 VICE CHAIRMAN TRUAX: Okay. Other questions
6 for the petitioner?

7 (No response.)

8 VICE CHAIRMAN TRUAX: Okay. I thank you for
9 your presentation.

10 MR. EBY: Sure.

11 VICE CHAIRMAN TRUAX: This is a public
12 hearing, and so if you would like to ask a question or
13 make a comment regarding this issue, this is your
14 opportunity to do that.

15 If you'd like to do that, you can stand up
16 now, and we'll swear you all in at once, and we can
17 have a little order coming up to the front and giving
18 us your testimony.

19 (Witnesses sworn.)

20 VICE CHAIRMAN TRUAX: And if you didn't get
21 sworn in but would like to speak later, we can take
22 care of that, too.

23 There is a clip board or pad. So we'd like
24 you to put your name and address on it when you do

1 come up.

2 Let's start in the front row -- okay, second
3 row, I guess, actually. The front row is --

4 MR. GRIFFIN: My name is Rich Griffin. I
5 live at 95 Canterbury Road and Amy and Canterbury. I
6 welcome him to come to the neighborhood. You say,
7 what is your complaint? I have a couple of them.

8 Number one, his program showing the water
9 stops at Downer. Come down to 95 Canterbury. My pump
10 runs every 13 seconds, 18 days a year, 24 hours a day.
11 My neighbor Tom has the same. We estimated we are
12 pumping 20,000 gallons a day because of the pond that
13 is south of his proposal that floods.

14 Now -- and my question earlier was about
15 that bank, about do they have a retention pond, and
16 they are just east of a big pond that holds a lot of
17 water that flows to the south.

18 We just started -- Tom wanted to be here but
19 he was -- my neighbor. He was called away. We have
20 contacted the City and Mr. Tracey, and we have found
21 out that the volume is at a 1.5 times the existing
22 volume of foot plan storage.

23 The nursing home supposedly is going to have
24 a 3- or 5,000 retention pond of water holding.

1 Okay. He implied that it will go westbound
2 down Downer, down Galena -- I stand corrected -- down
3 Orchard heading for the pumps. That's a huge problem
4 for those people who live over there. Their pumps are
5 running constantly because of an open spring situation
6 that somewhere after '96 somebody came in with some
7 big pumps and piping, and it got all out of control
8 somehow. How it is I do not know, whose ever story
9 you want to hear.

10 My second issue is Downer Place. He is the
11 only nursing home that has three entrances and exits.
12 Everybody else within a 2-mile radius has one.
13 Countryside has one; Elmwood has one; the five-story
14 for people over there has one; Downer Place and
15 Constitution Drive where our housing is, they have one
16 per every 985 feet. There's a day school over there
17 that has one exit, but they have a barrier that nobody
18 can get through to get over to Galena.

19 My problem would be -- I am not complaining
20 about him being there, but the City of Aurora planning
21 to make a straight Downer straight through to Orchard.
22 That's going to be a living nightmare for me at 0600
23 in the morning trying to go to work with four stop
24 signs. And a lot of people who live over there on

1 Hanks Road, I know that the 496 cars are only going
2 to be at Downer at Canterbury because they all want to
3 beat that light. There's almost two to three lights
4 they can beat by going down Hanks, Downer, to
5 Orchard, and they make a right-hand turn.

6 Anybody who lives in that area, it's a
7 nightmare from 0530 to 0730 in the morning. After
8 that it's not too bad. But everybody is going to
9 work, and that's going to really tie it up. Not his
10 people. His people have nothing to do with it;
11 there's not that many. We're talking about the people
12 who live there that will find out about that straight
13 shot, and that's where a big problem comes in.

14 The other problem with the water is a
15 constant problem, but with the 1.5 feet pad, and then
16 he's going to hold 3 -- I don't know the exact number
17 what the rules are about how much he can hold, 3- to
18 5,000 gallons before he starts dispensing it out.

19 Because we've always had a problem on the
20 south end. When that pond fills across Orchard Avenue
21 fills, and then the pumps give out on Manchester and
22 Amy, and then we have a backup over by Montgomery, and
23 somehow it stops and they won't let water go through.
24 And that's where the -- remember four years ago

1 Orchard got flooded twice.

2 I'm assuming the County or somebody who has
3 authority with the State or something will really have
4 to examine this. Because with that bank going there,
5 I don't know if they need the retention pond, but with
6 more water being displaced going southbound --

7 And that's my issues. If they can be
8 resolved, great. If they can't, I just live with it,
9 that's all. So I have to buy two more pumps. But I
10 don't like the Downer freeway. That's probably what
11 it's going to be called. Thank you very kindly for
12 hearing me.

13 Do I leave now? I didn't know if they were
14 going to answer me.

15 VICE CHAIRMAN TRUAX: No. We'll take
16 everyone's comments and then we'll get answers for all
17 of you.

18 Is there anyone else in that second row?

19 MR. WHITT: Good evening. My name is
20 Stuart Whitt. My wife Becky and I live at 78 Manchester
21 Way in Aurora at the corner of Manchester Way and
22 Tracy. We've lived there since May of 1982. We're
23 very familiar with the storm water challenges of
24 Cherry Hill because over the past 33 years we've

1 established as much damage as anybody in the
2 neighborhood, and I defy anybody to say that we don't.

3 we're also familiar with the Bickford
4 because my mother-in-law, Becky's mom, spent two years
5 at their Oswego facility in 2010 and 2011. We would
6 visit there often and found -- excuse me. This is
7 difficult. We would visit there often. I was very
8 impressed with several things.

9 Number one, there was very, very little
10 traffic, particularly during the week.

11 Number two, the exterior was always
12 maintained and the landscaping neatly groomed
13 every time.

14 Number three, the premises were always
15 secured, namely for the benefit of the residents.
16 When we would go, we would have to key in. If I
17 wanted to go outside to the car, I'd have to key out,
18 key back in, key back out. If you didn't key out, the
19 alarm sounded and people came running.

20 The interior premises were maintained
21 extremely well, and all areas were kept clean. The
22 pictures that he showed of the Crown Point facility,
23 they were true to what you saw at Oswego.

24 The Bickford was very quiet both inside and

1 out. The people who live are all -- to my experience,
2 all private pay. It's not cheap to live at the
3 Bickford, and people who live there want a nice,
4 peaceful, clean, quiet atmosphere, and that's what we
5 found.

6 It was a very difficult decision to place my
7 mother-in-law in assisted living, and, frankly, we
8 looked in Aurora and couldn't find a facility like the
9 Bickford anywhere in Aurora. So we went to Oswego
10 because that's where it was at.

11 We think -- Stew and Becky Whitt think that
12 this facility will be good for Aurora, good for the
13 southwest corner of Orchard and Galena, and good for
14 our neighborhood.

15 Thank you.

16 VICE CHAIRMAN TRUAX: Thank you.

17 Is there anyone else in the second row or
18 the third row?

19 MR. SMITH: I'm George Smith. I live at the
20 corner of Downer where the 490 cars are going to go by
21 my house. I drive out of the driveway, my neighbor
22 drives out of the driveway, two cars. I don't go
23 every day because I'm an old retired guy, but I'm
24 going to turn it into a nightmare driving in and out.

1 There's no reason -- but better the devil
2 you know. These people are great for our intersection,
3 but I do not see in no uncertain times why Downer has
4 to go through to Orchard. They showed a plan right-in/
5 right-out 700 feet from Galena Boulevard and made a
6 zigzaggy thing to Orchard. You don't need Orchard
7 Road to go through.

8 They say you need something for the fire
9 department. I got a term for that, but I can't say it
10 here. You got a right-in/right-out on Orchard; you go
11 in on Cherry Tree Lane; you're right straight in
12 there. Fire departments, ambulance, everybody can go,
13 people visiting can go, but stay out of my driveway.
14 You don't need Orchard Road.

15 I'd like to ask you people in the
16 engineering department why Downer needs to go through
17 to Orchard --

18 MRS. SMITH: You mean Downer, George, not
19 Orchard.

20 MR. SMITH: Downer goes through to -- why
21 Downer has to go through. I don't speak often in
22 front of people. Why do we have to have Downer Place
23 go through? Why? Anybody got an answer?

24 VICE CHAIRMAN TRUAX: We are the commission

1 that takes testimony. This is not our project. This
2 is our public hearing.

3 MR. SMITH: It's his project. Correct?

4 VICE CHAIRMAN TRUAX: Yes.

5 MR. SMITH: Okay. Time out.

6 VICE CHAIRMAN TRUAX: We will ask the City
7 staff the questions. We will get all the questions we
8 have from the public hearing. We will ask the City
9 staff to respond to your question.

10 MR. SMITH: He showed on this map a new way
11 for Downer to go across. He said the engineering
12 department here said it should go through, not to
13 zigzag, dog leg. That's not you people?

14 VICE CHAIRMAN TRUAX: We are not the
15 engineering department, no. We are citizens who are
16 members of the Planning Commission.

17 MR. SMITH: The program they showed us was
18 real decent. It had three ponds -- and incidentally,
19 the ponds, I don't know if they're going to have a
20 clay base so the water does stay there or it seeps
21 down into my basement. I've never had water in my
22 house, never, never had water. I had the sewer water
23 come up when the big flood came, but that was to back
24 up the thing that caved in. The sewer did and it ran

1 in my basement. I don't have a sump pump; I don't
2 have any water running. If I get water running
3 because these three ponds are not proper, I'm not
4 going to be a happy camper.

5 But who would I ask why Downer has to go
6 through?

7 VICE CHAIRMAN TRUAX: We will refer your
8 question to staff, and staff presumably has taken care
9 of that with the engineering department or will do so.

10 MR. SMITH: Okay. The gentleman ahead of me
11 said that several places have one, maybe two entrances.
12 They have three. Don't need three.

13 How can an ambulance or a fire department go
14 down Downer from Canterbury into their place? They
15 can't. They go past Cherry Tree to get in. They go
16 past right into -- they not need to have Orchard at
17 all. Why the City has to spend money to build a road
18 is beyond me. They do not need that road at all.

19 I bought there many, many years ago, my wife
20 and I, Rita. Our kids weren't raised there. They
21 were raised in a different, area but when they went
22 away to college and left and went to different places
23 to work, we stayed in Aurora, moved to Cherry Hill,
24 enjoy it, nice neighborhood, one of the most quiet

1 neighborhoods around.

2 Now, this gentleman here putting this on,
3 it's a quiet place. We went down past the one in
4 Yorkville, very nice, extremely nice from what we saw.
5 Traffic pattern, no problem. However, this is going
6 to -- what they said in their mind, traffic number,
7 490 cars are going to go past my driveway. One car
8 goes past my driveway now, me. That's all.

9 There's a curbing at the end; there's a
10 storm sewer at the end or whatever that grade is in
11 the curbing. My wife and I clean around the corner
12 all the way across to the end because the City very
13 seldom comes down there and cleans it, but we don't
14 mind that because it's our neighborhood.

15 I don't want to take everyone else's time,
16 but I do not like Downer going through at all, period.
17 If it had a hellacious speed bump like maybe on
18 Downer, I still don't want it, not at all.

19 That's my comment and my name is
20 George Smith, 44 Canterbury. I didn't sign the thing
21 but there I am. I know some of you people because
22 I've seen you around town and I thank you for coming.
23 And they did a good job putting it on. And I'm not
24 against it. Better the devil you know. It's better

1 than a big-box store or something.

2 Thank you. Please listen to no Downer go
3 through.

4 VICE CHAIRMAN TRUAX: We appreciate your
5 comments. If you can sign the sheet, that would help,
6 too, if you haven't already done so.

7 MR. SMITH: My wife signed in. Where do you
8 want my name?

9 MR. GILMORE: I'm Matt Gilmore. I live at
10 34 Canterbury directly -- directly behind the
11 property.

12 I'm generally in favor of the property. I
13 think the gentleman did a very nice job with the
14 presentation, very thoughtful for inviting us in a few
15 weeks ago and I do appreciate that.

16 I guess my -- I've lived in the residence
17 for about 10 years. I'm the second owner of that
18 property, and I have the blueprints from the original
19 plan. And, yes, Downer was supposed to go through.
20 However, it was supposed to dog leg back to Cherry.
21 That was the original plan.

22 So I think that made some sense originally,
23 but I know times have changed and things and everything.
24 I know what George is talking about with the traffic

1 going through, but I'm actually more afraid of the
2 residents within our existing subdivision because they
3 don't obey the speed limit signs and the stop signs
4 right now, and I think they will be the ones that use
5 that intersection that George is talking about. I
6 don't think it's anything to do with your property
7 at all.

8 However, I know things may happen that way.
9 The one request I would like to at least explore and
10 talk about is I live on Canterbury, and it is a very
11 nice almost like a recreational track where a lot of
12 people have foot traffic because there's no option
13 such as sidewalks where I live. I would like to at
14 least consider that if we do allow this traffic flow
15 that George is talking about which I'm opposed to,
16 that if we continue that, we need to have some type of
17 sidewalks extended throughout our subdivision.
18 Because we have them everywhere else in Cherry Hill
19 except for on Canterbury, which is the main drag.

20 Now, if you add another 400 or so cars,
21 we're going to have -- we're going to have a
22 pedestrian/car accident; we're going to probably have
23 a fatality. They will have to put -- we talked about
24 this at the last hearing. They will have to put

1 sidewalks in front of their five premises, they know
2 that. Where are they going to walk to? They're going
3 to walk to Canterbury Road into the traffic that we've
4 now invited over.

5 So that's my big concern is that we have
6 someplace that's safe for the residents that will be
7 behind my home which I welcome, that they have a safe
8 place to walk, as well as the rest of the residents in
9 our community.

10 Now, I don't know if that's a Bickford issue
11 or if that's a City issue, but I think that's really
12 required for this planning.

13 So that's all my comments. Again, I'm
14 Matt Gilmore, 34 Canterbury. I did sign the page.

15 VICE CHAIRMAN TRUAX: Okay. Thank you for
16 your comments.

17 MR. MOSS: My name is Bob Moss. I live at
18 2411 West Downer, which is the first lot west of
19 Canterbury on Downer. I have an outstanding view of
20 the intersection of Downer and Canterbury.

21 There's a four-way stop there. It's rarely
22 used except when sometimes the school bus is there
23 picking up kids. The four-way stop is a joke. I can
24 tell you that many City employees who should know

1 better live in that subdivision blow that stop sign
2 every day, and sometimes they even do it with your
3 official City vehicles.

4 That's a bad intersection and we're just
5 asking for trouble by making it out to Orchard. I
6 don't personally believe that people are going to come
7 down at Hanks and stop at four stop signs or maybe
8 even five signs if we could get one put there at the
9 new road in the Bickford property. I don't think that
10 the people from outside are really going to do it if
11 they are forced to stop. What we really need is just
12 some enforcement.

13 The second issue that Matt brought up was
14 sidewalks. Apparently, we don't have money to put
15 sidewalks here, but I can show you about four different
16 places in Cherry Hill subdivision where sidewalks have
17 been replaced that literally go to no place. The
18 people that live on the corner of Manchester and
19 Downer, a year ago or two years maybe the City put in
20 new sidewalk from the end of their property, to a
21 grass lot, back onto their property, and there are
22 several other locations. It seems like if we're going
23 to spend money on sidewalks, we ought to put them on
24 streets where people run some risk, not where there's

1 not a sidewalk and then a sidewalk.

2 But I think the project is very worthy of
3 approval. It's the kind of property we need in
4 Aurora. It's to my mind the best use for the
5 property. We'd all like to have twelve \$2 million
6 houses there, but the market doesn't support that. So
7 let's get something in there that the city needs and
8 is universal.

9 And I was quite shocked when I came in and
10 saw that the City engineer said change the jog that
11 they had on Downer to make it a straight through.
12 Because that jog I thought was probably enough to
13 discourage people from running through there. But
14 apparently City engineers have some reason that they
15 want to make that a through street, and I'd certainly
16 be interested in knowing what their answer is
17 for that.

18 VICE CHAIRMAN TRUAX: Okay. Thank you for
19 your comments.

20 How far back are we? Does the next person
21 want to come forward?

22 MS. SHERMAN: Hi, I'm Deena Sherman. I live
23 at 2533 Cambridge Circle in the Cherry Hill
24 subdivision, and I'm also president of the homeowners'

1 association.

2 First, I want to say I think this is a
3 wonderful project. I think it's the best possible
4 thing we could put on that corner. I think it's good
5 for the city; it's good for our subdivision. I think
6 it will help with noise abatement. I'm thinking that
7 what he said is true, it will help us with water. All
8 wonderful.

9 My question -- and maybe it's so simple that
10 you guys can actually just answer it here. The zoning
11 change going from R-1 to R-1, R-5, and OS-1 -- OS-1,
12 yay -- but R-5, if we don't for some -- God forbid
13 this doesn't go through, are we still stuck with an
14 R-5 zoning then with possible high-density housing?

15 That's my question.

16 VICE CHAIRMAN TRUAX: well, the current
17 zoning -- if this doesn't go through, the current
18 zoning would remain.

19 MS. SHERMAN: Okay. wonderful. Then I
20 think that's -- and yes, sidewalks, if we can get
21 sidewalks that would -- more sidewalks on that busy,
22 busy street would be wonderful, but that may have
23 nothing to do with any of this.

24 Thank you.

1 VICE CHAIRMAN TRUAX: We will ask about the
2 sidewalks.

3 MR. EBY: Can I respond to that one?

4 VICE CHAIRMAN TRUAX: Why don't we wait
5 until we get all the comments from the public.

6 MR. MOSS: Can we get a clarification on
7 what was just said. If this project is -- if Bickford
8 does not go ahead with this project, what happens to
9 the property --

10 VICE CHAIRMAN TRUAX: Could you identify
11 yourself, please, just for the --

12 MR. MOSS: Bob Moss, 2411 West Downer.

13 VICE CHAIRMAN TRUAX: Thank you.

14 MR. MOSS: I just wanted clarification
15 because it wasn't clear. If Bickford pulls out,
16 what's the zoning on this property I think is the
17 question.

18 VICE CHAIRMAN TRUAX: Tracey, the zoning
19 would not change if the project does not go through?

20 MS. VACEK: If the project is not approved,
21 then the zoning does not change. However, if for some
22 reason Bickford decided not build but they did get
23 approval for the project, then the zoning would
24 change -- would be rezoned if it did get approved.

1 MEMBER CAMERON: But it is restricted to
2 senior housing.

3 MS. VACEK: It is restricted to senior
4 housing, exactly.

5 VICE CHAIRMAN TRUAX: Okay. Thank you.
6 Sir?

7 MR. MERTZ: Good evening. My name is
8 Dave Mertz. I also live at 2533 Cambridge Circle with
9 my wife Deena who you just met.

10 I've stood before many planning councils
11 before in my career as a professional engineer. This
12 is my first privilege of appearing before Aurora's.

13 As a resident of this neighborhood for
14 better than 20 years and indeed predating the flood in
15 '96 -- we moved in exactly one year to the day before
16 that occurred. Our party -- our one-year-in-the-house
17 party got significantly changed.

18 But I appreciate the degree of planning that
19 has been put into this, and I believe it is a
20 responsible use. It is a much better experience than
21 we had with the development of Blackberry Trail where
22 our houses flooded on a two- to three-times-a-week
23 basis because of sheet flow off of that property until
24 our good friend the City engineer here came in and

1 forced them to build the berm that they had in their
2 development plans.

3 So I appreciate the attention the City has
4 placed on this, and I welcome their continued
5 attention to make sure the property is developed as it
6 has been approved.

7 In addressing the straight-through versus
8 dog leg in the driveways there on Downer Place, the
9 best guess I can offer, the best professional swag
10 here is that that's due to emergency vehicle traffic
11 and particularly the turning radii of fire trucks,
12 that having a dog leg like that in a very narrow
13 driveway would be difficult for those vehicles to
14 navigate.

15 When I moved into Cherry Hill in 1995, one
16 of my worries was that the County when this was first
17 developed when it wasn't incorporated in the City of
18 Aurora had kind of skated by the requirement to have
19 two different entrances by making -- by putting a
20 median in the middle of the one entrance.

21 I welcomed the -- the one thing I did
22 welcome about the addition of Blackberry Trail was
23 that it gave us a true second entrance for emergency
24 vehicles and other navigation for us. However, that's

1 still on the same street, which could also be blocked.
2 And we have seen Galena just west of Orchard flood
3 out. I am actually appreciative of seeing access onto
4 Orchard Road which will actually put us onto a
5 different road and allow us to do that.

6 The plans here seem reasonable for this
7 point in development. I welcome further development
8 of it and interfacing closely with the City, the
9 engineering department, public works, around the
10 zoning Board here to make sure that this goes forward
11 in a responsible manner.

12 Thank you.

13 VICE CHAIRMAN TRUAX: Thank you.

14 Anyone else in the back or anyone that we
15 haven't heard from? Okay.

16 MR. PROBST: My name is Roger Probst. I
17 live at 2455 West Downer Place in Cherry Hill
18 subdivision since 1998. So I'm there before the
19 flood, also.

20 There's a couple things I've got to say.

21 One of my -- the way I personally feel --
22 and I've been on the fire department for 31 years in
23 Aurora, and with the change in Orchard Road at Galena
24 we've had numerous accidents. I've been involved in

1 an accident there; I was rear-ended returning home
2 from a trip. And the traffic there now is heavy; it's
3 mostly truck and bumper-to-bumper cars to and from
4 work every day.

5 And you're going to have an entrance off of
6 Orchard between 7- and 900 feet from the intersection,
7 and they're going to have a deceleration lane and
8 turn-in lane, but the lane coming out onto Orchard has
9 none. You're just going to go drive onto the highway
10 and they're coming at you about 50, 60 miles an hour,
11 and the speed limit is 45.

12 So those people are going to -- there are
13 already accidents at the intersection where there's
14 lights and it's controlled. Now you're going to have
15 another exit onto Orchard Road going south that's
16 uncontrolled, and there are people that are going to
17 get injured there. There's going to be accidents
18 guaranteed.

19 Another point is, how does this develop meet
20 the 2002 Countryside Plan, Countryside vision plan for
21 the subdivision, and one of them is not sidewalks.
22 It's open space, it's more country like, and now we're
23 going to put more traffic on Downer Place where I
24 live. It affects my neighbors; it affects me; it

1 affects anybody that walks back and forth every day.

2 Another one is the water. They're going to
3 divert more water into Downer. It's going to come
4 down Downer in the piping system, and then it's going
5 to hit Manchester. It's a 48-inch pipe that runs to
6 the lift station. The lift station can't control the
7 water that comes down now naturally in the flow after
8 the rains. The City had extra pumps at the lift
9 station moving water because the pump in the house --
10 the pump station can't control the water flow. It
11 can't move enough water. We're talking a 48-inch
12 pipe; you can walk through it. Before it was a
13 16-inch flight preflood.

14 Now, we've had two floods out there that
15 affected residents that live off Manchester going both
16 ways, east and west in the past five years. You see
17 all their stuff back out on the street. They start
18 over again because their lower levels, their basements
19 are flooded out.

20 The increase on -- traffic flow on Downer,
21 it's a for-sure thing because Hankes Road, Blackberry
22 Trails, at that light people are going to divert,
23 going to come down Hankes, get on Downer, and miss
24 three lights. And they're just going to -- it's going

1 to be a fact because people are trying to figure out
2 how to get out of the traffic jam because I can see
3 it. Every time I go to pull out off of Canterbury and
4 I want to go east on Galena, I see cars backed up all
5 the way back to the other light, you know, past --
6 back up to Hanks Road.

7 I do feel sorry for the people that live on
8 Cherry Tree, Joe Sachen, Carole Drake because all the
9 new traffic is going to come in, you know, and they're
10 going to be involved with that. But I really don't --
11 I don't appreciate more traffic on Downer with that
12 cut-through to Orchard, and that's really all I have
13 right now.

14 If you have any questions, you can contact
15 me. Thank you.

16 VICE CHAIRMAN TRUAX: Okay. Anyone else?

17 MR. GRIFFIN: My name is Rich Griffin.

18 In response to his -- about the pumping
19 station, I notified -- called the City water
20 department maybe about three months ago when my pump
21 was really running because a neighbor said, "You might
22 be hooked up into that spring situation that's running
23 up on Manchester."

24 So he came out, tested the water, did a

1 superb job. The City of Aurora should be proud of
2 him. He was polite and everything else.

3 Two days later I seen the water department
4 down by that pumping station with two portable 18-inch
5 pumps, and they were pumping water going southbound
6 toward that railroad track. There something --
7 something happened somewhere that screwed the whole
8 thing up, excuse me. But in reality, what he said,
9 that pumping station cannot handle it, and when the
10 City water guy -- when he left, he answered all my
11 questions, and then two days later I seen the pumps
12 down there. They had two portable pumps and they were
13 pumping.

14 I didn't even realize -- I thought, where
15 were you going with that? And then I realized it's
16 that pond on the southwest side just before the track,
17 and then the open park lane or forest preserve is over
18 there, and that's where the big problem happened in
19 '96 with the flood-out of the railroad ties.

20 I just wanted to let you know of the
21 situation, that it can be solved somehow because
22 the City water department solved it that one
23 particular day.

24 Thank you.

1 VICE CHAIRMAN TRUAX: Thank you.

2 Sir?

3 MR. CAMPEN: Bob Campen here, 2396 Amy Lane
4 in Cherry Hill. Been there for about 31 years.

5 First comment, let's look at the map here.
6 Galena Road and Orchard Road is really in Oswego.
7 Galena Boulevard and Orchard Road is in Aurora. How
8 did this make it this far with the wrong names of the
9 streets on here?

10 VICE CHAIRMAN TRUAX: well, I think it's
11 supposed to be Galena Boulevard.

12 MR. CAMPEN: It says Galena Road.

13 VICE CHAIRMAN TRUAX: Yes.

14 MR. CAMPEN: That bothers me, the lack of
15 attention to detail in the application, number one.

16 Number two, running Downer through is
17 stupid. Right now a backup of traffic in Cherry Hill
18 consists of two to three cars. That's a heavy backup.
19 A big back up would be four cars. The City better
20 figure on putting a four-way light at the corner of
21 Canterbury and Downer if you decide to put this
22 through because right now -- and I'm told this by many
23 neighbors -- I'm the only one they ever see stop at
24 that stop sign. School buses run it; City trucks run

1 it; police cars run it. Everybody runs it. Nobody
2 stops at the stop signs in Cherry Hill. Either we
3 need to take them out or we need to enforce them.

4 Thanks.

5 VICE CHAIRMAN TRUAX: Okay. Thank you for
6 your comments.

7 Did we get everyone? Is there anyone else?
8 Sir?

9 MR. SCHLAG: My name is Jim Schlag. I live
10 at 81 Canterbury Road in Cherry Hill, and I'm a little
11 bit unprepared because I guess I didn't get the formal
12 notice or the prenotice that was sent out. I just
13 knew of this from the signs that were posted by
14 the City. But I do have a couple of questions. Some
15 of them were answered by some of the prior questions.

16 But the residential housing that is going to
17 be put in, is that going to be sold, or is it going to
18 be something that Bickford owns and will be leased to
19 different people? And if it's restricted to senior
20 housing, is that going to be some sort of a City
21 restriction, or later can younger families move in?

22 The other question that I have with regard
23 to the water flowage is, I know probably in the last
24 four or five years they've closed down Orchard Road

1 twice because of the flooding between the two retention
2 ponds, the one by St. Paul's Lutheran church and the
3 one in Cherry Hill subdivision. And the waters come
4 across because the retention ponds haven't been able
5 to carry away enough water.

6 Now, with the plan to basically shift and
7 grade the water flow on to Orchard, I can only imagine
8 that it's going to go south to the two retention ponds
9 that basically have caused Orchard to be shut down a
10 couple of times. And I know we've had the same problem
11 on one occasion where the retention pond at the golf
12 course has crossed Galena Road and basically forced
13 the closure of Hankes and Galena Road, and that water
14 was coming straight down to the pump lift station.

15 So, you know, when we start talking about
16 reducing the amount of free space even by -- I don't
17 know; I think I heard 39,000 square feet -- to
18 increasing the building to 50,000 square feet or
19 something like that -- once again, I didn't receive
20 the package -- I'm a little bit concerned about the
21 flooding problems. And I know there's been other uses
22 that have applied for this, including the church, and,
23 basically, the water detention problem was a big
24 issue, and I know it's a big issue for any developer

1 that comes in there.

2 But the other consideration is I know we
3 have some hospitals that are vacant in the city; I
4 know Dreyer is moving out of their facility; I know we
5 have a lot of proposals for, you know, be it nursing
6 homes, assisted living facilities, and I'm just
7 wondering as to the comment that was made here just a
8 short while back, if we grant this zoning variance and
9 they don't go forward with the project, then it's
10 changed and then the next guy will try to increase it
11 again and maybe put a gas station there. I don't know.

12 Can we make this subject to the fact that
13 they have to go ahead with the development, otherwise,
14 the zoning reverts back?

15 So those are my questions.

16 VICE CHAIRMAN TRUAX: Okay. Thank you for
17 your comments.

18 Is there anyone else who wishes to raise a
19 question or make a comment? If not -- okay.

20 MR. FRANCO: Hi. My name is Carl Franco.
21 I'm the alderman for the 5th ward. And I just want to
22 say thank you to all the Cherry Hill residents for
23 coming out because when you make these comments, this
24 allows the City to get things right so that it will be

1 a good development.

2 But I particularly wanted to thank Bickford
3 because as I've seen presentations and I've seen
4 people accommodate subdivisions, they went the extra
5 mile. They had that meeting a couple weeks ago to
6 listen to what everybody had to say, to tweak it a
7 couple times in between, to call me, to talk to City
8 people about the concerns, that was really -- that was
9 great.

10 So if -- if this is the kind of neighbor we
11 may have there, we would like to have more of you in
12 Aurora because I think you guys are doing a really
13 good job and really listen to people, so I thank you
14 for that.

15 And then I think now we'll go to the
16 engineers and let them speak on some of the topics.

17 Thank you.

18 VICE CHAIRMAN TRUAX: Thank you.

19 MR. SCHROTH: Good evening. If it's
20 appropriate, if there's no more public comment, my
21 name is Ken Schroth. I'm the City engineer and
22 director of public works. So I'd like to -- I think
23 the majority of these questions, it sounds like
24 overall people are --

1 VICE CHAIRMAN TRUAX: Excuse me. I'm going
2 to close the public hearing first.

3 MR. SCHROTH: Oh, I'm sorry. I thought we'd
4 start answering questions first.

5 VICE CHAIRMAN TRUAX: we're going to close
6 the public hearing. we're happy to have you answer
7 questions and we also -- I'm sorry. Did someone else
8 not come forward?

9 MS. O'CONNOR: I just have one question.

10 VICE CHAIRMAN TRUAX: One more person and
11 then I think we've got everybody.

12 MS. O'CONNOR: My name is Diane O'Connor,
13 2436 West Downer. I have just one question.

14 I don't bicycle very much but I think the
15 bicycle path comes through our subdivision that hooks
16 up to the nature trail. I think that people were
17 killed on Galena, and I think they started to route
18 the path through our neighborhood.

19 I don't bicycle so I really don't know, but
20 I do see a lot of bicycles going through our
21 neighborhood. So maybe they want to think about that.

22 VICE CHAIRMAN TRUAX: we will ask about
23 bicycles. Thank you.

24 Okay. we're going to close the public

1 hearing now unless someone else has a question.

2 (No response.)

3 VICE CHAIRMAN TRUAX: Okay. I'm going to
4 close the public hearing. We will ask the petitioner
5 to respond to the questions that were asked of the
6 petitioner, which I think basically was residential
7 housing, sale or lease, the question about the houses.
8 The only other questions I believe are questions for
9 the City staff or City engineers.

10 But if you want to handle that one, please.

11 MR. EBY: We're not home developers, so we
12 will not be building those. Those will we hope at
13 some point be sold to another housing developer that
14 can put in that type of housing. We're not in that
15 business.

16 VICE CHAIRMAN TRUAX: Will it be sale or
17 leased, and will it be age restricted? I think that's
18 the question that was asked.

19 MR. EBY: We would hope that it would be age
20 restricted.

21 MS. VACEK: What we have in the zoning is
22 that it's age-targeted. We are requiring them to do
23 first-floor masters to help with that age targeting.
24 However, really it's going to come down to the

1 developer and how they develop the property. In their
2 CC&Rs that would be one of the things that we'd be
3 looking to have them put in.

4 VICE CHAIRMAN TRUAX: Okay. Thank you.

5 We have some questions that I have noted for
6 the City staff to answer, and since we have the City
7 engineer here, we can ask you to do that, as well as
8 perhaps Tracey can help us, too.

9 It sounds like most of the questions refer
10 to water and to the possible extension of Downer and
11 the reasoning behind that.

12 Do you want to identify yourself and give us
13 some answers?

14 MR. SCHROTH: My name is Ken Schroth. I am
15 the City engineer and director of public works. I
16 apologize, unfortunately, the City traffic engineer
17 who reviewed this wasn't able to be here tonight, so
18 I'm going to do the best I can to answer your traffic-
19 related questions. I'm very familiar with the
20 watershed, though.

21 I've tried to take notes throughout the
22 presentations here, but as far as the connection to
23 Downer, the main desire for that for the engineering
24 division was to make the six proposed homes basically

1 inclusive of your neighborhood, you know, not to
2 separate them from the existing single-family homes.

3 VICE CHAIRMAN TRUAX: Excuse me. Can you
4 address the Commission?

5 MR. SCHROTH: Oh, sorry.

6 VICE CHAIRMAN TRUAX: We appreciate that.
7 Thank you.

8 MR. SCHROTH: So that was the main desire,
9 for that connection and also providing alternatives to
10 the existing residents, and we were looking at it as
11 the developer did, as more of a redistribution of the
12 existing traffic.

13 There would be 3- or 400 cars, we predicted,
14 going on Downer that don't go that direction now. But
15 as the developer stated and we concur, there would be
16 a decrease of that same number of vehicles on Hanks
17 and Canterbury. So this increase on Downer would be
18 about 3- or 400 vehicles per day like was stated, and
19 that represents about the lower 10 percent of all
20 residential street volumes in the City of Aurora. So
21 we didn't feel that that was a large volume. And,
22 plus, it's all internal generated.

23 However, that said, an excellent point is
24 brought up about possible cut-through traffic. And

1 that's something that we're open to analyze, and we
2 will through this design process with the developer
3 look at options of traffic calming or not having that
4 connection to Downer. That's something we will take a
5 look at.

6 As far as the elimination of the dog leg
7 that was discussed, that the City engineer didn't like
8 because we've had numerous issues come before -- of
9 similar design come before the GO committee where,
10 basically, there's issues with parking on a 90-degree
11 corner, emergency vehicles as someone mentioned, site
12 obstruction, and then to top that off, that dog leg
13 was then surrounded by ponds.

14 So that's just something that we weren't
15 really interested in permitting, and that's why the
16 dog leg was eliminated. But, again, that's something
17 we should analyze about the cut-through traffic as
18 part of this final engineering review.

19 Storm water management. I can assure you
20 that this developer will be required to meet all
21 aspects of the Kane County storm water ordinance which
22 was adopted by the City Council with amendments that
23 actually make it more stringent than the County
24 ordinance itself, as you know, and you've heard many

1 developers actually complain about how strict our
2 ordinance is, and they are proposing a project that
3 will meet those strict requirements.

4 As part of that development, we are also
5 looking at having them respect the tributary areas.
6 Meaning a good portion of the project heads towards
7 the storm sewer on Manchester way, and a portion heads
8 toward Orchard. In an effort to mimic the existing
9 direction of storm water, we are asking them to
10 basically have a connection to the sewer on Downer, as
11 well as the storm sewer on Orchard and try and mimic
12 the same pattern of flow that exists out there now
13 but, as the developer pointed out, at a significantly
14 lower rate. I mean, they're going to be releasing
15 that .1 CFS per acre, where typically a development
16 releases at 10 -- or 1 CFS per acre. So that means a
17 10 percent -- a 90 percent reduction in peak flow, and
18 that's what they're doing and you can see that they're
19 also increasing the storm volume.

20 So some of the other questions that were
21 brought up. Oh, bringing additional flow to
22 Orchard Road.

23 As was pointed out by some members of the
24 audience, the County has been forced to close Orchard

1 Road on numerous occasions on fairly small strong
2 events. The reason behind that is not necessarily an
3 abundance of flow coming from Cherry Hill or Orchard
4 Road to that low point, but it's because the chain of
5 lakes, meaning the lakes on the east side of Orchard
6 Road, their high level water is actually slightly
7 higher than the lowest part of Orchard Road.

8 So we've been working with the County for
9 about two years, and I'm happy to say that they've now
10 get a set of plans into us right now that will
11 basically do a small modification to the storm sewer
12 on Orchard Road that basically puts a backflow
13 preventer in the storm sewer system so that when --
14 when Turnstone Lake gets higher than Orchard Road,
15 then it won't be able to back up onto Orchard Road
16 where we see it closed for numerous days when it's a
17 sunny day, no rain in sight, and the road is still
18 closed.

19 So that fix is on its way through the
20 County, and we've been working with them for quite
21 some time on that.

22 As far as flow to the lift station on
23 Manchester Way, everything that's tributary to the --
24 that's going to head west from this development toward

1 that big storm sewer that was talked about on
2 Manchester Way, that's all gravity fed. As lot of
3 people know, that lift station only runs in big storm
4 events. In fact, that lift station predates many of
5 the improvements that were installed out there that
6 allowed this gravity system to work.

7 So it's tough to explain because I don't
8 have exhibits here but you've got -- you've got
9 two major -- major flows in the area. You've got the
10 chain of lakes on the east side and you've got
11 Blackberry Creek. That lift station pumps up to
12 Blackberry Creek, and it's only needed when the
13 gravity flow to the south from Cherry Hill is
14 restricted.

15 So the only reason we ever send pumps out
16 there is that rare occasion where there might be a
17 tiny bit of benefit to pump down Manchester Way
18 because the down-flow high water level, the downstream
19 high water level is significantly lower than
20 Manchester Way. It's very hard to explain without an
21 exhibit, but I'd be happy to meet with the subdivision
22 residents to discuss this.

23 And, in fact, last year we requested the BGI,
24 the building, grounds and infrastructure committee, to

1 commission a hydraulic study, which they paid for, and
2 we got the results of, and we've been reviewing. And
3 a lot of things show that the Manchester way lift
4 station actually could technically be decommissioned
5 for many of the storm events that come that direction
6 because it's kind of -- it's, again, very difficult to
7 explain, but it's a belt-and-suspenders-type thing.
8 we're not looking at decommissioning it, but it was
9 studied as part of this hydraulic analysis of the
10 entire region, and, ultimately, we will go before BGI
11 and the subdivision residents and discuss what we
12 found in that hydraulic study.

13 But the a little bit of flow that they're
14 going to send to Manchester, we are confident that the
15 gravity system can handle it, and it has nothing to do
16 with the existing capacity of the lift station.

17 I think that was it unless there were some
18 other questions that the Planning Commission picked up
19 on that I failed to jot down.

20 VICE CHAIRMAN TRUAX: Are there other
21 engineering questions from the Commission.

22 MEMBER ENGEN: I think I heard somebody in
23 the beginning -- was it the sump pumps that are
24 running constantly because of the high water

1 detention? Is that going to be diverted for them, or
2 is that depending on how deep their basement is, it
3 has a higher increase of flow?

4 MR. SCHROTH: As everyone in this room can
5 attest to probably, there is a high groundwater level
6 issue out there, and some people call it spring fed.
7 And some residents, depending upon their basement
8 floor elevation and the location of this underground
9 spring, if you want to call it that, some have it
10 worse than others.

11 But this project, what they were proposing I
12 understand would be a clay-lined detention pond. So
13 it's not like it's something that's designed to weep
14 water into the ground. It would be -- it would be
15 aligned upon that it wouldn't add to any of the
16 groundwater issues that are out there.

17 MEMBER ENGEN: How thick does that have to
18 be, the clay?

19 MR. SCHROTH: Typically --

20 MEMBER ENGEN: I don't know anything about
21 that, but I understand the concept that it would slow
22 it down.

23 MR. SCHROTH: Exactly. We did the same
24 thing on Orchard Lake north when we rehabilitated that

1 about two years ago.

2 There's multiple ways to make the bottom of
3 a pond impermeable. Typically the method of doing it
4 is to put in 3 feet of compacted clay. What we did on
5 Orchard Lake north was we basically enhanced it with a
6 tilled-in product that takes organic material and
7 makes it impermeable. So you can almost use it in
8 topsoil.

9 So multiple ways to make a bottom of a pond
10 impermeable.

11 MEMBER ENGEN: All right. Can Downer Place --
12 because we talked about this as fire emergency
13 equipment trying to get in possibly -- I imagine they
14 would probably first come down Orchard Road, but if
15 there was blockage there, they would then have to come
16 Canterbury to Downer. Can that road be shut down to
17 only fire/emergency equipment? Because it seems like
18 other streets in Aurora can be set up that way, too.

19 MR. SCHROTH: We typically don't design them
20 upfront that way, but this is a unique scenario. So
21 you're saying placing a fire gate at the end of
22 Downer.

23 MEMBER ENGEN: That seems it would be the
24 question, but I know you've got to go through some --

1 you have to review would there be an increase of cars
2 come through from Hankes. Everybody is going to find
3 a shortcut through.

4 MR. SCHROTH: We -- as stated before, the
5 numbers we were coming up with were very similar with
6 the developer, and that was based upon traffic
7 generation from the subdivision itself, not
8 cut-through. So that is a different animal that we
9 should analyze.

10 VICE CHAIRMAN TRUAX: Okay. Other
11 questions?

12 Ken.

13 MEMBER CAMERON: There was a question on
14 sidewalks. The -- I assume that, basically, a rural
15 cross-section was on Canterbury to start with because
16 it was developed without sidewalks. Which, of course,
17 the original owners of the homes gained an advantage
18 because they didn't have to pay for the sidewalks. I
19 know that -- and, in fact, my neighborhood you can
20 have one of these special service areas which
21 sidewalks go in.

22 But does the City normally put sidewalks in
23 in that kind of a situation, or does it become more of
24 a fact of the homeowners themselves need to form a way

1 to have them put in?

2 MR. SCHROTH: Yeah, that's a great question.

3 So we've got multiple avenues to look at on
4 this. We've got about a \$700,000-a-year sidewalk
5 program now, but that is for removal and replacement
6 of existing sidewalks.

7 So you're right, where sidewalk does not
8 exist right now, it's a direct financial benefit to
9 the property owner to have sidewalk installed. So
10 it's the view and the current policy of the City if a
11 sidewalk is desired where it doesn't currently exist
12 that an SSA would be formed, which means more than
13 51 percent of the adjoining property owners must agree
14 to it, and then the City funds the cost of the
15 sidewalk, and they recoup -- the City recoups its
16 expenses through the special service area enactment,
17 which would be through the property taxes.

18 In the last nine years I've been here I'm
19 not aware of that taking place for a sidewalk project.
20 We've done it for curb and gutter installs with
21 sidewalk but not just sidewalk.

22 However, the third option is what we do
23 actively chase right now, which are Federal grant
24 funds. We have -- we currently have an Illinois

1 Transportation Enhancement Project, an ITEP grant. We
2 also have a CMAQ grant, a Congestion Mitigation Air
3 Quality grant.

4 All of those we chase to put in bike paths
5 which sometimes include sidewalk connections. So
6 that's kind of an exception to those other two
7 categories. So those would be the other options for
8 Canterbury.

9 MEMBER PILMER: I think one of the residents
10 talked about the light at Orchard and Galena and it
11 causing congestion, and I know it's only probably a
12 couple hours a day. But Canterbury to westbound and
13 eastbound Canterbury to Hanks is one lane, which I
14 know westbound traffic tends to back up, and then only
15 a handful of cars can get through the light there
16 heading west on Galena.

17 Is there anytime -- which I can see people
18 turning left and cutting down onto Downer and then
19 coming back out at Hanks a couple hours a day. But
20 is there any thought that that little one- or
21 two-block stretch could become four-lane on Galena
22 which would help mitigate that flow-through traffic a
23 little better?

24 MR. SCHROTH: That's a good question. It's

1 currently not in our capital plan. And, unfortunately,
2 this is an issue we talked to the counties -- whether
3 it's DuPage County on the far east side or Kane County
4 here, it's an issue we talked about all the time.
5 Obviously, they're always going to give priority to
6 their timing to keep traffic flowing on their
7 roadways. So it's always a constant battle between
8 municipalities and counties to increase timing on the
9 side streets.

10 And in this case we've got all of the lights
11 on Galena interconnected from Orchard through downtown.
12 Unfortunately, it doesn't connect into Orchard because
13 the County has a consultant that manages their traffic
14 management network, and in order for us to connect to
15 that network, we then have to enter into agreement
16 with a third party. So far we haven't done that. We
17 manage our own timing here on the fourth floor of the
18 engineering department through our Centrex traffic
19 management system.

20 VICE CHAIRMAN TRUAX: Okay. I thank you for
21 your comments.

22 We have a couple questions for Tracey, too.

23 MR. GRIFFIN: I have one.

24 VICE CHAIRMAN TRUAX: I'm sorry. The public

1 hearing is closed. We need to --

2 MR. GRIFFIN: I know that. I have a
3 question for him.

4 MR. SCHROTH: I'll stick around.

5 VICE CHAIRMAN TRUAX: He can stay around or
6 you can get a number and call him.

7 Tracey, the other two questions from my
8 notes. Is this a part of the Countryside Vision Plan,
9 and if so, how does it jive with that?

10 MS. VACEK: This is in the area of the
11 Countryside Vision Plan. Obviously, there's only
12 sidewalks on one side of the driveways. It does meet
13 the R-1 zoning, which is actually what it is zoned now
14 for the single-family. The multifamily it is -- it
15 does meet, you know, the criteria of the density.

16 VICE CHAIRMAN TRUAX: Okay. The other
17 question I had is enforcement of the stop signs in
18 Cherry Hill. Is there something we can do to --

19 MS. VACEK: Yes. Obviously, we can have a
20 conversation with the police department on doing some
21 enforcement out there. So we will be -- we'll take
22 a -- we'll have a talk with them to see if there's
23 something that we can do about that.

24 MEMBER PILMER: A clarification on the bike

1 path somebody brought up.

2 VICE CHAIRMAN TRUAX: Right. Bicycles. Can
3 you clarify that for us?

4 MS. VACEK: I'm not exactly sure what their
5 question was.

6 VICE CHAIRMAN TRUAX: I think it was where
7 the bike path goes in Cherry Hill.

8 MS. VACEK: I'm not sure, actually -- Ken,
9 do you know where the bike path goes?

10 MR. MOSS: When they had an accident on
11 Galena a couple years ago, they started -- for the
12 Splash Country or whatever they started asking people
13 to go down Canterbury, and I think they went to Amy or
14 Downer, and then they'd go onto the nature trail.

15 There are just signs out there that kind of
16 advised people to stay off of Galena.

17 MEMBER ENGEN: There's probably more people
18 from Orchard Lakes to the north side coming down
19 Canterbury and then heading down the nature trail.

20 VICE CHAIRMAN TRUAX: Okay. We've a lot of
21 comments to share.

22 Are there other questions for staff by the
23 Commission?

24 Tracey, are you ready to give us a

1 recommendation?

2 MEMBER PILMER: Actually, I do have one
3 other question for staff.

4 VICE CHAIRMAN TRUAX: Okay.

5 MEMBER PILMER: Somebody brought it up here,
6 as well.

7 As far as the entrance on Orchard Road, I
8 think that's -- right-in/right-out is for fire safety,
9 but is there any consideration of right-in only?

10 MR. SCHROTH: Ken Schroth again.

11 That's an excellent point and that's
12 something that we will look at as part of the final
13 engineering approval. That could be an option, but
14 that would take discussion with the fire marshal, as
15 well, so I can't give you an answer.

16 MS. VACEK: So I just wanted to bring up
17 two other points.

18 I know that they did talk a lot about
19 landscaping in their building elevations. This is
20 preliminary plan -- at the preliminary plan stage, so
21 we do have the ability at final to actually review the
22 elevations as well as the landscape package.

23 Landscaping was not submitted to the City
24 for the final review. As well as final engineering

1 will be taking a look again at -- you know, they just
2 did preliminary at this point, and so final engineering
3 will come at final planning and plat time.

4 with that being said, staff would recommend
5 approval of the ordinance amending Ordinance No. 3100,
6 being the Aurora Zoning Ordinance and the zoning map
7 attached thereto by rezoning the property from R-1(S)
8 One-Family Dwelling District to R-1(S) one-family
9 dwelling district, R-5(S) multifamily dwelling
10 district, and OS-1 conservation open space and
11 drainage district and establishing a special use
12 planned development and approving the Bickford of
13 Aurora plan description for 9.026 acres located at the
14 southwest corner of Orchard Road and Galena Boulevard.

15 VICE CHAIRMAN TRUAX: Are there conditions
16 to your recommendation?

17 MS. VACEK: Not for the rezoning.

18 MEMBER CAMERON: Move for approval.

19 MEMBER COLE: Second.

20 VICE CHAIRMAN TRUAX: would you call the
21 roll, please.

22 MS. JACKSON: Mr. Bergeron.

23 MEMBER BERGERON: Yes.

24 MS. JACKSON: Mr. Cameron.

1 MEMBER CAMERON: Yes.

2 MS. JACKSON: Mrs. Cole.

3 MEMBER COLE: Yes.

4 MS. JACKSON: Mr. Divine.

5 MEMBER DIVINE: Yes.

6 MS. JACKSON: Mr. Engen.

7 MEMBER ENGEN: Yes.

8 MS. JACKSON: Mr. Pilmer.

9 MEMBER PILMER: Yes.

10 MS. JACKSON: Mr. Reynolds.

11 MEMBER REYNOLDS: Yes.

12 VICE CHAIRMAN TRUAX: Okay. This is the
13 rezoning part now that we have just approved. We need
14 findings of fact on the rezoning; true?

15 MS. VACEK: That is correct.

16 VICE CHAIRMAN TRUAX: And we need to
17 evaluate the proposal with respect to the following:

18 Is the proposal in accordance with all
19 applicable official physical development policies and
20 other related official plans and policies of the City
21 of Aurora?

22 MEMBER COLE: It's applicable to the
23 policies listed in the staff report.

24 VICE CHAIRMAN TRUAX: Number two, does the

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

6 MEMBER CAMERON: It does provide a buffer
7 for the existing residential and the -- it looks as
8 though the buffering between the bulk of the other
9 single-family for the elderly housing services do help
10 buffer from the sound and the noise from the two major
11 highways adjoining it. And the place is a high-
12 traffic area on the streets, and the intensity of the
13 use for elderly housing is a fairly low level of
14 activity. Therefore, it should not be a problem.

15 VICE CHAIRMAN TRUAX: Number three, is the
16 proposal consistent with the desirable trend of
17 development in the general area of the property in
18 question occurring since the property in question was
19 placed in its present zoning classification,
20 desirability being defined as the trends consistent
21 with other applicable official physical development
22 policies and other related official plans and policies
23 of the City of Aurora?

24 well, I guess I would say that this seems to

1 me a desirable trend of development. It's certainly a
2 use with -- an improvement over some of the other uses
3 suggested for this property over the years, and it's
4 not an easy piece of property to develop.

5 Number four, with the proposal permit uses
6 which are more suitable than those used permitted
7 under the existing zoning classification?

8 MEMBER COLE: Yes, it will. It was zoned as
9 R-1, and this piece of property is probably not
10 developable as an R-1 because it's -- has Orchard Road
11 on one side and Galena Boulevard on the other. Both
12 of these are very, very intense traffic areas. This
13 is a far better use than what the other was.

14 VICE CHAIRMAN TRUAX: Number five, will the
15 proposal maintain a compatible relationship with
16 traffic pattern and traffic volume of adjacent streets
17 and not have an adverse effect upon traffic or
18 pedestrian movement and safety of the general area of
19 the property in question?

20 MEMBER CAMERON: The additional traffic
21 loading should be minimal. There is a question
22 expressed by some people who testified on the question
23 of Downer Place and the possibility of pass-through
24 traffic, but hopefully that will be solved as part of

1 discussion with the engineering department before the
2 final plat is prepared.

3 VICE CHAIRMAN TRUAX: Number six, will the
4 proposal allow for the provision of adequate public
5 services and facilities to the property in question
6 and have no adverse effect upon existing public
7 services and facilities?

8 MEMBER CAMERON: Those services are already
9 adjacent or will be in place on this. Plus, there
10 will be an increase in detention and redirection of
11 water flow that should improve the overall area under
12 the existing conditions that are currently in place.

13 VICE CHAIRMAN TRUAX: Those are our findings
14 of fact. We have a related resolution that we need to
15 act on, but before we do that, I will tell you that
16 this goes on -- we are a recommending body. This will
17 go on to the committee, and ultimately will go on to
18 City Council. So if folks are interested enough to
19 stay until, you know, quarter after 9:00 tonight
20 probably would like to remain interested as this goes
21 further to City Council.

22 Tracey.

23 MS. VACEK: Do you want me to give the next
24 recommendation?

1 VICE CHAIRMAN TRUAX: Sure.

2 MS. VACEK: Staff would recommend conditional
3 approval of the resolution approving the preliminary
4 plan and plat for Bickford of Aurora subdivision,
5 being vacant land located at the southwest corner of
6 Orchard Road and Galena Boulevard with the following
7 conditions:

8 Number one, that the petitioner adjust the
9 plan to maintain the 30-foot setback along Orchard
10 Road due to the 15-foot dedication;

11 Number two, that the documents be revised to
12 incorporate the engineering staff comments included in
13 the memo dated July 28th, 2015, prior to the
14 petitioning for the final plan and plat approval and
15 building permit issuance, which shall be contingent
16 upon final engineering approval; and

17 Number three, that the documents be revised
18 to incorporate fire prevention bureau staff comments
19 included in the memo dated July 28th, 2015, prior to
20 the petitioning for final plan and plat approval and
21 building permit issuance and shall be continued upon
22 final fire access plan approval.

23 VICE CHAIRMAN TRUAX: Okay. Those are the
24 staff recommendations. Do we have a motion?

1 MEMBER COLE: Move for approval.
2 MEMBER ENGEN: Second.
3 VICE CHAIRMAN TRUAX: Moved and seconded.
4 Sue, would you call the roll, please.
5 MS. JACKSON: Mr. Bergeron.
6 MEMBER BERGERON: Yes.
7 MS. JACKSON: Mr. Cameron.
8 MEMBER CAMERON: Yes.
9 MS. JACKSON: Mrs. Cole.
10 MEMBER COLE: Yes.
11 MS. JACKSON: Mr. Divine.
12 MEMBER DIVINE: Yes.
13 MS. JACKSON: Mr. Engen.
14 MEMBER ENGEN: Yes.
15 MS. JACKSON: Mr. Pilmer.
16 MEMBER PILMER: Yes.
17 MS. JACKSON: Mr. Reynolds.
18 MEMBER REYNOLDS: Yes.
19 VICE CHAIRMAN TRUAX: Okay. Tracey, where
20 does this go next?
21 MS. VACEK: This will be next heard at our
22 planning and development committee on August 13th here
23 at City Hall in the 5th floor conference room at
24 4:00 p.m.