



# City of Aurora

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

## Legistar History Report

**File Number: 16-01099**

**File ID:** 16-01099

**Type:** Resolution

**Status:** ATS Review

**Version:** 3

**General  
Ledger #:**

**In Control:** Planning &  
Development  
Committee

**File Created:** 11/16/2016

**File Name:** Hammerman USA / Final Plan Waiver / Northeast  
corner Liberty Street & Crane Avenue

**Final Action:**

**Title:** A Resolution Approving a Waiver of Final Plan Requirements for Hyperion Holdings, LLC, for the property located at northeast corner Liberty Street & Crane Avenue for a Special Purpose Recreational Institution

**Notes:**

**Agenda Date:** 12/15/2016

**Agenda Number:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Exhibit A Site Plan 2016-11-14 - 2016.124.pdf,  
Address Plat - 2016-11-14 - 2016.124.pdf, Land Use  
Petition and Supporting Documents - 2016-11-14 -  
2016.124.pdf, Property Research Sheet - 2016-07-26  
- 2016.124.pdf, Plat of Survey - 2016-11-14 -  
2016.124.pdf, Legistar History Report (Final Plan  
Waiver) - 2016-11-30 - 2016.124.pdf

**Enactment Number:**

**Planning Case #:** AU24/2-16.124-Su/Fpn/W

**Hearing Date:**

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

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	11/22/2016	referred to	DST Staff Council (Planning Council)			
	<b>Action Text:</b> This Petition was referred to to the DST Staff Council (Planning Council)						
1	DST Staff Council (Planning Council)	11/29/2016	Forwarded	Planning Commission	12/07/2016		Pass
	<b>Action Text:</b> A motion was made by Mrs. Morgan, seconded by Mrs. Vacek, that this agenda item be Forwarded to the Planning Commission, on the agenda for 12/7/2016. The motion carried by voice vote.						
	<b>Notes:</b> Mrs. Vacek said if you would like to come up and kind of give us an introduction to everything that would be great.						
	<i>Representatives Present: Judd Lofchie, Tom Williams and Jim Coxworth</i>						
	<i>I'm Judd Lofchie. I'm the attorney for Hammerman USA. My client is going to put in 2 fields for track and field right on the corner. He is going to use about half the property. He is going to put in a parking</i>						

lot as you can see. He is doing this as a non-profit for disadvantaged kids. He is going to start with 7th graders. We've had 2 meetings with Alderman Burns and she supports the project.

Ms. Phifer said do you want to talk a little bit about the programming you are going to be doing?

I'm Jim Coxworth. I'm the Hammerman guy. I'm an ex-hammer thrower from college and I want to recruit disadvantaged kids and start teaching them to throw the hammer and also maybe teach things about life at the same time because hammer throwing is not like 100 meters. It takes years and years to learn. That's why I started the whole thing.

I'm Tom Williams from Williams Real Estate Group. I've been working with Jim for about 3 years on trying to get this project going. We have looked in different areas and toward the city. We ended up in Aurora because I think that there is a need to address this issue and trying to give some kids an environment that's hard to maybe get out of it. Jim has been a little bit modest on what he plans on doing and having mentors come in. We've already met with some Olympians that do the hammer throw. They are willing to come back and probably once a month we will have a pizza party for the kids. The hammer throwing and what we've run up against is people understand a baseball field. The hammer throw is basically the same thing. You have a backstop and you have the cage and we teach the kids how to do the hammer throw, but trying to interact with the youth and show them a little different avenue maybe is possible. Colleges are also looking for people in this Olympic event where it is not just baseball and football. It is hard to find. Jim, again, has been a little bit modest. This is pretty much he's doing out of his own financial commitment, which you've got to really pat him on the back.

Mr. Lofchie said we've met with Annette Johnson, the School Board President. She likes the project. We may work something out letting her use the front of the property. She is very supportive. She said she'll help us recruit kids and really likes the idea as well.

Mr. Williams said and we met with the Alderman a couple of times and she is excited about it. Jim is trying to do a good thing.

Mrs. Morgan said I have reviewed it. I sent these out. These are some of the comments. The major comments that we have are moving the fence so that the fence actually meets the setbacks just so that there is more of a buffer in the setback, so have the fence along where the setbacks are.

Mr. Coxworth said did we not meet the setbacks with that drawing?

Mrs. Morgan said no. Another thing was to add a walkway for access purposes from the parking lot to the gate so you don't have like mud.

Mr. Williams said you know the field will all be grass though so you'll have a sidewalk to grass.

Mrs. Morgan said right we do, but at least it gives the people the ability to get into the activity without the mud and stuff.

Mr. Lofchie said you mean a concrete?

Mrs. Morgan said a concrete sidewalk or compatible walkway.

Mr. Lofchie or asphalt?

Mrs. Morgan said yes.

Mr. Williams said but it has to be one of those two, not for like a crushed limestone like the bike paths they use around?

Ms. Phifer said again, I believe there needs to be a handicap space that is requested there, so I think what we were trying to do was figure out if you are having a handicap accessible space then you really need to provide then the ability to get at least to the gate. I don't know that the crushed limestone serves that particular purpose that way, but I think asphalt would be appropriate.

Mr. Wiet said were you planning on keeping the entire parcel? I know there was at one point you were talking to the School District as if maybe they would acquire it, but you're going to keep it and work with them?

Mr. Coxworth said well I was considering buying the whole thing and just leaving it to see what happens over the years, but then they came around and said they didn't want it, so we're certainly entertaining talking to them as well.

Mr. Wiet said so we're not subdividing yet?

Mr. Coxworth said no. At least I haven't heard anything yet.

Mr. Lofchie said we're open to it. We haven't heard back from them.

Mrs. Morgan said for the address plat, there are some formatting comments. I did a markup and I spoke to landscape architect person. You can send those to her. Try to specifically just use the final plan that was created and create the address plat from that, just taking off some of the cages and all that, so it shouldn't be too difficult to do. We also are suggesting to address it from Crane, since that's where the parking is and in case there is any future development done to the south.

Mr. Coxworth said that makes sense.

Mr. Lofchie said you said taking off the fence though?

Mrs. Morgan said for the address plat.

Mrs. Vacek said we just don't want to have the improvements shown on the address plat.

Mr. Coxworth said and so they've heard all these, my architect? I'll follow up with her.

Mr. Lofchie said those are easy things to fix.

Mrs. Morgan said the biggest thing was the walkway and the fence.

Mr. Lofchie said that's going to be an expense with the asphalt.

Ms. Phifer said how far are we talking? I think we are talking maybe 20 feet.

Mr. Lofchie said I thought it was all the way to the...

Ms. Phifer said no, no, no, really just to get from the parking lot to the gate. You can put it along that western most parking space because you're not curbing the parking lot anyway, which is fine, so really you're going to lay the parking lot and the parking lot is just going to have a little lip of asphalt. That's why asphalt makes the most sense and just run that over.

Mr. Coxworth said that wouldn't be an issue.

Mrs. Morgan said and we also asked for a little turn around bump out there just so people can come out.

Mr. Coxworth said where's that?

Mrs. Vacek said just right at the end of the parking lot, just like a 4 foot so they can turn back and get out. That's typical.

Mrs. Morgan said so we are scheduled for the December 7th meeting. It is a public hearing. Everything has been advertised. So I am voting this out today with the condition that changes are made per staff comments. Mrs. Vacek seconded the motion. The motion carried unanimously.

2	Planning Commission	12/07/2016	Forwarded	Planning & Development Committee	12/15/2016	Pass
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**Action Text:** A motion was made by Mr. Cameron, seconded by Mr. Garcia, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 12/15/2016. The motion carried.

**Notes:** See Attachment for Items 16-01098 and 16-01099.

Aye: 8 At Large Bergeron, At Large Cameron, At Large Cole, Aurora Twnshp  
Representative Reynolds, At Large Anderson, At Large Divine, SD 131  
Representative Garcia and At Large Owusu-Safo

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Attachment for Items 16-01098 and 16-01099:

- 16-01098     Requesting a Plan Description Revision to the Special Use Planned Development on the property located at the northwest corner of Liberty Street and Crane Avenue (Hammerman USA – 16-01098 / AU24/2-16.124-Su/Fpn/W – JH – Ward 7) (PUBLIC HEARING)
- 16-01099     Requesting approval of a Final Plan Waiver for the northeast corner of Liberty Street and Crane Avenue for a Special Purpose Recreational Institutions (5200) Use (Hammerman USA – 16-01099 / AU24/2-16.124-Su/Fpn/W – JH – Ward 7)

Chairman Truax said our next item is an Ordinance approving a Revision to the Scalfaro Plan Description on 11.61 acres for property located at the northeast corner of Liberty Street and Crane Avenue in Ward 7 and this is a public hearing.

Chairman Truax said I will read the second related Resolution. It is a Resolution approving a Waiver of Final Plan Requirements for the property located at the northeast corner of Liberty Street and Crane Avenue for a Special Purpose Recreational Institutions Use also in Ward 7.

Mrs. Morgan said the subject property is located at the northeast corner of Crane Avenue and Liberty Street. It is currently zoned M-1. The Petitioner is requesting to develop the property with a hammer throwing, which is a Special Purpose Recreational Institution use. The Petition is requesting to modify the Planned Development to allow the Special Purpose Recreational Institution as a permitted use, as well as to modify the parking and loading requirements to allow a minimum of 9 parking spaces for a Special Purpose Recreational Institution that has no buildings. Concurrently is also the Final Plan Waiver, which includes a site plan that will be developed with a throwing circle surrounded by 2 cages, which will be encircled by an ornamental fence and then the small parking lot. The Petitioner believes that there will only be around like 5 to 7 club members using the site 3 times a week, so that will create limited parking needs, as well as limited impact on the surrounding area.

The Petitioners were sworn in.

My name is Judd Lofchie. I'm an attorney for the Petitioner, James Coxworth, who is here. Just real brief. He is buying this land and putting in 2 small track and field diamonds to help kids in Aurora. He is going to operate it as a non-profit. I guess there is a big demand for track and field scholarships, like the hammer throw versus football, basketball and baseball. We've had 2 meetings with Alderman Burns, who is very supportive. We've met with a representative from the East High School District. She is going to supply 7<sup>th</sup> graders. It is going to be a very small group, 5 to 6 kids at a time. Jim will be there. Jim is the developer of this project. We worked with the city. Ed and Jill have been very helpful to direct us to a property and then we've made many revisions due to their requests and Engineering and things like that. That's pretty much it. We're asking for approval tonight.

Mr. Garcia said who from District 131 have you spoken to?

Mr. Lofchie said we met with Ned Johnson.

Mr. Garcia said I think you said only for the hammer throw. Is this also for shot putting as well or not?

Mr. Coxworth said it would just be set up for hammer throw and possible discus, no shot put. Shot put is pretty well serviced by the high schools in the area.

Mr. Garcia said and again, is this only to be used for elementary? Is this for middle schools as well because you have Cowherd, which is just down the street?

Mr. Coxworth said this will be a startup year, so the first group of kids we will try and get to recruit will be 13 year olds.

Mr. Garcia said and currently you have someone, a coach in mind already, or how is this going to work with the District?

Mr. Coxworth said you are looking at the coach.

Mr. Reynolds said I have a question. Are there other uses like this in the State of Illinois or in the Country? I've never heard of it.

Mr. Coxworth said you've never heard of the hammer throw?

Mr. Reynolds said I've heard of the hammer throw.

Mr. Coxworth said what use then do you mean?

Mr. Reynolds said well just somewhat like you are going to be using. Are there...

Mr. Coxworth said there are other hammer throwing facilities in the State if that's what you are asking, but not a ton of them. I was a hammer thrower in college. They have one at the University of Illinois, so yes there are facilities around, but it is not a high school event in the State of Illinois. Javelin and hammer throw are excluded. That's why there are fewer facilities to throw in.

Mr. Reynolds said and there is a market for it?

Mr. Coxworth said we hope so. We're going to try and create one if there isn't.

Mr. Owusu-Safo said how far can most people throw this?

Mr. Coxworth said they can't throw at all. That's the problem. It takes years to learn how to throw the hammer.

Mrs. Owusu-Safo said because I can see a street right there and a street right there. How, obviously, it is heavy...

Mr. Coxworth said the world record is 286 feet. Kids will throw it 50, 60, or 70 feet.

Mr. Garcia said and again the reason I'm asking this too is the partnership with the middle schools is typically middle schools will get close to 60 to 70 kids, so Cowherd being just down the street and Simmons not too far away from there, I think this will be a great opportunity for our kids and another opportunity to keep the kids out of the street and doing something constructive.

Mr. Coxworth said we hope so.

Mrs. Cole said it sounds like you will be having a very limited number of young people in this program.

Mr. Coxworth said to begin with that's the way I want it, yes, a limited number to make sure we are doing everything right before we even think about expanding if we do.

Mrs. Cole said the site that you are getting okayed here, how many could that accommodate? I guess it would depend on how many hours a day you are there.

Mr Coxworth said and how long the line was. It could accommodate a number, but we're going to start with 5 to 7. We've got 2 circles there, so maybe you could have twice that many at one time.

Mrs. Cole said and you'll be furnishing the equipment? It is not equipment that people buy?

Mr. Coxworth said this is a charitable organization, so we'll be providing the shoes, the equipment and the gloves.

Mrs. Cole said you have to have special shoes too?

Mr. Coxworth said yes. If you ever watch it on You Tube, you'll see they turn on the outside of their feet. It is an interesting event.

Mrs. Cole said I had to look it up.

Chairman Truax said will there be a building at all on this site?

Mr. Coxworth said there will be no building. This is just a throwing field. It will look like a baseball diamond. It will be all grass with a couple of cages, like a batting cage.

Chairman Truax said so you have a limited weather permitting usage here?

Mr. Coxworth said we'll probably be closed from the 1<sup>st</sup> of December until March 1<sup>st</sup>.

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

Mrs. Morgan said staff recommends approval of the Plan Description Revision.

MOTION OF APPROVAL WAS MADE BY: Mrs. Anderson

MOTION SECONDED BY: Mr. Bergeron

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

NAYS: None

#### FINDINGS OF FACT

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

Mrs. Cole said these are listed in the staff report.

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

Mr. Cameron said it is a Special Use for recreational uses and it happens to be located next to a District 131 school site.

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

Mrs. Owusu-Safo said I think it can become a desirable trend in the area considering that there is a school nearby and it is going to be an additional recreational facility for kids.

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

Mrs. Cole said this use should create very little traffic. In fact, I believe they only have 9 parking places. They are looking at most of the young people probably walking to the site.

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

Mr. Bergeron said this should have absolutely no effect on existing facilities.



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

Mr. Cameron said it is a low traffic area and there is virtually no traffic going in and out of this site.

Mrs. Morgan said for the Final Plan Waiver, staff originally had conditions connected to the Final Plan Waiver. Subsequently, the Petitioner has submitted new revisions that address all of staff's comments, so staff doesn't feel that there needs to be those conditions.

MOTION OF APPROVAL WAS MADE BY: Mr. Cameron

MOTION SECONDED BY: Mr. Garcia

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

NAYS: None

Mrs. Morgan said these will next be heard at the Planning and Development Committee meeting on Thursday, December 15, 2016, at 4:00 p.m. in the 5<sup>th</sup> floor conference room of this building.