

Meeting Held Electronically



COMMITTEE OF THE WHOLE MEETING
Monday, August 3, 2020
(Immediately following the Village Board Meeting)

AGENDA

CALL TO ORDER

ROLL CALL

AUDIENCE COMMENTS

TRUSTEE COMMENTS

DISCUSSION

- WBK Drainage Study
- Temporary Use for Motor Vehicle Service and Repair at 119 Butterfield Road

EXECUTIVE SESSION

- Property Acquisition

ADJOURN

Initials SB



Memorandum

To: Dale Berman, Village President & Board of Trustees
Cc: Steven Bosco, Village Administrator
From: John Laskowski, Public Works Director
Date: July 28, 2020
Re: Tanner Trails 6 Stormwater Conveyance Study Presentation

The Village identified a sink hole the last week in March of 2019 that was linked to the collapse of a 24" diameter storm sewer. This caused the storm sewer system in Tanner Trails to back-up, greatly reducing the capacity of the system. The result of this back-up created a significant risk of street and basement flooding in the area. In addition there were two downstream property owners who were at risk of property damage due to the collapse. The situation was assessed by staff to be an emergency. During the course of the following two weeks the Village began pumping operations that would reduce the water elevation in the retention ponds by at least 4.5 feet and in the sinkhole to a level where the broken pipe could be fixed. Currently the pipe is functioning, but in poor condition and at risk of failing in other locations.

Recognizing the repair was more of a temporary fix than a permanent solution, staff proposed to hire an engineering firm to identify and evaluate alternative solutions. In June the Village Board approved a proposal for concept level stormwater study that would be conducted by WBK Engineering. The study consisted of collecting and reviewing data, performing a stormwater analysis, identifying alternative solutions, and then assigning cost to those alternatives. The results of this study will be used in the future to determine possible course of action.

Any of the alternative solutions would not only impact the Tanner Trails residents in the Village of North Aurora, but also the adjacent landowners, consisting of farmers

and the Kane County Forest Preserve. On February 7, after the draft report was completed, Village staff coordinated a meeting with the Kane County Forest Preserve to share preliminary results and collect any input they may have. This meeting resulted in Village staff requesting WBK to evaluate an additional alternative.

On July 23, 2020, staff and WBK Engineering met with the Kane County Environmental and Water Resources, Kane County Forest Preserve, the impacted farmers, and a field tile expert to inform them of our project and the potential alternatives. Staff did not solicit nor receive any specific feedback directly related to the options presented at this meeting.

The information presented tonight by WBK is intended to update the board on the status of the study and present the alternative solutions. Staff will continue evaluating these alternatives for future project consideration.

**VILLAGE OF NORTH AURORA
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR

FROM: MIKE TOTH, ECONOMIC & COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: TEMPORARY USE – 119 BUTTERFIELD ROAD

AGENDA: AUGUST 3, 2020 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

Red's Garage has been operating in Oswego for the past 12 years. They recently moved their operations to 119 Butterfield Road in North Aurora, the location of the *former* Backyard Builders. The zoning classification of their use would be Motor Vehicle Repair and/or Service. The property at 119 Butterfield is located in the I-1 Limited Industrial District. Motor Vehicle Repair and/or Service is classified as a special use in the I-1 District. Due to communication issues, the business owner left Oswego and moved their business operations to the subject property without obtaining proper zoning from the Village of North Aurora.



The business owner is now requesting temporary use approval in order to operate while properly obtaining zoning approval. As a reminder, temporary use approval was granted to The Orchard Community church at 1175 Oak Street in 2016 for several years until they were able to move to their permanent location in Aurora. Staff notes that the temporary use approval would not assume or assure the businesses approval to operate permanently as they would be required to go to the Plan Commission and Village Board for final approval, regardless of which zoning remediation course they choose to take (special use, text amendment or map amendment).

The Zoning Ordinance already contains several use standards that are intended to specifically address operations of the Motor Vehicle Repair and/or Service Use:

9. Motor Vehicle Repair and/or Service.

- a. *Motor vehicle repair and/or service shops may not store the same vehicles outdoors on the site for longer than five days unless fully screened and enclosed.*
- b. *All driveways must be located and designed to ensure that they will not adversely affect the safety and efficiency of traffic circulation on adjoining streets.*
- c. *All repair operations shall be fully enclosed. Wrecked or junked vehicles shall not be stored for longer time periods than those specified above and shall be screened from the public right-of-way and any adjacent residential districts.*

Staff notes that a six (6) foot solid wood fence lines the eastern portion of the subject property, screening the subject property from the townhomes located to the east. There is also a considerable amount of vegetation along the eastern portion of the subject property.

If the Board were to allow the temporary use, additional conditions could be added to the approving ordinance, such as:

- 1) Six month limitation on the temporary use, pending zoning approval
- 2) Consideration of an ordinance approving the temporary use would be contingent upon a formal zoning application being submitted to the Village
- 3) The front parking lot shall be striped per the requirements of the Zoning Ordinance