



City of Aurora

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Aurora, Illinois 60505
www.aurora-il.org

Legistar History Report

File Number: 15-00947

File ID: 15-00947	Type: Resolution	Status: ATS Review
Version: 2	General Ledger #:	In Control: Planning & Development Committee
		File Created: 10/15/2015
File Name: West Aurora School Dist 129 / West Aurora High School / Final Plan	Final Action:	
Title: A Resolution Approving a Final Plan for West Aurora High School Campus located at 1201 W New York Street		

Notes:

Agenda Date: 10/29/2015

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Final Plan - 2015-10-15 - 2015.164.pdf, Exhibit "A-2" Landscape Plan - 2015-10-19 - 2015.164.pdf, Exhibit "A-3" Building and Signage E elevations - 2015-10-08 - 2015.164.pdf, Exhibit "A-4" Fire Access Plan - 2015-10-15 - 2015.164.pdf, Land Use Petition and Supporting Documents, Property Research Sheet - 2015-10-21 - 2015.164.pdf, Legistar History Report - 2015-10-13 - 2015.164.pdf

Enactment Number:

Planning Case #: AU20/4-15.164-Rz/Su/Fpn

Hearing Date:

Drafter: tvacek@aurora-il.org

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	10/21/2015	Forwarded	Planning & Development Committee	10/29/2015		Pass
Action Text: A motion was made by Mr. Pilmer, seconded by Mrs. Cole, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 10/29/2015. The motion carried.							
Notes: See attachment for Items 15-00839 and 15-00947.							
Aye: 9 At Large Bergeron, At Large Cameron, At Large Cole, At Large Pilmer, Aurora Twpsh Representative Reynolds, At Large Divine, At Large Engen, At Large Truax and SD 204 Representative Duncan							

Attachment for Items 15-00839 and 15-00947

15-00839	<u>An Ordinance establishing a Special Use Planned Development, approving the West Aurora High School Campus Plan Description and amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the zoning map attached thereto, to an underlying zoning of P Park and Recreation District for the property located at 1201 W. New York Street (Whitt Law LLC – 15-00839 / AU20/4-15.164-Rz/Su/Fpn – TV – Ward 4) (PUBLIC HEARING)</u>
15-00947	<u>A Resolution approving a Final Plan for West Aurora High School Campus located at 1201 W. New York Street (Whitt Law LLC – L15-00947 – AU20/4-15.164-Rz/Su/Fpn – TV – Ward 4)</u>

4 CHAIRPERSON TRUAX: The first item is
5 an Ordinance Establishing a Special Use Planned
6 Development, approving the West Aurora High
7 School Campus Plan Description and Amending
8 Ordinance Number 3100, being the Aurora Zoning
9 Ordinance and the Zoning Map attached thereto, to
10 an underlying zoning of P Park and Recreation
11 District for the property located at 1201 West
12 New York Street. And this is a public hearing.

13 MS. VACEK: Can we also consider
14 15-00839 with this?

15 CHAIRPERSON TRUAX: Yes, we can.
16 Shall I read this in?

17 MS. VACEK: Yes.

18 CHAIRPERSON TRUAX: It is a
19 resolution approving a final plan for West Aurora
20 Campus located at 1201 West New York Street.

21 MS. VACEK: Thank you. The subject
22 property is generally located at 1201 New York
23 Street and is the West Aurora High School Campus
24 as a longtime grandfathered use being dedicated

1 in 1953.

2 West Aurora High School in its present
3 location was originally built in 1953. The Plan
4 Description that is being proposed, which under
5 separate action being reviewed and approved
6 concurrently, includes one modification to the
7 Aurora Zoning Ordinance. The modification is to
8 allow Education Services and associated uses as a
9 permitted use in the AZO, and they are a Special
10 Use in the P District.

11 The Plan Description also establishes
12 setbacks for the West Aurora High School Campus.
13 The setbacks are being established at 30 feet for
14 Galena Boulevard and the Petitioner is proposing
15 5 feet for Randall Road and Fordham Avenue. All
16 other public right of way will be established at
17 0 feet. The internal setbacks shall be
18 established for the interior side yard as 10 to
19 20 feet as determined on the Final Plan and the
20 rear yard setbacks as 0 feet.

21 I will touch a little bit about the final
22 plan proposal and then I will turn it over to the
23 Petitioner. He can go into a little bit more
24 detail of that.

1 The final proposal consists of the
2 construction of 4 building additions and 3 new
3 parking lots on the campus. There will be a
4 reconfiguration of one of the parking lots along
5 Commonwealth, and this will bring the total
6 parking spaces for the campus up to 827 parking
7 spaces. This is a net total of 164 parking
8 spaces.

9 The last thing I just want to touch on is
10 that for the Plan Description there are two
11 conditions: The first being that if they are to
12 have video boards, that those video boards would
13 not be visible from the public right-of-way and
14 the last one would be that we ask that the Plan
15 Description be modified for the setbacks along
16 Randall Road and Fordham Road to be 10 feet.

17 With that I'll turn it over to the
18 Petitioner unless you have any questions for me.

19 CHAIRPERSON TRUAX: Questions for
20 Staff?

21 MR. WITT: Good evening. My name is
22 Stuart Whitt. My address is 70 South
23 Constitution Drive, Aurora, Illinois 60506. I am
24 an attorney for the Board of Education of West

1 Aurora School District 129 and the Petitioner in
2 this matter, which involves the establishment of
3 a special use planned development for proposed
4 additions and renovations to the West Aurora High
5 School Campus located at 1201 West New York
6 Street in Aurora.

19 with that we can be sworn.

20 (witnesses duly sworn.)

21 DR. CRAIG: My name is Jeff Craig,
22 and I am the superintendent of Schools for
23 West Aurora School District, 129. The address is
24 80 South River Street, Aurora, Illinois, 60506.

1 We are here tonight to present the scope of
2 projects of West Aurora High School.

3 As you know, the public spoke definitively
4 last April with a positive referendum vote.

5 Because these are tax dollars, we are committed
6 to responding to the Staff and the students and
7 the community at West High School.

8 The proposed additions will provide
9 adequate instructional space for the programs and
10 while providing safety, efficiency, and capacity
11 on the west side of our campus.

12 The city of Aurora, the surrounding
13 neighbors and the school district share a mutual
14 desire to minimize side-street parking by our
15 students by providing on-campus parking for
16 students, staff, and attendees.

17 The project attends to all these identified
18 needs. Thank you.

19 MR. KELSEY: My name is Pat Kelsey, 8
20 East Galena Boulevard, Suite 402 Aurora.

21 This is the final plan for the West Aurora
22 High School and the subject of tonight's hearing.
23 The campus is about 46.47 acres in size, just a
24 little over 2 million square feet. The total lot

1 coverage will be about 936,000 square feet. So
2 we are just about in the upper 40 percent of lot
3 coverage. The high school facilities include the
4 high school and its 8/19 renovations and
5 additions that have occurred since 1953:
6 football stadium, track facility within the
7 stadium, baseball, softball, soccer fields,
8 practice fields, parking lots, traffic aisles,
9 and traffic movements.

10 Additionally, there are some new parcels
11 that have been added at Randall and Plum, some
12 additional parcels were added recently as well as
13 parcels where there were lots, surface lots,
14 parking lots, already existing along Commonwealth
15 and Spruce and then a new lot at Spruce and
16 Fordham.

17 As Tracy indicated, the total number of
18 parking spaces shown in the final plan is 827
19 spaces and that's a net increase of 164 spaces.
20 The total new building additions is 8,566 square
21 feet and 61,566 square feet of parking lot
22 additions. This is 1.61 acres and requires new
23 stormwater management.

24 In order to meet that, the school district

1 is proposing on the east end you can see the
2 large field house addition, just off Commonwealth
3 where the new drive is.

4 Underneath the drive to the north, we are
5 proposing putting in .62 acre feet of stormwater
6 storage to alleviate any peak discharge
7 downstream and alleviate any potential for
8 flooding of basements from the new improvements
9 on the campus.

10 The general direction of flow off of this
11 site, though not entirely, is from west to east.
12 But because it is such a broad gently sloping
13 area, it's almost all just surface runoff of
14 impervious surfaces. There is a great deal of
15 infiltration which occurs within the facility.

16 Additionally, there is another underground
17 storage facility underneath the Field of Dreams
18 that was put in several years ago to account for
19 stormwater management that was necessary there.
20 And then in front of the school there is a
21 stormwater detention basin off of what was New
22 York Street in front of the school.

23 So we have provided stormwater detention in
24 all of the areas of the facility that have run

1 off, and we are exceeding the requirements of the
2 Kane County and City of Aurora stormwater
3 ordinance for storage.

4 There are four additions to the building
5 that Pat Callahan will go into detail, the
6 largest of which is the field house, and there
7 are significant parking reconfigurations and
8 drive aisle reconfigurations in those locations,
9 and we are currently working with the Fire
10 Department to get a 26-foot face-to-face coverage
11 for an aerial ladder truck all along the field
12 house to the north.

13 So we have met that requirement with this
14 plan, but we have not resubmitted that fire plan.
15 But we will be doing that early next week.

16 With that, I will turn it over to
17 Mr. Callahan to speak to the building additions.

18 MR. CALLAHAN: Good evening. Pat
19 Callahan, 223 West Jackson, Chicago, Illinois,
20 60606.

21 So I will start with the building
22 elevation. The first elevation you see is the
23 fieldhouse, which is located in the northeast
24 corner of the facility, due east of the existing

1 fieldhouse, and the student drop off parking lot
2 is where this is going.

3 The addition is approximately 18,800 square
4 feet. The architecture is complimentary to the
5 existing structure and having a masonry facade
6 along with translucent window panels, similar to
7 those on the 1998 addition off of Galena Avenue.

8 Moving along Constitution to the south, we
9 are proposing a theater addition or a small set
10 building end and black box theater located on
11 your plan at approximately 3200 square feet.
12 Again, similar in architecture to the adjacent
13 coral room with a masonry facade. And this will
14 be a more utilitarian addition with very few
15 windows because of the nature of the activities
16 that occur inside.

17 On that same sheet, on the top elevation
18 directly below where you see it says Elevations
19 West High, that is the connecting link, which for
20 those of you who are familiar with the high
21 school, it's the old Student Services Entry on
22 the west side of the campus due south of the
23 existing shop area.

24 That area there will be a connecting link

1 between the D wing and the B wing to allow for
2 better internal traffic flow for students during
3 passing periods.

4 And in lieu of creating an additional
5 courtyard at the high school, that in-fill area,
6 adjacent to that new corridor will be utilized
7 for flexible classroom space to deal with
8 student-capacity issues.

9 The last addition, which we do not show an
10 elevation for is a small addition adjacent to the
11 existing kitchen. It's really an infill inside
12 one of the courtyards. And the purpose is to
13 expand the washing for the materials -- plates,
14 silver, pots and pans and things, etcetera,
15 inside the kitchen.

16 And the station is too small currently and
17 we need to enlarge that. So that small addition
18 really will not be seen by the public unless
19 you're in the cafeteria. But that's more of a
20 utilitarian addition for that purpose.

21 I will briefly review the landscape plan.
22 The landscape plan for the city ordinance was
23 revised and resubmitted. And we are essentially
24 identifying plantings around the parking lot

1 located at Plum and Randall, the parking lot on
2 the corner of Spruce and Fordham, the parkway
3 plantings along the east side of the new
4 fieldhouse, and then foundation plantings and
5 some additional trees at the black box on the
6 south side of the property adjacent to the
7 theater.

8 And then lastly plantings around the
9 perimeter of the proposed parking lot, along
10 Galena, just west of the existing drive.

11 And that concludes my portion of the
12 presentation this evening. We will be happy to
13 entertain any questions.

14 CHAIRPERSON TRUAX: Are there
15 questions for the Petitioners?

16 COMMISSIONER COLE: I have a question
17 regarding the ingress and egress to the parking
18 lot at the corner of Plum and Randall. The
19 entrance access that's to the south of Plum off
20 of Randall, is that a right in, right out only?

21 MR. KELSEY: That is currently a full
22 access and not a right in, right out. That's a
23 two-lane street at this point in time. And so in
24 the future if there were widening of Randall the

1 traffic warrants would be taken into account.

2 COMMISSIONER COLE: There is no
3 street there. That was a residential property.

4 MR. KELSEY: Correct. But we are
5 putting in a full-width driveway. So it would
6 exist out onto --

7 COMMISSIONER COLE: So it would be
8 full access?

9 MRS. COLE: And it will remain a four
10 way stop at Plum and Randall?

11 MR. KELSEY: That's correct. So that
12 entrance has been moved as far south on that leg
13 as is possible.

14 COMMISSIONER COLE: Do you think that
15 will back traffic up quite a bit or no?

16 MR. KELSEY: I don't believe that
17 will back traffic up quite a bit. There are
18 several time periods during the day when traffic,
19 other than students coming to school and leaving
20 school in the afternoon, when there are delays in
21 the surrounding area of the high school. It's an
22 urban high school in a residential neighborhood.
23 And they dissipate in 10 to 15 minutes. So it's
24 something that we have worked through with

1 Staff -- with engineering staff and future
2 considerations, if and when Randall is widened
3 will probably have that consideration. But when
4 it's a two lane street, there is typically not a
5 right in right out.

6 COMMISSIONER CAMERON: The new
7 parking areas like this one, is there a specific
8 designated use for it? Is it staff parking, is
9 it student parking? And the same with all the
10 other ones around.

11 MR. CALLAHAN: At this point they
12 have identified Randall and Plum to be student
13 parking. For the most part, most of the parking
14 we're seeing here really is student parking with
15 the possible exception of the parking adjacent to
16 the existing additional staff parking.

17 CHAIRPERSON TRUAX: Are there other
18 questions for the Petitioners?

19 COMMISSIONER PILMER: If the
20 Petitioner could talk about enrollment trends at
21 the high school for the next 3 to years?

22 MR. CRAIG: We have looked at our
23 cohort groups from K to 12. Right now we are
24 currently at the high school. We are about 3743

1 kids, plus or minus a few. We look to be
2 relatively steady. Don't look to see any
3 increase. We would be flat to some decrease.
4 Roughly anywhere from 15 to 50 students over the
5 next 3 to 4 years. So that's our anticipation,
6 but we are a fairly mobile community and we are
7 trying to look at basic trends within our
8 enrollment right now.

9 But we seem pretty flat for the next 5 to
10 10 years, unless there is a general turnover in
11 the community.

12 CHAIRPERSON TRUAX: As long as you're
13 talking about student enrollment, do you have any
14 way of tracking or any idea how many West Aurora
15 students park over there on campus day?

16 MR. CRAIG: A lot more park than we
17 have spaces for. We have, as I said, a little
18 over 3740 students. We roughly have 200 parking
19 spaces for student opportunities right now.

20 So if you think of a class of 900 students
21 for each of the 4 classes, even if we wanted to
22 offer it to just to our seniors and assuming only
23 half of them drove, we are still short. So if we
24 could provide them this, this provides another

1 160, 170 spaces currently. We are getting closer
2 to allowing most of our eligible seniors to be
3 able to drive.

4 CHAIRPERSON TRUAX: Are the parking
5 lots restricted?

6 MR. CRAIG: Just not enough of them.

7 CHAIRPERSON TRUAX: But it's not like
8 this is not the senior parking lot, this is the
9 junior parking lot?

10 MR. CRAIG: I'm not sure if it's a
11 lottery they use. But they try to prioritize and
12 it's a first come and first serve and they pay
13 for the opportunity. Obviously we restrict where
14 our staff parks to try and get them somewhere
15 near the bidding.

16 After that, as I said earlier, some of the
17 concerns -- in fact I think it was my first week
18 on the job -- that I was approached by several of
19 our community members and alderman asking to find
20 some relief on side-street parking.

21 CHAIRPERSON TRUAX: Other questions
22 for the Petitioners? If not, this a public
23 hearing. I'm going to open the public hearing.
24 And those who are interested in making a comment

1 or asking a question, it's your opportunity to do
2 so. Please remember that if you hear something
3 already that the last person before you has said,
4 we are good listeners, we take notes. And you
5 can say I agree with the points. We don't have
6 to say everything over and over.

7 We will have people who have questions or
8 comments address them to the Commission. And
9 when the public hearing part is over, we will ask
10 the Petitioners or the staff to respond to the
11 questions or comments that are raised.

12 We do need to have you sworn in if you wish
13 to speak at the public hearing. So if everybody
14 who wishes to address us wants to stand up now,
15 we will swear you in.

16 (witnesses sworn.)

17 CHAIRPERSON TRUAX: Two things: One
18 is that if you want to speak, we would very much
19 like you to sign in so we have your name. And
20 also since we have a court reporter, we will ask
21 you to spell your names because it makes it
22 easier. So if people want to start at the front
23 and come up and address us, let's go ahead and do
24 that.

12 Everybody is trying to save money. But I
13 have a problem with them putting dirt in. Now
14 they're going to take the dirt out and put gravel
15 in if this is all approved. And they did this on
16 another house that was torn down on Fordham and
17 the other two houses on Plum Street. So they did
18 the same thing. I think you're doing double
19 work. And why wasn't a special permit issued to
20 try to get it done. I don't know.

21 The other thing is the house that they
22 burned down, they are looking at the future and
23 everything like that. This house a year ago was
24 in terrible condition. And the realtor or

1 whoever owned it, rehabbed the whole house and
2 now West Aurora bought it. Now they spent
3 thousands of dollars on this house. They put a
4 new garage door on the garage, burned the house
5 down, tore the garage down, and I just think it's
6 a terrible waste of money. Nothing before
7 thinking about this.

8 CHAIRPERSON TRUAX: We will ask for
9 answers to your concerns.

10 MR. LUSK: The avenue from Spruce
11 Street to Commonwealth, there is one street and
12 only one house now that advised them of taking
13 that whole avenue of taking that street between
14 Fordham and Commonwealth -- on Spruce.

15 If you're looking for parking you're only
16 talking about one more house. So I think the
17 lady probably will be selling eventually. But to
18 close off that property from Spruce to
19 Commonwealth, that would be good thing for
20 everybody and be more parking for all the
21 students.

22 CHAIRPERSON TRUAX: Thank you. Next
23 person?

24 MR. ARMSTRONG: My name is Michael

1 Armstrong. I am at Five North Commonwealth in
2 Aurora, Commonwealth and Galena. And my question
3 is with the rezoning, how is this going to affect
4 property value?

5 CHAIRPERSON TRUAX: Okay. We will
6 see if we can get an answer to that.

7 MR. SCHINDLBECK: Paul Schindlbeck,
8 103 East Timberlake Trail in Oswego. But I also
9 rent out the house at 406 Randall. And
10 Schindlbeck Trust owns some of the property south
11 and one lot east of the parking lot at Plum and
12 Randall. And I have a question on how the use of
13 the empty land would be affected by the rezoning.

14 And more importantly, it appears that we
15 own parcel 15, 20, 201, 005, which appears to be
16 in the parking lot at Plum and Randall. So I
17 think one of our lots is in your parking lot
18 because you own the land on either side of it,
19 but not the one in the middle. I would like to
20 point that out.

21 CHAIRPERSON TRUAX: We will get an
22 answer to that.

23 MR. STRIEDL: My name is Frank Striedl.
24 I live at 1309 West Galena. And I live right

1 next door to the property that's going to be put
2 in a parking lot there. I am concerned with the
3 zoning, how close, whatever, they're going to put
4 in like bushes or a fence, which we were promised
5 a fence not bushing. Because who is going to
6 take care of the bushes? It's not the school.

7 And so just concerned how close they are
8 going to get to my property.

9 CHAIRPERSON TRUAX: So you're
10 adjacent to the parking lot plan?

11 MR. STRIEDL: Yes, I am west of the
12 parking lot. That's my main concern.

13 CHAIRPERSON TRUAX: Thank you.

14 MR. VANCE: My name is Tim Vance. I
15 live at 1119 Plum Street. I just have one
16 question: will this alleviate the parking
17 problem? That's all I need to know.

18 CHAIRPERSON TRUAX: That's a good
19 question.

20 MR. FOX: My name is Terry Fox,
21 F-O-X. I live at Three South Gladstone. And I
22 am directly across from the proposed parking lot
23 off Galena. I appreciate the opportunity to
24 address this Body. It's been a long time since I

1 have been before you. I appreciate the work that
2 you do.

3 Also before I start being negative, tell
4 the school that I appreciate the quality of kids
5 who walk by my house. we have lived in the area
6 and at that house since 1994. Kids are always
7 courteous. The cross-country runners run by at
8 4:00 or 5:00 in the morning. They are always
9 polite. we have they never had a problem with
10 the kids. we have problems with the teachers
11 coming over and smoking cigarettes at noon in our
12 yard, but that's a different story.

13 I wanted to just respond to, I think, a
14 little bit of political hyperbole that was stated
15 at the start of this by the superintendent, which
16 is the referendum gives the school district the
17 power and the voters said "build".

18 I don't think the voter said "build".
19 I think the voters said: Let's increase ACT
20 scores and quality of education. The school
21 sprawled, western from Plum Street -- not Plum
22 Street, but Calumet on west, has gone on unabated
23 since 1994 and before when I moved in.

24 They're building closer to the road,

1 building farther to the west. Throwing money at
2 problems is not going to solve the issue, which
3 is the quality of education.

4 With that said, let me get to the
5 specifics. I'm only going to address the request
6 for the change in the zoning designation and
7 address the parking lot issue. And I will take
8 the parking-lot issue first. I have a problem
9 because there may be lights coming in my house,
10 coming in my dining room at night when they have
11 sporting events. I assume that the parking-lot
12 will not be otherwise heavy used.

13 If they put proper screening and if they
14 build it where they said there are going to build
15 it and have the adequate setback, I don't have a
16 problem with it.

17 If it's got to be built, it's got to be
18 built across the street from my house, at least
19 if they will put in appropriate screening and
20 make it nice, I guess I don't have a basis to
21 complain much.

22 What I do have a basis to complain about is
23 the school district trying to shoehorn this into
24 a Parks and Rec designation. And why they are

1 doing this is patently clear. And it's patently
2 clear because they don't have any parking lot
3 restrictions if they can get the zoning
4 designation changed. And so you guys will not
5 have the opportunity if you abdicate your powers
6 here to the school district to rezone this whole
7 parcel to ever review parking-lot issues on the
8 west side of Aurora School District 129 at the
9 high school. Because they can put as many
10 parking lots in as they want to.

11 Specifically Title 6.6.1 of the zoning
12 ordinance is entitled: Paved Parks and
13 Recreation Districts. 6.2 states that the intent
14 or purpose of this zoning designation is intended
15 to regulate public recreational areas which
16 provide active recreational opportunities within
17 the City of Aurora.

18 These facilities offer multiple programs,
19 programmed activities, including festivals,
20 concerts, and other recreational and
21 nonrecreational events. Doesn't sound like a
22 school.

23 If you go throughout the zoning code as is
24 currently drafted, you will find numerous

1 examples where schools are explicitly mentioned.
2 By the explicit mention of schools, I would
3 propose to you that the legislature and the City
4 Council of Aurora met to omit them from parks and
5 recreational use, which the code appears to give
6 regulation to the park district and the Fox
7 valley Recreational District.

8 If you go to the bottom of that zoning code
9 and the statute, it states that under
10 6.6-5.13, Parking and Loading. A: "Parking
11 facilities may be developed as appropriate to
12 park use." That means again you're going to give
13 to the school district the ability to make
14 parking lots wherever they want to make parking
15 lots, including as close to 30 feet Galena.

16 This is a residential area. Let's keep it
17 residential. It's beautiful because the housing
18 is unique, there is a lot of diversity in the
19 area, people keep their houses up, people mow
20 their lawns, let's keep the resident property
21 owners incentivize to keep their property up and
22 be proud of where they live.

23 I also want to complain about the Notice.
24 Because I've never seen any plans provided by

1 anybody to the City or otherwise about what the
2 school district is going to build, I think what
3 they have actually provided me was incredibly
4 deficient because it was certainly a
5 misapplication of the concept of constitutional
6 due process and due notice. But I'm not going to
7 keep you. The Cubs are down 4 to nothing I'm
8 sorry to report.

9 But I thank you for the opportunity to
10 address you.

11 CHAIRPERSON TRUAX: Thank you for
12 your comments. Is there anyone else who would
13 like to make a comment or ask a question before I
14 close the public hearing?

15 I'm going to close the public hearing and
16 we will ask the Petitioners if they would like to
17 respond to some of these questions. And then we
18 will see if we have any responses or questions of
19 our own.

20 MS. SMITH: I am Angie Smith. We
21 will go ahead and try to take these in order.
22 On the question about why we have dirt on some of
23 the sites on the houses that we took down that is
24 a requirement. We can't leave the site as is.

1 AUDIENCE MEMBER: Maybe you should --
2 CHAIRPERSON TRUAX: This is not
3 going to be a debate. The public hearing is
4 closed. Ms. Smith is addressing the
5 Commission.

6 MS. SMITH: So we are here tonight to
7 ask for a variance. Unfortunately there are some
8 requirements that we have to maintain with the
9 office of Education that required us to put some
10 curbing in. to also have that site reseeded.

11 As to the home that is currently still on
12 Spruce street and the possibility of changing
13 that into a parkway, we take into approach as a
14 district that we don't go after homes through the
15 eminent domain process and try to have people
16 leave who don't want to sell.

24 Again the improvements that were made were

1 not made on school district's time. They were
2 made by the bank who owned the property. We were
3 actually able to recover a lot of those
4 improvements and will use them elsewhere in the
5 facilities.

6 But it was not for lack of trying that that
7 home was not purchased before the improvements.
8 We just didn't have a willing buyer until that
9 point.

10 In terms of the property values, we don't
11 anticipate that this is going to have any
12 significant change to property values. We are
13 talking about improving the high school campus.
14 The campus is still in place. We are not making
15 any market changes to the campus.

16 And I think I will let you talk about the
17 drawings.

18 CHAIRPERSON TRUAX: The next question
19 I have is whether the gentleman's lot was part of
20 the parking lot.

21 MR. KELSEY: A plat of survey and a
22 title records search was conducted on all of the
23 parcels obtained by the school district. There
24 appears to be -- I think it's the way the plan

1 looks if you look at Plat of Survey. The school
2 is in ownership of all of the parcels that have
3 been affected and that are proposed in this plan.

4 MR. WHITT: We will talk to
5 Mr. Schindlbeck to make sure that we are not
6 improving his property.

7 CHAIRPERSON TRUAX: Are the parking
8 lots going to be fenced or landscaped?

9 MR. KELSEY: Earlier this summer,
10 there was a discussion with the adjacent
11 landowner on Galena across the street from
12 Mr. Fox. And at that time the school district
13 made a commitment to work with the immediately
14 adjacent landowner. We have honored a 20-foot
15 setback in that location and the details have not
16 been worked out with him, but the district is
17 committed to satisfying the requirements that he
18 needs in order to have the privacy adjacent to
19 that lot.

20 With that said, the landscaping would be on
21 the school district's property and maintained by
22 the school district and not the responsibility of
23 the homeowner.

24 CHAIRPERSON TRUAX: I think I know

1 the answer to this already. Will this alleviate
2 the parking situation?

3 MS. SMITH: As Dr. Craig mentioned,
4 we are hard pressed for parking. We typically
5 start each fall with seniors first and we fill
6 those 200 spaces before we get completely through
7 the senior class. So will this alleviate our
8 parking completely? No. It will probably go a
9 long way into letting us get through the senior
10 class and a good chunk of the junior class.

11 But obviously depending on the student body
12 makeup and how many have cars in a given year, it
13 may or may not. We do charge \$75 for a parking
14 permit. So we do always have some students who
15 choose not to pay the parking and prefer street
16 parking.

17 On the question about that lot in the
18 front, that lot is going to be designated for
19 teachers and staff, the lot that is on Galena,
20 the hope is that teachers that are currently
21 parking on the east side of the building would
22 move to the west side of the building, which
23 would free up more parking on that side of the
24 building. That parking lot, as we mentioned,

1 will be landscaped. The design of the parking
2 spaces are such that they will facing to the east
3 or to the west. They won't face Galena.

4 And I will look into the smoking. Trust
5 me.

6 CHAIRPERSON TRUAX: And are there
7 other parking lots lighted?

8 MS. SMITH: We are not proposing any
9 lighting. There are some lights in that parking
10 lot on that side of the building, but not in that
11 lot specifically.

12 CHAIRPERSON TRUAX: Are there other
13 questions that commissioners have based on the
14 testimony we have her heard?

15 Is there anything else you folks want to
16 ask? I do have a question for Staff, but I will
17 wait if you want to go ahead.

18 MR. WHITT: All I was going to say in
19 response to Mr. Fox's concerns about the school
20 district's "shoehorning" this into a Parks and
21 Recreations' zoning classification, I have
22 appeared before the City Council and Planning
23 Commission for many many years on school issues.
24 And schools in the good old days always use to

1 peak in the residential zoning classification.

2 When we first approached the City with all
3 of these projects, the City told us that all of
4 the West Aurora School District properties, as
5 well as other school district properties, are
6 going to be in the Parks Recreation Zoning
7 Classification.

8 So it's not an issue of a school district
9 attempting to pull one over on anybody. We
10 basically got told the first meeting that we had
11 with Staff.

12 CHAIRPERSON TRUAX: Can you elaborate on
13 the reasons why the City sees this as a possible
14 Parks and Recreation zoning?

15 MS. VACEK: So I just pulled up the
16 zoning map. The majority of this property is
17 actually zone P for park. It has been like that
18 since 1992, right around there. The Staff is
19 just trying to make it consistent with basically
20 the main campus so that they would have one
21 zoning.

22 The only ones that aren't zoned P are
23 current acquisitions that have not been rezoned.
24 And the newest use table in the zoning ordinance

1 does recognize educational services as a Special
2 Use.

3 In 1992 when they did that, they took all
4 the public schools as well as public parks,
5 public -- pretty much infrastructure or public
6 uses and we put them all under the P district.
7 So that is why we were trying to keep that
8 consistent.

9 CHAIRPERSON TRUAX: So basically most
10 of this property is already zoned?

11 MS. VACEK: Most of the property is
12 Zoned P for Parks and Recreational. We are just
13 rezoning the current acquisitions to the P
14 District.

15 Are there other questions for Staff?

16 COMMISSIONER CAMERON: I would
17 suggest that with the parking that it might make
18 some sense if we've got glare from the other
19 parking lots and such around that it might be a
20 good time to help alleviate that problem by
21 making sure that the cutoff and stuff, even
22 though they are existing, meet City requirements
23 to help lessen the problem of light density in
24 there. And that's all I have at the moment.

1 CHAIRPERSON TRUAX: Other questions?

2 MS. PHIFER: I wanted to followup on
3 Tracey's comment. So the request is to put the
4 underlying zoning as a P; however, there is a
5 Special Use Plan Development that would be over
6 the entire property. That's one of the actions
7 that is before you this evening.

8 One of the things that goes along with that
9 is that there is a final plan that's being
10 approved. So any additional parking lots that
11 would go on, the school district would need to
12 come back through and revise that final plan.

13 So just with the question would they be
14 able to continue to add more parking lots, they
15 would need to come through for approval process
16 in order to do that. So even with the P zoning,
17 that oversight would still be in place.

18 COMMISSIONER COLE: I have two
19 questions: Somewhere in here it talks about if
20 the school district has ownership on both sides
21 of a street that that street could be vacated.

22 Will that be the case anywhere on the site?

23 MS. VACEK: Not at this current time.

24 COMMISSIONER COLE: And the other

1 questions is regarding sidewalks. At one point
2 it says that there will be sidewalks and there
3 will be concrete. But then in the same paragraph
4 it refers to sidewalks/paths.

5 MS. VACEK: Usually that's our
6 standard, sometimes we have paths on one side and
7 then sidewalks on the other. I believe that this
8 will be all concrete.

9 COMMISSIONER COLE: Thank you.

10 CHAIRPERSON TRUAX: Other questions?

11 COMMISSIONER CAMERON: One of the
12 other question is somebody made a comment on the
13 fact of lack of building elevations and plans.
14 I would only comment on that that schools are
15 kind of a strange bird because the zoning and
16 such is applicable to this Body. But the
17 building plans, themselves, are not. Now they
18 did show us some elevations. But that would not
19 be part of the requirement because the building
20 plans and elevations are all part of the
21 jurisdiction of the regional office of education.

22 And so that is the requirements that go
23 through there, not through the city. The city is
24 basically allowing what zoning takes place and

1 doesn't really have anything to do with the
2 building and the facilities that are being built
3 there.

4 CHAIRPERSON TRUAX: Are there further
5 questions by the Commissioners? If not, Tracey,
6 do you have a recommendation?

7 MS. VACEK: Sure. This is the
8 recommendation for 15-00839. The Staff would
9 recommend Conditional Approval of the ordinance
10 establishing a Special Use Planned Development,
11 approving the West Aurora High School Campus Plan
12 Description and amending ordinance Number 3100,
13 being the Aurora Zoning Ordinance and the zoning
14 Map attached thereto, to an underlying zoning of
15 P Park and Recreation District for the property
16 located at 1201 West New York Street, with the
17 following conditions:

18 1. That the Permitted Uses Section
19 1.3.1(1)j "Scoreboards and videoboards" of the
20 plan description be modified to add the following
21 limitation: "when not visible from public right
22 of ways."

23 2. That the Bulk Restrictions Section
24 1.4.1(1)a.ii. and 1.4.1.(1)a.iii of the plan

1 description be modified as follows:

2 ii. Randall Road: Ten (10) feet.

3 iii. Fordham Avenue: Ten (10) feet.

4 CHAIRPERSON TRUAX: we've heard the

5 Staff recommendation. What's the wish of the

6 Commission?

7 COMMISSIONER PILMER: Move for

8 approval.

9 COMMISSIONER CAMERON: Second.

10 CHAIRPERSON TRUAX: It's been moved

11 and second. Call the Roll, please.

12 SECRETARY JACKSON: Mr. Bergeron?

13 COMMISSIONER BERGERON: Yes.

14 SECRETARY JACKSON: Mr. Cameron?

15 COMMISSIONER CAMERON: Yes.

16 SECRETARY JACKSON: Mrs. Cole?

17 COMMISSIONER COLE: Yes.

18 SECRETARY JACKSON: Mr. Divine?

19 COMMISSIONER DIVINE: Yes.

20 SECRETARY JACKSON: Mrs. Duncan?

21 COMMISSIONER DUNCAN: Yes.

22 SECRETARY JACKSON: Mr. Engen?

23 COMMISSIONER ENGEN: Madam Chairman,

24 I have to abstain from voting because I am

1 employed with the West Aurora School District.

2 SECRETARY JACKSON: Mr. Pilmer?

3 COMMISSIONER PILMER: Yes.

4 SECRETARY JACKSON: Mr. Reynolds.

5 COMMISSIONER REYNOLDS: Yes.

6 CHAIRPERSON TRUAX: We need to do
7 Finding of Fact, I believe. So we are going to
8 evaluate the proposal with respect to the
9 following:

10 will the establishment of the proposed
11 Special use be unreasonably detrimental to or
12 endanger the public health, safety, morals,
13 comfort or general welfare?

14 COMMISSIONER PILMER: It should be
15 quite the contrary. The additions in these
16 improvements should enhance the public health,
17 safety, morals and comfort and general welfare of
18 the public.

19 CHAIRPERSON TRUAX: No. 2: will the
20 establishment of the proposed special use be
21 injurious to the use and enjoyment of other
22 property in the immediate vicinity for the
23 purposes already permitted?

24 COMMISSIONER BERGERON: It's

1 basically creating a common zoning for the entire
2 area and the parking situation, while still not
3 being solved totally, will be improved by the
4 addition of 164 spaces.

5 CHAIRPERSON TRUAX: No. 3: will the
6 establishment of the proposed Special use
7 substantially diminish/impair property values
8 within the neighborhood?

9 COMMISSIONER REYNOLDS: The proposals
10 and additions that they are doing will certainly
11 not diminish property values but will stabilize
12 the area.

13 CHAIRPERSON TRUAX: No. 4: will the
14 establishment of the proposed Special use impede
15 the normal and orderly development and
16 improvement of surrounding properties for uses
17 permitted by their respective zoning districts?

18 COMMISSIONER PILMER: The high school
19 has been in place since 1953 and it's a
20 well-established educational facility in the
21 neighborhood district, and this zoning is
22 consistent with the existing zoning
23 classification.

24 CHAIRPERSON TRUAX: No. 5: Are

1 adequate utilities, access roads, drainage and
2 other necessary facilities provided or shown as
3 being proposed on the site plan for the proposed
4 Special use?

5 COMMISSIONER PILMER: They are either
6 in place or will be provided.

7 CHAIRPERSON TRUAX: No. 6: What
8 effect will the proposed Special use have on
9 traffic or general area? Has ingress and egress
10 been designed to minimize congestion in the
11 public streets?

12 COMMISSIONER COLE: With the
13 additional parking on site, this should help
14 alleviate some of the congestion in the
15 neighborhood. Otherwise, ingress and egress have
16 both been addressed.

17 CHAIRPERSON TRUAX: No. 6: Does the
18 proposed Special use conform in all other
19 respects to the applicable regulations of the
20 zoning district in which it is located, except as
21 such regulations are modified pursuant to the
22 Plan Commission recommendations?

23 COMMISSIONER PILMER: By virtue of
24 it's special use, it will conform.

1 CHAIRPERSON TRUAX: Those are the
2 Findings of Fact.

3 Tracey, would you tell us where this goes
4 onward?

5 MS. VACEK: This will be next heard
6 at the Planning and Development Committee on
7 October 29th here at City Hall, Fifth Floor
8 Conference Room at 4:00 p.m.

9 CHAIRPERSON TRUAX: Those in the
10 audience, after that meeting that Tracey has
11 referred to, this does go to City Council. So
12 the City Council is the next spot, and they are
13 the ultimate people who decide on what this will
14 look like.

20 Tracey?

MS. VACEK: Staff would recommend
Conditional approval of the Resolution approving
the final plan for West Aurora High School campus
located at 1201 West New York Street with the

1 following condition: That the proposed parking
2 lot along Randall Road be shifted 5 feet to the
3 east to accommodate a 10-foot setback from
4 Randall Road.

5 CHAIRPERSON TRUAX: You have heard
6 the Staff's recommendation. What's the wish of
7 the Commission.

8 COMMISSIONER PILMER: Move for
9 approval.

10 COMMISSIONER COLE: Second.

11 CHAIRPERSON TRUAX: It's been moved
12 and second.

13 Sue, call the Roll please.

14 MS. JACKSON: Mr. Bergeron?

15 COMMISSIONER BERGERON: Yes.

16 MS. JACKSON: Mr. Cameron?

17 COMMISSIONER CAMERON: Yes.

18 MS. JACKSON: Mrs. Cole?

19 COMMISSIONER COLE: Yes.

20 MS. JACKSON: Mr. Duncan?

21 COMMISSIONER DUNCAN: Yes.

22 MS. JACKSON: Mr. Divine?

23 COMMISSIONER DIVINE: Yes.

24 MS. JACKSON: Mr. Engen?

1 COMMISSIONER ENGEN: I will abstain.
2 MS. JACKSON: Mr. Pilmer?
3 COMMISSIONER PILMER: Yes.
4 MS. JACKSON: Mr. Reynolds?
5 MR. REYNOLDS: Yes.
6 CHAIRPERSON TRUAX: Motion carries.
7 MS. VACEK: This will go to the
8 Planning and Development Committee in City Hall
9 on October 29th, Fifth Floor Conference Room at
10 4:00 p.m.
11 CHAIRPERSON TRUAX: Okay. Thank you.