



City of Aurora

44 East Downer Place
Aurora, Illinois 60505
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Legistar History Report

File Number: 18-0457

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Type: Petition

Status: Draft

Version: 2

General Ledger #:

In Control: Planning & Development Committee

File Created: 05/18/2018

File Name: Rainbow Child Care Center / Final Plan / 1553 Ogden Avenue

Final Action:

Title: A Planning and Development Committee Resolution Approving a Final Plan on Lot 2 of Citizens First National Bank Business Park Subdivision located at 1553 Ogden Avenue being south of Ogden Avenue and west of S. Farnsworth Avenue for a Day Care (6310) Use (814 Development - 18-0457 / OS01/1-18.022-FPN - JM - Ward 9)

Notes:

Agenda Date: 06/28/2018

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Final Plan - 2018-06-14 - 2018.022.pdf, Exhibit "A-2" Landscape Plan - 2018-06-14 - 2018.022.pdf, Exhibit "A-3" Building and Signage Elevations - 2018-06-14 - 2018.022.pdf, Land Use Petition and Supporting Documents - 2018-05-16 - 2018.022.pdf, Property Research Sheet - 2018-02-01 - 2018.022.pdf, Plat of Survey - 2018-05-16 - 2018.022.pdf, Fire Access Plan - 2018-05-16 - 2018.022.pdf, Legistar History Report - 2018-06-12 - 2018.022.pdf

Enactment Number:

Planning Case #: OS01/1-18.022-FPN

Hearing Date:

Drafter: jmorgan@aurora-il.org

Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	05/22/2018	referred to	Planning Council			
	Action Text:		This Petition was referred to to the Planning Council				
1	Planning Council	05/29/2018					
	Notes:	<i>Representative Present: Lisa Crandall</i>					
		<i>My name is Lisa Crandall. I'm the Civil Engineer on the project, so representing 814 Development</i>					

who is developing the child care for the owner. Rainbow Child Care Centers serve children from 6 weeks to 6 years old. They provide early education and child care services for that age group and they have also before and after school programs as well as summer camps for the children. Their facilities run between 10,000 square feet to about 13,000 square feet. It is commercial space. They have classrooms that are specially designed with all the things you'd want classrooms to have for kids and computers and early learning. Some of the facilities have gymnasiums. The outdoor equipment is age specific and is safety certified, including a splash pad and some other things. They do not allow drop off at the curb. They require that the parents bring them in and check them into the secure site. Their hours of operation are from 6:30 in the morning until 6:30 in the evening Monday through Friday. The particular site, you're probably very familiar with it, but it was the First National Bank, I think, is the name of the bank, and so they had the whole site laid out and so it has a detention pond in the southwest corner that takes the runoff from the entire site. That's the most notable thing about that site that I know of. We're adding a loop on the water main so that you have a water main on the northwest and the southeast and that will be connected now. You have existing fire hydrants that fall within the 400 foot radius that we showed on the fire plan, so there is not a lot of specialty of this site really that I can think of.

Mrs. Morgan said have you been in contact or have you determined if there is already a cross access? Will the bank have any issue with the connections?

Ms. Crandall said they are working through all those details.

Mrs. Morgan said we looked at the preliminary and made sure that they had everything. I just got back so I have not looked at the current for formal review comments. Staff will do that and come up with a date for Planning Commission.

Mr. Cross said we haven't looked at it yet.

Mr. Feltman said it is in review. We haven't sent out comments yet. Mary Garza is doing the engineering review.

Mr. Frankino said I believe this was previously annexed with the subdivision. The only other question I had was about the area to the southwest. Is this going to be resubbed or is this an expansion area?

Ms. Crandall said they sometimes do a second building. I would have to defer to the developer and the architect, but we did allow that. You can see that maybe it mirrors and it would be a similar size building.

Mr. Frankino said there is no food preparation on this site?

Ms. Crandall said no. Well I say that. There is a grease trap provided there, so there is some food prep, but nothing that requires a hood that I know of.

Mr. Sieben said you'll get review comments back from those agencies and then Jill will work with you on the date for the Planning Commission meeting. Did you explain the process?

Mrs. Morgan said I think I have, but just kind of to refresh, from here we'll keep it in Planning Council until it is ready to go to Planning Commission and then we'll vote it out. No need to really come back to this meeting. The next meeting will be Planning Commission. It is a public meeting. This not like a public hearing, but we do allow people, if anyone does want to comment, we provide 3 minutes for any public to comment on anything on our Planning Commission agenda. From there it goes the following week after Planning Commission to the Planning and Development Committee. It is made up of 3 of the Aldermen. From there, it will go to Committee of the Whole the following week. If no one wants to appeal it to the full City Council, it will be approved the following Wednesday at 5:00 p.m.

Ms. Crandall said are you going to be the lead?

Mrs. Morgan said I'll be the lead. I'll send you Planning's comments and then Mary from Engineering will send you straight comments from her. Javan will send you comments from him on Fire.

Mr. Feltman said it is good to see something go on that property.

1 Planning Council 06/05/2018

Notes: Mrs. Morgan said Planning is still under review of this. We expect some comments on the landscaping. I know that they are still looking into that cross access easement with the bank. We are hoping to get comments out this week.

Mr. Cross said Fire and Building looked at it this morning. We've got comments. We just have to type them up and send them.

Mr. Feltman said we are in review right now. We haven't sent out comments though.

1 Planning Council 06/12/2018 Forwarded Planning Commission 06/20/2018 Pass

Action Text: 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 6/20/2018. The motion carried by voice vote.

Notes: Mrs. Morgan said Planning has made comments on this. The Petitioner is in the process of addressing those. They didn't feel it was anything major that couldn't be addressed. Engineering has also sent out comments and they are also in the process of addressing those. I do make a motion to move this forward with the condition that they address all of Planning's comments from the June 7, 2018 memo as well as all the Engineering comments from their engineering memo.

Mr. Cross said then we have to confirm on that and see if that one piece is existing or not.

Mrs. Morgan said yes.

Mrs. Vacek seconded the motion.

Mr. Sieben said we have a motion and a second to move the Rainbow Child Care forward to the June 20th Planning Commission. The motion carried unanimously.

2 Planning Commission 06/20/2018 Forwarded Planning & Development Committee 06/28/2018 Pass

Action Text: A motion was made by Mr. Cameron, seconded by Mrs. Cole, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 6/28/2018. The motion carried.

Notes: Mrs. Morgan said this Final Plan includes the development by Rainbow Child Care Center for an 11,990 square foot building that will contain classrooms and a gymnasium. There will also be an outdoor playground area separated by children's age as you can see on the Final Plan on the screen. The main entrance will be off of Ogden Avenue, so you are coming off of Ogden. You'll come onto an internal drive isle that connects this lot, it will eventually connect all 3 lots, but right now it will connect to the east to the bank and will also be extended to connect to the property to the west. Off of that drive isle, you'll come into the day care center and come into the parking lot. That parking lot will also connect to the property to the east to the bank. It will connect to the drive isle to the bank. There is also an additional access to the south of the property that will connect the property to the bank as well, so a lot of internal circulations happening on this property. There was a Final Plat for these properties. The earlier plat approved all these cross access easements. The landscape plan for the project shows they added some additional landscaping to the current landscaping that is already provided up at the entrance comprising landscaping focal points. The building elevation is a brick building with a hipped roof. There are some cross gables at different elevations, so a lot of nice looking elevations as you can see some architectural details, the faux concrete and rusticated concrete block along the top. There is a soldier course in the middle and a nice entrance feature as you can see on the elevations. Just to note, the requirements of the Rainbow Child Care Center does not allow child drop-offs. The parents have to come into the building, so stacking is not provided and there is a condition that staff is recommending that that has to continue and if that would ever be changed they would need to provide stacking. Are there any questions for staff?

Mr. Cameron said on the access, off of Ogden is a right/in, right/out, right?

Mrs. Morgan said correct.

Mr. Cameron said if you are coming against that program, where do you access? Through the bank property?

Mrs. Morgan said yes, so off of Farnsworth you can access into it and go through the bank building and then you can also access from Summerlin Drive too, so if you are part of those residential communities to the south.

Mr. Cameron said because that's not a good spot to try and access against the traffic.

Chairman Truax said where is the outside play area?

Mrs. Morgan said it is to the south of the building, the back of the building.

Chairman Truax said so it is not adjacent to any traffic lane?

Mrs. Morgan said no. There is a fence going around the entire play area. There are sidewalks around the entire building as well for safety reasons. Each classroom has to be able to exit out onto the sidewalks.

Mrs. Cole said and the entrance to the building, I'm assuming, is like up by the where the handicap accessible parking spaces are?

Mr. Sieben said yes.

Mrs. Morgan said right in the center.

Mr. Sieben said it is right where that door is right there.

Chairman Truax said if the Petitioner would like to make comments that would be fine.

My name is Lisa Crandall. I'm the site engineer for the project. I'm an introvert, so I really don't have a lot to say, but it appears to me like it is a real win/win for the community. There is lots of residential there. When I was young, it would have been nice to have close day care. They have nice facilities. It is a good education, a nice physical plant. Not that you need my vote, but I think it is a good thing.

Mrs. Morgan said staff would recommend conditional approval of a Resolution approving a Final Plan on Lot 2 of Citizens First National Bank Business Park Subdivision located at 1553 Ogden Avenue being south of Ogden Avenue and west of S. Farnsworth Avenue for a Day Care (6310) Use with the following conditions:

1. That the plans be updated to address Planning staff's comments from the June 15, 2018 memo and Engineering staff's comments.
2. That car drop off will not be permitted unless the plan is revised to allow stacking.

Staff and the Petitioner are currently addressing the staff's memo comments. We just didn't have time to get those corrections in before the Planning Commission.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mr. Cameron

MOTION SECONDED BY: Mrs. Cole

AYES: Mr. Cameron, Mrs. Cole, Mr. Divine, Mrs. Head, Mrs. Owusu-Safo, Mr. Pilmer

NAYS: None

Mrs. Morgan said this will next be heard at the Planning and Development Committee on Thursday, May 10, 2018, at 4:00 p.m. on the fifth floor of this building.

Aye: 6 At Large Cameron, At Large Cole, At Large Pilmer, Fox Metro
Representative Divine, At Large Owusu-Safo and SD 129
Representative Head
