



City of Aurora

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

Legistar History Report

File Number: 15-00752

File ID: 15-00752

Type: Ordinance

Status: ATS Review

Version: 3

General Ledger #:

In Control: Planning & Development Committee

File Created: 08/14/2015

File Name: West Aurora School Dist 129 /McCleery Elementary/ Additions & New Buildings / Special Use/Final Plan

Final Action:

Title: An Ordinance Granting a Special Use Permit for Educational Services Use with a Final Plan for West Aurora School District 129 McCleery Elementary at 1002 W. Illinois Avenue

Notes:

Agenda Date: 09/23/2015

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Legal Description, Exhibit "B-1" Final Plan - 2015-09-09 - 2015.162.pdf, Exhibit "B-2" Landscape Plan - 2015-09-09 - 2015.162.pdf, Exhibit "B-3" Building & Signage Elevations - 2015-08-12 - 2015.162.pdf, Exhibit "B-4" Fire Access Plan - 2015-08-12 - 2015.162.pdf, Exhibit "C" Memorandum of Agreement.pdf, Property Research Sheet - 2015-06-29 - 2015.162.pdf, Land Use Petition and Supporting Documents - 2015-08-12 - 2015.162.pdf, Plat of Survey - 2015-08-12 - 2015.162.pdf, Legistar History Report - 2015-09-10 - 2015.162.pdf

Enactment Number:

Planning Case #: AU17/4-15.152-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 | Committee of the Whole | 08/18/2015 | Forward to Planning Council | DST Staff Council (Planning Council) | | | |
| | Action Text: This Petition was Forward to Planning Council to the DST Staff Council (Planning Council) | | | | | | |
| 1 | DST Staff Council (Planning Council) | 08/25/2015 | | | | | |
| | Notes: <i>Representatives Present: Pat Kelsey, Pat Callahan, Pat Dacy</i> | | | | | | |
| | <i>I'm Pat Kelsey with WBK. We're the Civil Engineers for the project.</i> | | | | | | |
| | <i>I'm Pat Callahan with Studio GC, the Architects for the Project.</i> | | | | | | |

I'm Pat Dacy with the School District.

Mr. Kelsey said McCleery is a little more complicated. If you've ever been by McCleery at either the beginning or the end of the school day it is a traffic nightmare, and this is being polite about it. As you can see, the existing parking lot is already in the setback and an additional staff only lot that will not be accessible when parents are dropping off kids is being proposed for the site to improve the overall parking in addition to the addition and so that's probably the major difference at this site is that we really shoehorned in the parking lot in order to preserve the trees, the large Honey Locust trees, along Illinois Avenue. On the exit side to the east side of the parking facility, the one Honey Locust, we've done an evaluation, and it can't stand so we'll have to take the one Honey Locust out, so that's the sort of strange configuration that the drive isles have or the entry and exit isles have for that. Then the addition, from a civil standpoint, we have to relocate some water main over there and redo the fire service, though the discussion is to do that possibly through the building.

Mr. Callahan said also one last thing on the parking lot, the intent of that parking lot is for staff parking, so there will be no through traffic during bus pickup and drop-off. The intent is that that will be closed off so that the loop can be opened back up for true pickup and drop-off.

Mr. Feltman said we talked about this in the meeting. The access is very close to Illinois Avenue, so that's important that you said there was going to be a gate, so it will be controlled by your staff?

Mr Callahan said yes.

Mrs. Vacek said one of the things with this one is just some formatting things. Right now you are showing a 30 foot setback, which I'm not really sure exists out there, so we just need to show it kind of correctly on the plans. I'll be sending those comments and we can sit down and talk about it just how we display it. The only other thing is that I see that you are showing the existing, or there are utilities underneath the building, so we would want to see the proposed on the final plan because I'm assuming you are relocating all of those.

Mr. Kelsey said yes we are.

Mrs. Vacek said so that would be the only thing.

Mr. Kelsey said and they are in the engineering plan for now, so we'll just add them to the final plan.

Mr. Krientz said I'll have some fire comments on this. There are a few issues on this one. The one hydrant that is located on there is too close to the building and it is not usable for us, so there are some specs on that one. It will need to demonstrate a second usable hydrant for the property as well. It wasn't on the fire access plan. There is one area that there is a staging area issue. It is not wide enough for the vehicles, so I'll be getting you those comments.

Mr. Callahan said the building is a simple 4 classroom addition, 1 story, very similar in architecture to the existing building. It will have its own separate entrance and vestibule on the west side of the addition, brick and storefront as well as metal fascia panel.

Mr. Seiben said and as you know, these are set for the September 16th Planning Commission meeting. I think notices have been sent.

Mrs. Vacek said they need to get them back to me today.

Mr. Kelsey said notices will be coming from Stu Whitt today and Pat's going to come by and get the signs.

Mrs. Vacek said the signs won't be ready until next Wednesday and they are usually in the afternoon.

1 DST Staff Council 09/01/2015
(Planning Council)

Notes: Mrs. Vacek said I will be finishing up my comments on this one and getting them out also.

Mr. Feltman said this one requires a relocation of a water main and we are going to try to work with Gary on locating the hydrant close to the Fire Department connection.

Mrs. Vacek said and just to take a step back, this is tentatively set for the September 16th Planning Commission, so I will be voting all 3 of the School Districts out next week.

1 DST Staff Council 09/08/2015 Forwarded Planning Commission 09/16/2015 Pass
(Planning Council)

Action Text: A motion was made by Mrs. Vacek, seconded by Mr. Beneke, that this agenda item be Forwarded to the Planning Commission, on the agenda for 9/16/2015. The motion carried by voice vote.

Notes: Mrs. Vacek said this is going to next week's Planning Commission, so I do make a motion to move this one forward.

Mr. Krientz said I have comments out on them as well. Mr. Beneke seconded the motion. The motion carried unanimously.

2 Planning Commission 09/16/2015 Forwarded Planning & Development Committee 09/23/2015 Pass

Action Text: A motion was made by Mr. Pilmer, seconded by Mrs. Anderson, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 9/23/2015. The motion carried.

Notes: 21 MS. VACEK: The subject property is
22 located at 1002 West Illinois Avenue and is zoned
23 P-Park and Recreation District with McCleery
24 Elementary School as a longtime grandfathered

0048

1 use.
2 McCleery Elementary School was originally
3 built in 1956. Mobile classrooms were added in
4 2007. The present capacity of the school is 625
5 students, not including the double classroom
6 mobile units currently in use. The current
7 enrollment of the school is 676 students;
8 therefore, the building addition is to
9 accommodate the needed classrooms in hope of
10 eliminating the mobile unit from the site.
11 The final plan proposal consists of the
12 construction of a 5,730 square foot building
13 addition which will include classrooms and other
14 related educational facilities at the northeast
15 corner off of the east wing of the school. A 38
16 space parking lot addition is also being proposed
17 in the triangle area between the two Illinois
18 Avenue entrances. These parking spaces are
19 identified as being for staff use. This addition
20 is to accommodate the needed classrooms in hope
21 of eliminating the mobile units on site.
22 With that, I will turn it over to the
23 Petitioner unless you have any other questions
24 for me.

0049

1 MS. TRUAX: Questions for Tracey?
2 Thank you.
3 MR. WHITT: Good evening. My name is
4 Stuart Whitt. My address is 70 South
5 Constitution Drive, Aurora, Illinois, 60506. I
6 am an attorney for the Board of Education of West
7 Aurora School District 129 and the Petitioner in
8 this matter, which involves the proposed addition
9 and renovations to McCleery Elementary School
10 located at 1002 West Illinois Avenue in Aurora.
11 With me this evening is Pat Dacy, the
12 School District's Capital Projects Manager and
13 Dr. Jeff Craig, District Superintendent. Dr.

14 Craig will be making a brief statement this
15 evening. He will be followed by Pat Kelsey, a
16 principal at the engineering firm of Wills Burke
17 Kelsey Associates, who will discuss the final
18 plans for this project and the additional parking
19 area.
20 Mr. Kelsey will then be followed by Mr. Pat
21 Callahan, a principal at Studio GC, Inc., and
22 lead architect for this project, who will discuss
23 the architectural plans.
24 If the commission members have any

0050

1 questions, we will be happy to answer them.
2 Dr. Craig?
3 DR. CRAIG: I am still Jeff Craig, 80
4 South River Street in Aurora, Illinois, 60506.
5 We are here tonight to present three of our
6 projects, the third being McCleery Elementary
7 School.
8 As you know, the public spoke definitively
9 last April with a positive referendum vote.
10 Because these are tax dollars, we are committed
11 to responding to the desires of our community.
12 The community and the school district share a
13 mutual desire to eliminate the mobile classrooms
14 at McCleery, and this project attends to those
15 needs.
16 Thank you.
17 MR. KELSEY: Pat Kelsey, 8 East
18 Galena, Suite 402, Aurora, Illinois, 60506. The
19 McCleery plan is a little more complicated than
20 the previous two we have seen this evening, in
21 that there is a parking lot addition off of
22 Illinois Avenue.
23 So I would like to speak to that first and
24 then speak to the coverages. The lot will

0051

1 eliminate parking that is on the semicircular
2 drive that currently exists, and this will allow
3 the school district to separate children who
4 cross from their parents letting them out on
5 Illinois Avenue and going between cars in the
6 semicircular drive; while there are others trying
7 to drop off. So this is a safety improvement to
8 move those parked cars from the circular drive.
9 Additionally, there would be administrative
10 controls, either a chain or a gate during the
11 times that the students are arriving and
12 departing school in order to ensure that the
13 parking lot is not used as a cut-thru for
14 dropping off parents. The geometry of the site
15 is tight and so that will be a necessary
16 consideration.
17 The total property size, being a school
18 park site is 12.9 acres, and the lot coverage is
19 about 143,000 square feet. So it will only be
20 26 percent of the total lot; a lot of the open
21 spaces to the side and behind the school.
22 The addition is on the northeast corner,
23 and the project will require the relocation of

24 water main, the elimination of sanitary sewer

0052

1 service to the mobile classrooms, and the parking
2 lot.

3 There will be a single light added in the
4 parking-lot island. There is a little landscape
5 island that's an "L" in size and also an L-shaped
6 landscape island there, a single light in there;
7 otherwise, we would be utilizing the existing
8 lights that are on either end of the drive at the
9 current time.

10 One of the considerations for this parking
11 lot was to preserve all of the large trees along
12 Illinois Avenue. And that was successful with
13 the exception at the exit there is one honey
14 locust that will have to be taken down in order
15 to be able to put the driveway in and have the
16 site lines work out.

17 The total new coverage is 21,291 square
18 feet, which is below storm-water management
19 threshold. And we have received our engineering
20 comments, and we have responded to those and we
21 are about ready to resubmit on McCleery.

22 With that, I'll turn it over to Pat
23 Callahan.

24 MS. TRUAX: Thank you.

0053

1 MR. CALLAHAN: Thank you. Again, Pat
2 Callahan, a principal at Studio G, 223 West
3 Jackson, Chicago, Illinois 60606.

4 This evening we are presenting the
5 elevations for McCleery School. McCleery is a
6 four classroom, one-story addition on the
7 northeast corner of the facility. The
8 architecture of the addition is masonry with
9 existing aluminum storefront, along with some
10 metal-band coping and fascia to match the
11 existing facility.

12 So I'm going to briefly touch on the
13 landscape plan as Mr. Kelsey mentioned. We
14 nestled the parking lot in the green space in the
15 triangular-shaped area between the drop-off lane
16 and Illinois Street. We tried to preserve as
17 many existing mature trees as possible.

18 Our proposal is to do low shrubbery
19 planting on the north end of the driveway to
20 shield cars from the street view as well as
21 landscaped foundation plantings along the
22 northeast and the southwest foundation of the
23 addition.

24 For the same reason I started earlier,

0054

1 landscaping is one additional item to be
2 maintained by the school district. So we are
3 trying to have a balance between beauty and
4 equity in the neighborhood as well as long-term
5 expense on behalf of the district.

6 So with that, I would entertain any

7 questions.
8 MS. TRUAX: Questions from the
9 Petitioners? Thank you. This is a public
10 hearing. So for those in the audience who wish
11 to ask a question or make a comment, we would be
12 happy to have to you do so now.
13 Seeing that no one came forward, I'm going
14 to close the public hearing and see if Tracey has
15 a recommendation for us.
16 MS. VACEK: The Staff would recommend
17 approval of the ordinance granting educational
18 service use with a final plan for West Aurora
19 School District 129, McCleery Elementary, at
20 1002 West Illinois Avenue.
21 MS. TRUAX: Any further
22 recommendations? What's the wish of the
23 Commission?
24 MR. PILMER: Move for approval.

0055

1 MS. ANDERSON: Second.
2 MS. TRUAX: It's been moved and
3 seconded.
4 Sue, would be call the roll please?
5 MS. JACKSON: Mrs. Anderson?
6 MS. ANDERSON: Yes.
7 MS. JACKSON: Mr. Bergeron?
8 MR. BERGERON: Yes.
9 MS. JACKSON: Mr. Divine?
10 MR. DIVINE: Yes.
11 MS. JACKSON: Mr. Engen?
12 MR. ENGEN: Abstain.
13 MS. JACKSON: Mr. Pilmer?
14 MR. PILMER: Yes.
15 MS. JACKSON: Mr. Reynolds?
16 MR. REYNOLDS: Yes.
17 MS. TRUAX: Motion carries. And we
18 need to do Findings of Facts again and to
19 evaluate the proposal with respect to the
20 following:
21 No. 1: Will the establishment of the
22 proposed Special Use be unreasonably detrimental
23 to or endanger the public health, safety, morals,
24 comfort or general welfare?

0056

1 MS. ANDERSON: The proposed Special
2 Use should not be detrimental or cause an
3 endangerment to the public health, safety, morals
4 comfort of welfare.
5 MS. TRUAX: No. 2: Will the
6 establishment of the proposed Special Use be
7 injurious to the use and enjoyment of other
8 property in the immediate vicinity for the
9 purposes already permitted?
10 MR. PILMER: The addition will be
11 designed in order to enhance the use and
12 enjoyment of other property already established
13 or permitted in the general area and the removal
14 of the portable classrooms should improve the
15 overall area.
16 MS. TRUAX: No. 3: Will the

17 establishment of the proposed Special Use
18 substantially diminish/impair property values
19 within the neighborhood?
20 MR. REYNOLDS: Special Use will not
21 diminish or impair property values within the
22 neighborhood.
23 MS. TRUAX: No. 4: Will the
24 establishment of the proposed Special Use impede

0057

1 the normal and orderly development and
2 improvement of surrounding properties for uses
3 permitted by their respective zoning districts?
4 Again, it's a building in an already
5 built-up and well established neighborhood. So
6 it should not impede normal and orderly
7 development.
8 No. 5: Are adequate utilities, access
9 roads, drainage, and other necessary facilities
10 provided or shown as being proposed on the site
11 plan for the proposed Special Use?
12 MR. REYNOLDS: All utilities, access
13 roads, and drainage are already in place.
14 MS. TRUAX: No. 6: What effect will
15 the proposed Special Use have on traffic or
16 general area? Has ingress and egress been
17 designed to minimize congestion in the public
18 streets?
19 MR. PILMER: The main ingress and
20 egress should remain relatively unchanged.
21 However, the addition of the parking lot with a
22 capacity for 38 vehicles should assist in
23 relieving congestion in peak hours.
24 MS. TRUAX: No. 7: Does the proposed

0058

1 Special Use conform in all other respects to the
2 applicable regulations of the zoning district in
3 which it is located except as such regulations
4 are modified pursuant to the Planning Commission
5 recommendations?
6 I believe it does conform in all
7 other respects. Those are the Findings of Fact.
8 Tracey?
9 MS. VACEK: This will be next heard
10 at our Planning and Development Committee meeting
11 on Wednesday, September 23rd, here at City Hall,
12 Fifth Floor Conference Room at 4:00 p.m.
13 MS. TRUAX: We thank you for coming,
14 we wish you luck on all your projects. It will
15 be very interesting to see them take shape.

Aye: 5 At Large Bergeron, At Large Pilmer, Aurora Twnshp Representative
Reynolds, At Large Anderson and At Large Divine

Abstain: 1 At Large Engen