



City of Aurora

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Legistar History Report

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In Control: Planning & Development Committee

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File Name: CLA / Hiffman / 75th and Meadowridge / Preliminary Plan and Plat

Final Action:

Title: A Resolution Approving a Preliminary Plan and Plat for the CLA of Aurora Subdivision located at the south west corner of 75th Street and Meadowridge Drive (CLA / Hiffman - L15-00973 / NA28/3-14.231-Ppn/Psd - AM - Ward 8

Notes:

Agenda Date: 01/14/2016

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Preliminary Plan - 2015-12-30 - 2014.231, Exhibit "A-2" Preliminary Plat - 2015-12-30 - 2014.231, Exhibit "A-3" Fire Access Plan - 2015-12-30 - 2014.231, Exhibit "A-4" Building and Signage Elevations - 2015-10-29 - 2014.231.pdf, Property Research Sheet - 2015-11-02 - 2014.231, Land Use Petition and Supporting Documents - 2015-10-29 - 2014.231, Plat of Survey - 2015-10-29 - 2014.231, Legislative History Report - 2015-12-16-2014.231

Enactment Number:

Planning Case #: NA28/3-14.231-Ppn/Psd

Hearing Date:

Drafter: aminnella@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	11/03/2015	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)	11/10/2015					
	Notes: <i>Mr. Sieben said I know this one is a little complicated because we've got kind of 2 proposed users here, but we are moving forward on the northerly lot for the proposed...</i>						
	<i>Ms. Phifer said well it is a preliminary on both lots.</i>						

Mr. Sieben said a preliminary on both lots, yes.

Representatives present: Dwayne Gillian, Matt Brolley, and Michael Paddison

Mr. Gillian said the land is currently owned by Denny Hiffman. It is a 10 acre piece in total. CLA is intending to develop the north 5 acres with the daycare facility and Michael can speak to exactly what that facility is in a minute. The entire property is zoned B-2(S). It allows the uses that we have shown here. We came in with a preliminary plan and plat for the property, subdividing it into the daycare lot and the detention lots.

Mr. Sieben said Michael do you maybe want to describe your company and what you envision here?

Mr. Paddison said Children's Learning Center is a state of the art pre-school and after school facility. It is 33,000 to 40,000 square feet. It is not like anything you've ever seen before with regard to childcare and daycare. We provide resort style type of amenities to children. A culinary cooking kitchen where they can learn to create masterpiece culinary delights and things like that. We provide a theater, a Broadway style theater. I saw you guys have a Broadway style theater right down the street. Children can learn to put on plays with costumes and full dress and rehearsal and things like that. We also have a math and science lab with an overhead planetary system. It is larger than life. I don't know if you've experienced the website or gone and taken a tour of it, but it is like Disneyland is watching your kids. It is really something incredible that the kids desire to go to. It is not something where they have to go. It is something where they are excited to go. We have a bowling alley, a children's size 4 lane bowling alley and the culinary creations area and just a broad range of amenities as well as the outdoor adventures. We've got an indoor basketball court, an outdoor basketball court, a tennis court, just a really broad range of amenities for the children to experience through their day there.

Ms. Phifer said what age groups do you target?

Mr. Paddison said anywhere from infants all the way up to about 12 years old.

Mr. Sieben said did you mention what your total occupancy may be of this and employee count?

Mr. Paddison said the occupancy is different than how many children will actually be there. How many we can fit in the building per the fire code for our licensing is different than actually how many are there. I think if you look at licensing I think we can do between 600 and 650, but really that is taking into consideration every square foot of the building and technically we're not going to have kids in the bowling alley on the lanes. Typically we are looking at about 300 to 350 people.

Mr. Sieben said and what about employees?

Mr. Paddison said approximately 50 to 55 will be on site.

Mr. Sieben said and they will range the gamut from licensed daycare providers...

Mr. Paddison said they will all be licensed or approved by the state. We'll have background checks and things like that. There will be directors and then also associate teachers.

Mr. Sieben said is this a national entity that you have? Are you only down in Arizona right now?

Mr. Paddison said no, no. We are actually in Ohio, North Carolina, Virginia, Georgia, and Texas. We are national. We're pushing national.

Mr. Sieben said is this your first entity in Illinois or Chicago ago or do you have others in the pipeline?

Mr. Paddison said we have others in the pipeline. Northbrook is one that we are working on. This one really is, I believe that this one would technically be the first one out of the ground in the Chicago area.

Ms. Phifer said this is preliminary right now, but I do understand you are looking to go right to final. What is your construction hopes for timelines?

Mr. Paddison said based on our discussion yesterday, and I'll predicate it by saying we had gotten some wetland determination late yesterday that we were hoping for, but not anticipating getting, or not

such that we would want to preempt this meeting. So we were moving forward with the preliminary plans to keep the project moving until we got our wetlands determination at which point we were hoping to be able to switch it from a preliminary plan submitted to a final or add the final component so that we could run them parallel, so that's the determination that we got last yesterday, so yes we would like to move toward final. That being said, going back to your original question, I think we looked at getting the approvals around the end of March, which means we would probably start construction the beginning of April to mid-April and be done then probably 8 months from that.

Mr. Brolley said the US Army Corp jurisdictional determination came in yesterday. We were kind of expecting it to say that they are isolated wetlands and they finally confirmed that, so that was kind of a big tripping point for these guys, so if possible we'd like to proceed with final plan immediately if we can do that without screwing up our process that we've started here.

Ms. Phifer said typically we do want you to get through a round or so of comments on the preliminary before we go to final. Planning sent out some comments. I don't know where Engineering and Fire are on theirs.

Mr. Brolley said we've got Fire's.

Mr. Feltman said we are in review. We'll start the review probably at the end of this week.

Mr. Seiben said typically then this will be going to the Planning Commission the next month and a half or so, but we would look at probably final coming in not until we get at least to Planning Commission on that preliminary. They can kind of piggyback then behind each other. We'd be glad to meet with you on the final. We could even meet later in December or something even prior to the Planning Commission meeting just to make sure we have everything ready to go for you guys.

Mr. Brolley said is that something that you would like us to do? Have a DST for final?

Ms. Phifer said yes. I think we would want to have at least one just to talk through what are going to be the additional things that we'll be looking at.

Mr. Sieben said I would anticipate in December sometime if you want to do that.

Mr. Beneke said once you get to final, you can submit for a building permit contiguous with that process so we can start our review process at the same time.

Mr. Gillian said we did get through the comments. I think the only concern we had was stacking. There was a comment made about stacking requirements. I think the code cited that 10 vehicles are provided for drop-off areas. We have no drop-off area in this.

Ms. Phifer said we understand that your practice isn't going to be that you're not going to have it. We do need to show kind of how it could be accommodated. I think that you have enough parking, so even if you are showing it that you are using the existing drives and how that might function, we always need to look at a second user, so let's say you are wildly successful and you need to move into a bigger facility and if a different childcare provider came in and utilized this building and they did have drop-off we would want to know how that could be accommodated. So, completely understand that your practice isn't going to be to have that, but even just showing us. I would envision that maybe you would have them come in and go around the back of the building and then just show some stacking along the west side coming up to the north and to the front.

Mr. Gillian said so maybe above the garbage cans and maybe show how that can be converted to a stacking lane or something like that?

Mr. Sieben said and you've got a complete loop system, so all you've got to do is show that.

Ms. Phifer said just show us where your 10 cars are and kind of how far back it would fall and then maybe you would need to have some restrictions on those parking stalls or the like. That's all we're really looking for is how it could be accommodated.

Mr. Sieben said but we totally appreciate your policy of not doing that.

Mr. Brolley said it is actually very cool. It's a thumb scanner.

Mr. Paddison said we have a thumb scanner on the front door for security.

Ms. Phifer said Alex Minnella is the planner who is going to be assigned to the project. Dan, I don't know who you've got from your staff.

Mr. Feltman said Mary Garza.

Ms. Phifer said Alex, I think, already sent you those comments that you got, but he will be walking you through the rest of the process as far as meeting timelines and the like.

Mr. Brolley said Michael will be coming to all of the public meetings that we have with staff or with the public. It is company policy. Generally we would come back to this meeting at a future date. Do we know what that date would be yet because he would book a flight to come in for that?

Ms. Phifer said the next time, and you don't necessarily have to come back to this meeting honestly, this is really if you want to discuss some of the comments, so if you don't have anything to discuss you really don't need to come back. You'll be on the agenda, but you don't have to.

Mr. Brolley said meaning none of us have to come?

Ms. Phifer said correct. If you did want to come back for another meeting, it might be when you get voted out, but even at that, if we don't have any issues or any real outstanding topics of discussion it's really not necessary. So it would really be the Planning Commission that would be the next major meeting that we would have and we can let you know when that is going to be hopefully soon. I think we are just going to see what the Engineering comments come back as and then we'll set a tentative schedule for Planning Commission.

Mr. Feltman said I kind of looked through it with Mary just briefly. It looked like it was a pretty complete submittal, so I don't think there is going to be anything major. You have the utilities covered. It looks like the detention basins are large enough, but we'll have to dig into the detail. I don't imagine there will be any huge comments.

Mr. Sieben said and you guys are submitting the DUDOT for that access point. Is that correct?

Mr. Brolley said yes we have submitted to them. We submitted a traffic study to them for that.

Ms. Phifer said so in the next couple of weeks we should be able to give you a tentative schedule. We are going to run up against the holidays and we have limited meetings in December, so we probably are looking at January, but we'll let you know that as soon as we know.

1 DST Staff Council 11/17/2015
(Planning Council)

Notes: Mr. Minnella said Planning and Zoning staff reviewed the Preliminary Plan and Plat and sent out comments last week. We are still waiting to hear from the Petitioner.

Mr. Feltman said Engineering is in review. I think we are going to be sending out comments by the end of the week.

1 DST Staff Council 11/24/2015
(Planning Council)

Notes: Mr. Minnella said staff has sent out comments, but have not heard back from the Petitioner.

Mr. Feltman said Engineering sent out comments recently as well.

1 DST Staff Council 12/01/2015
(Planning Council)

Notes: Mrs. Vacek said we sent out comments. We are just waiting for a resubmittal.

Mr. Feltman said Engineering as well sent out comments and are waiting for a resubmittal.

Mr. Krientz said Fire has already sent out comments.

1 DST Staff Council 12/08/2015
(Planning Council)

Notes: I believe that Alex has a resubmittal and he took a look at it. I think there were only minor things.

Mr. Sieben said I don't know, maybe you even had it on there, just showing the crosswalks, the pedestrian crosswalks onto the property.

Representatives Present: Matt Brolley and Michael Paddison

Mr. Brolley said we have 2; 1 going north and 1 going east and then also the stacking.

Mr. Sieben said I think everything is ready to go.

Mrs. Vacek said I think this is tentatively set for the January 6th Planning Commission. You guys are good to go, so we'll be setting it for that agenda.

Mr. Krientz said I looked at the resubmittal today and there are a couple of minor comments that I'll need to send back to you. One of them is just some sidewalk access to the sprinkler rooms. It looks like the description of the buildings and the property is all included in one description. You need to break that description up so the building heights for each building is in there. I'm not quite clear on the plan that I have what the heights are of these buildings, whether it is to a parapet or actually the roof level.

Mr. Brolley said the 3 buildings that are on the south are conceptual, so we really don't have a building height for those. I was just going to put one on that's similar to what their building is, but on the other building we'll clearly explain that.

Mr. Beneke said we need a definition of what you're anticipation of that is because it does affect the site work because we would then have, if it is too high, you're going to have increased fire lane access requirements that will come into play, which also ends up being 2 accesses and aerial apparatus and things to that nature. The key is that the roof height, the highest roof height on any building, has to be below 30 feet.

Mr. Brolley said right. We'll just cap it at 30 and it will have to be less than that.

Mr. Beneke said so if you just say the building will be or whatever, that's fine, just so we have something on that.

Mr. Feltman said I know we received a resubmittal. Mary is out of the office today. In the previous comments, there was nothing major. I'd like to get an eye on it just to see what changes were made, but I don't anticipate any issues and if there are, we can handle it at final.

Mr. Brolley said and just a few other things that we'll update you on. We met with Alderman Mervine and the HOA last night.

Mr. Sieben said how did that go?

Mr. Brolley said it went well.

Mr. Sieben said he said he was trying to get enough people to show up from the HOA, so sometimes no news is good news. How was it? Was it generally positive?

Mr. Paddison said it was very positive. One of the things that we really wanted to do was to bifurcate as a concept of projects from the residential component because I know from my understanding there is some consternation over that and so we wanted to make sure the people realized one is not contingent upon the other. We are not contingent on the success of the Pulte project and so we were able to bring that point home and discuss some of the traffic things. I think that there is a general concern about that particular corner, Meadowridge and 75th Street, and the amount of traffic there. We wanted to show that one, we're creating egress and ingress that is going to take away from that corner and that our use is really actually going to bring less impact and less traffic than something else could bring like a retail or a restaurant or something like that, whereas our use is going to be really early morning peak hours, late evening after school peak hours and nothing on the weekend, no Saturday and no Sunday impact. So I think overall it went very well.

Mr. Sieben said I think we'll probably wait until next week to vote this out. You do not, absolutely, need to be here. Engineering can just take a look at it, but then everything should be good to go.

1 DST Staff Council 12/15/2015 Forwarded Planning 01/06/2016 Pass
(Planning Council) Commission
Action Text: A motion was made by Mr. Minnella, seconded by Mrs. Vacek, that this agenda item be Forwarded to the Planning Commission, on the agenda for 1/6/2016. The motion carried by voice vote.
Notes: *Mr. Minnella said we received comments and I make a motion to vote it out to be on the next agenda for the January 6th Planning Commission.*

Mr. Wiet said I think I got message from Alderman Mervine last week. Did he talk to someone about that?

Mr. Sieben said he had a neighborhood meeting with the daycare folks with some of his residents and they are supportive of this.

Mrs. Vacek seconded the motion. The motion carried unanimously.

2 Planning Commission 01/06/2016 Forwarded Planning & 01/14/2016 Pass
Development Committee
Action Text: A motion was made by Mr. Cameron, seconded by Mr. Engen, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 1/14/2016. The motion carried.
Notes: *Mr. Minnella said we have the Petitioner, CLA of Aurora, LLC, proposing a Preliminary Plat for a children's care facility located south of 75th Street and Meadowridge Drive. The proposed Preliminary Plan also includes several lots dedicated to stormwater management. Also for future development, the southern lots would be dedicated for commercial purposes. The area is currently located in the Ocean Atlantic Special Use Planned Development District with B-2(S) zoning. The B-2(S) zoning calls for these uses, so those are allowed and permitted uses per that zoning. I will leave the Petitioner to present the concept of their Preliminary Plan. Should you have any questions for staff, I will be more than happy to answer any questions that you might have.*

Good evening. My name is Michael Paddison and I represent Children's Learning Adventure. I'll be brief, but I just wanted to kind of present to you who it is that we are and we are doing. This is vision come to life by a brother and sister private owned company who had, like I said, a vision for a niche in a portion of the market that they didn't think was being fulfilled, which was a larger than life type of child care facility for children of the ages between infant and school age years. It offers resort style amenities, a full scale basketball court, a bowling alley, a culinary kitchen, things that you just don't typically see in the child care facility. What we have here is a picture of the Katy, Texas opening. This was our grand opening and these are the folks that were standing in line to wait to see what was going on inside. We has done some television advertising in the market area prior to our grand opening and this was the turnout. I was kind of funny because we had a meeting with the HOA and Alderman Mervine and some of the questions were what were we giving away to make this many people show up and the answer was nothing. We weren't giving anything away. People were just excited about what it was we were doing here. This is the site plan just to show along 75th where we will be coming in. The playground area is over here, and of course, the site plan. I'll let the engineers talk a little more about that. This is another aerial view of the playground area. You can see we have a basketball court, full tennis court, and shaded areas for the children's playground equipment. This is the infant's area playground equipment and now we've actually added a shaped structure to this as well, but you can see that we have almost as much play area outside as we have for inside. This is the exterior elevation of what it is that we look like. We have a rotunda in the front, which separates the after-school program from the daycare program. We are a resort style facility that offers something for children and families that isn't typically offered in daycare, again, like I said the culinary kitchen, the bowling alley. We have learning adventures, which our children's education is mapped through an iPad system where each child has an identification that they check in with. Their progress is tracked and then that can be reported to the parents how they are doing. We have the best security that is offered in a facility like ours. We have thumbprint scanning facilities. In order for the parents to get in or exit, they have to have thumbprint scanning. We don't drop off at the curb. The parents park and the children are walked into their class and then walked back out. With that, I'll leave it for any questions that you have about the project.

Mr. Engen said I was really impressed with all the outdoor play equipment that you have. Is that going to be a very strong security fence there? I know it is up along a road.

Mr. Paddison said yes. It is 6 foot. It is segmented with pilasters, cement pilasters, and then it is perimeter, all the way around, with one entrance, pointed entrance at the fire escape. It is completely secure.

Mr. Garcia said you talked about marketing. Are you going to do the same thing for this facility here?

Mr. Paddison said we will, yes. We have a few projects that we are looking at in the Chicago area. This one is really probably going to be our flagship. This one will be our first to open.

Mr. Garcia said is this going to be open to everyone? Is there a fee for the daycare center?

Mr. Paddison said there is no contract. It is just a typical pay as you go program the way any other daycare program would be. The pricing is going to be right around what you would pay for a typical daycare.

Mrs. Cole said you said you were going to serve the population infant to pre-school?

Mr. Paddison said to school aged children.

Mrs. Cole said up to what, 12 probably?

Mr. Paddison said 12 to 13 around that. It is a before and after school care as well as daycare for children.

Mrs. Cole said and after school are you going to be open until midnight?

Mr. Paddison said no, no, no, 6:30, so 6:30 to 6:30 and not on the weekends.

Mrs. Cole said I think in some of the information you sent us, the staff was requesting, while they do not do drop off with their style of daycare, that the staff had requested that perhaps they show an area so that there could be drop off. Have they complied with that?

Mr. Minnella said yes they did and it was properly shown on the plan. The stacking is properly shown here on the westerly side of the property. Staff recommends approval.

Chairman Truax said no conditions?

Mr. Minnella said no conditions.

Mr. Cameron said I had a question. I thought somewhere in the comments there was something about increasing the size of the building. Did I read something like that at some point in time?

Mr. Paddison said we don't have any plans currently to increase the size of the building.

Mr. Cameron said so it is basically locked to this print at this point in time?

Mr. Paddison said yes.

MOTION OF APPROVAL WAS MADE BY: Mr. Cameron

MOTION SECONDED BY: Mr. Engen

AYES: Mr. Bergeron, Mr. Cameron, Mrs. Cole, Mr. Divine, Mrs. Duncan, Mr. Engen, Mr. Garcia, Mr. Pilmer, Mr. Reynolds

NAYS: None

Mr. Minnella said this will next be heard at the Planning and Development Committee meeting on Thursday, January 14, 2016, at 4:00 p.m. in the 5th floor conference room of this building.

Aye: 9 At Large Bergeron, At Large Cameron, At Large Cole, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Divine, At Large Engen, SD 204 Representative Duncan and SD 131 Representative Garcia
