



12.06.2018 PUBLIC OPEN HOUSE SUMMARY

DRAFT ROUTE 59 CORRIDOR PLAN

PROJECT: DRAFT ROUTE 59 CORRIDOR PLAN

SUMMARY DATE: DECEMBER 19, 2018

Purpose of the Report

The study area includes parcels south of the Metra Station, west of Route 59, north of Montgomery Road, and east of the CN Rail line. An updated plan for the corridor is needed given the changing nature of commercial buying habits and recent development activity. The location of the corridor as a regional draw and destination presents unique opportunities to expand and maximize successful development initiatives. A fresh perspective allows for a comprehensive approach to shape and direct appropriate and beneficial development for this corridor within the Aurora community.

Purpose of the Open House

The purpose of the Open House was to provide information on the City of Aurora's DRAFT Route 59 Comprehensive Plan Update and to gather public input. City staff and the project consultant Schoppe Design Associates, Inc. were on hand to answer questions from attendees.

Date, Time, Location and Attendance

The Open House was held on December 6, 2018 from 4:00 pm to 7:00 pm at Calvary Church located at 9S200 IL-59. During the open house 190 attendees signed-in.

Open House Format

Attendees were able to meet one-on-one with City and consultant staff during the open house. Each attendee was invited to sign in, and was provided with a 3 pages handout containing frequently asked questions (FAQs). At each display board the public was able to gather information regarding the recommendations contained in the draft plan and its potential benefits. The display boards were tailored to provide background information on the existing land uses across the overall study area, and substantial information regarding the plan summary, key developments sites, future land uses, connectivity, and the sub-area plan for the Fox Valley Mall property.

Summary of Comments/Issues

The following is a summary of the comments and issues that were provided at the open house or through email after the open house. 22 comment forms were completed and deposited in the comment box during the meeting. 5 comments were received by email since the open house. Generally, the comments, concerns and specific questions were focused on three areas: 1) potential impact to School District #204, 2) effect on taxes and the possible use of incentives, and 3) potential traffic concerns.

SCHOOL DISTRICT

- What will happen to the capacity of schools from the recommended developments?
- Will there be a need for new school(s)?
- The City should work with the School District (coordinate, plan together, and calculate estimated students that could result from new development).



- There needs to be a school boundaries discussion.
- Add new schools in the corridor so that students don't have to move to a new School District.
- There are concerns regarding high density housing (how many could happen? How many students could be generated? Where can I find the data used to address the assumptions and recommendations?).
- The financial weight this would have on #204 schools. Our high schools are either almost at capacity (WVHS) at capacity (NVHS) or over (MVHS).
- I am worried the area and schools will be overcrowded and that we will lose going to the Naperville 204 schools. That my property value will go down. The City is highly underestimating 920 units adding number of students to school district to just 116. City has not considered additional students will make long school commute for kids. There is no additional school space or fund recommended.
- Too much of proposed based on speculative numbers which don't fit experiences in my neighborhood or in by experience with our schools.

RESIDENTIAL

- Can the City limit the number of bedrooms in townhomes and apartments?
- Senior housing over single family homes to reduce the number of projected new students.
- Reduce number high and medium density development.
- Love the plan but very worried about the number of residential units in the plan.
- Apartments don't pay property taxes so a drain on our school district.
- Too many residential units will lead to overcrowding of school district.
- Consider more senior housing ranch homes. Many "baby boomers" are still active and would enjoy staying in the area.
- Would recommend senior apartments so that less schools are crowded.
- Want to see more condos!

TAXES AND INCENTIVES

- Please keep taxes low.
- Will my property taxes go up?
- Please do not use TIF.
- Can we have estimates for impact on our property taxes with and without the plan?
- Uphold the application of the City's park land-cash ordinance.

TRANSPORTATION AND CIRCULATION

- Traffic congestion along Route 59 and 75th Street is bad now, what will it be like in the future?
- How will parking be handled in new and existing developments?
- Calming traffic solutions should be utilized. Utilize smart traffic lights.
- Can a land be added on Route 59?
- Are improvements planned for Montgomery Road? Can it be widened?
- Commons Road extension (some said this would be a good improvement, others questioned how traffic would be handled).
- Montgomery Road should be redesigned to accommodate the upcoming traffic volumes.



- BNSF/Metra should start to plan for ridership.
- Please make a protected bike route to the train station.
- Connect Waubonsie Creek trail.
- Widen the sidewalk along New York Street.
- Consider a monorail system be installed running between the Route 59 Train Station and the Fox Valley Mall.
- Extending Commons Drive will bring permanent new traffic from Route 59 to side streets. We experienced that during construction of Ogden Flyover Bridge.
- Need to improve Route 59, Ogden, Eola and Montgomery Roads.
- Appreciate the emphasis on linear trail/open space corridor connections.
- Traffic from the train to Eola is monstrous.
- Nice to see that an additional lane on Commons north of 75th is not in the plan.

FOX VALLEY MALL IMPROVEMENTS

- Redevelopment of the mall is a good idea that will change and reinvent the area.
- Add more entertainment.
- Focus on attracting young residents.
- Like the restored opening of the Waubonsie Creek through the present mall site.

PARKS AND OPEN SPACE

- Because of the impact of climate change the weather may be so chaotic that it discourages going outdoors. Maybe temper ambitions of building new parks.
- There is not enough parks recommended.
- Add more park/playgrounds.
- If Brach-Brodie ever develops the property would need to annex to the Fox Valley Park District.
- The open space around MetLife is pleasant to the single-family homes next door.

GENERAL COMMENTS/SUGGESTIONS

- Absolutely oppose it. Think about the school district capability to handle the number of kids. Too many apartments will be built (5,000 to 6,000 units) for the next 5-10 years. We definitely need new schools.
- Adding commercial units in the middle of existing residential neighborhoods reduces the value of homes and creates traffic problems.
- There should be an increase of commercial square footage in the plan.
- We need jobs.
- Expansion of Key Developments G,H,I,J,K and L are not well thought out. Please vote down those key developments until the amenities are upgraded.
- I want to see the Mall improved, the addition of more activity to the mall area is a good idea.
- Excitement for the new vibe and enhanced economic opportunities.
- Add a grocery store.
- I am excited about increased density in this corridor and want to see more walkable retail, restaurant options.



- Love the development plan!
- The City should be pouring resources into this corridor, and use it as a selling point for what makes Aurora shine.

The public still has the opportunity to provide additional comments, suggestions or questions about the plan through December 27, 2018. Comments, suggestions and questions will be collected and be part of the plan that will be presented at the public hearing meeting.