



City of Aurora

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

Legistar History Report

File Number: 17-00339

File ID: 17-00339

Type: Petition

Status: ATS Review

Version: 3

**General
Ledger #:**

In Control: Planning &
Development
Committee

File Created: 04/12/2017

File Name: Marie Wilkinson Food Pantry / Special Use &
Rezoning / 838 N. Highland Avenue / Parking Lot
Expansion

Final Action:

Title: An Ordinance Establishing a Special Use Planned Development, Approving the Plan Description and Amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, to an underlying zoning of B-2(S), Business District - General Retail for the property located at 834, 838, and 844 N Highland being west side of Highland Avenue between New Haven Avenue and Florida Avenue

Notes:

Agenda Date: 05/25/2017

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Legal Description, Exhibit B - Plan Description - 2017-05-12 - 2017.032.pdf, Property Research Sheet, Land Use Petition and Supporting Documents, Final/Landscape Plan, Legistar History Report (Rezoning) - 2017-05-09 - 2017.032.pdf

Enactment Number:

Planning Case #: AU16/4-17.032-Fsd/Rz

Hearing Date:

Drafter: sbroadwell@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	04/18/2017	Forward to Planning Council	DST Staff Council (Planning Council)	04/24/2017		
	Action Text: This Petition was Forward to Planning Council to the DST Staff Council (Planning Council)						
1	DST Staff Council (Planning Council)	04/25/2017					
	Notes: Representative Present: John Tebrugge and Brian Dolan						
	Mr. Sieben said the current food pantry is zoned B-3. The residential lots to the north where the house will be torn down is zoned R-3, so this will all be rezoned to B-3 to allow for the parking lot expansion with a Special Use for a Planned Development.						

Mr. Tebrugge said they are in dire need of more parking. They bought 1 lot and the city donated the 2 north lots. What we basically have done is taken the 3 lots that were north of the existing building and we've combined them all into one plat now and we were able to add a fairly substantial amount of parking, but they wanted to keep the garage and that was one thing that we were playing around with all these scenarios to move the garage or tear it down, but the cost just wasn't in the budget, so we left it there, which then led to angled parking. The stall next to the garage, we should have probably called it out because it made some confusion of handicap, but that's a walkway to allow people to walk to the building so they can get in line to get food. We didn't want them to walk out. We didn't have any sidewalk on the roads, so any of the parking lot to the north you're able to walk through there to get to your car. I guess you can do the same thing with the handicap stall, but either way, that was what the one stall there by the garage was for.

Mr. Feltman said are you talking about where it's hashed out?

Mr. Tebrugge said where it is hashed out by the garage. That's a walking area. We probably could have reduced that to 5 or 6 feet instead of 9, which would have been a little less confusion, but either way that's what we've got there. There really wasn't too much here. We are just trying to maximize the site. We did lose some parking places making the 15 foot setback and some of the turning radius's, but it still gives them, I think, enough room that they're not going to have people parking all along the road, which I've been by there when they are distributing food. There are a lot of people coming. It seems like more and more of a demand, which is why we are here to help them.

Mr. Feltman said the one concern we had, and maybe put in a turning template on there or something, would be that I guess the second row of parking in the northwest stall for cars coming around the one-way.

Mr. Tebrugge said that's an old plan. This is the latest. We actually eliminated that.

Mr. Feltman said okay.

Mr. Tebrugge said when we updated the landscaping, we modified some of the stalls, so it is just slightly different from what you have. We e-mailed this over today. That gave us almost 25 feet now versus the 18. That stall would have been a Mini-Cooper turn, so we decided to eliminate that one. There were a few others that actually got cut back when we had to meet the 15 foot setback, so it gave us a little bit more for landscaping and then our edge drain.

Mr. Beneke said one thing I was looking at on my side is just make sure you have the appropriate number of handicap parking spaces for the entire facility. It looks like 2 may be short.

Mr. Tebrugge said we only needed to add 1 more. We had 2 on the existing, so it required 3. I think we have like 60 some, so we needed 3 for the site, so we checked that.

Mr. Sieben said it looks like you tweaked the landscaping a little bit, so that was good, and then the spaces like Dan said.

Mr. Tebrugge said so this should be final now.

Mr. Sieben said and we were good with the multiple cuts with the one-way so that kind of helps maximize with the garage.

Mr. Tebrugge said it just helped the circulation a little bit.

Mr. Sieben said you already have the stuff for the notices for the May 17th Planning Commission. If we can get that back this week, it would be preferred.

Mr. Broadwell said we still have the Plan Description that we are working on. We will be working on that and getting it out to you as soon as possible.

Mr. Frankino said the 2 houses, are they still there?

Mr. Tebrugge said there is 1 house that is going to be demoed. The reason why it didn't get done last fall was because we were trying to get things coordinated with NiCor again and get the gas turned off. Then it got so late and we didn't want to tear up the street and then have to go through that over the

winter.

Mr. Sieben said the demo permit has already been issued last year, so they already have an active permit for demo.

Mr. Frankino said my question was for both of them just to make sure that when the sanitary sewer services are abandoned that they get the repair permits from the District.

Mr. Tebrugge said there is only 1 house left.

Mr. Frankino said maybe the one has already been done. That's why I'm just asking the question.

Mr. Dolan said the city torn the 1 down.

Mr. Tebrugge said so we assume that one was capped property. So we have 1 house remaining.

Mr. Frankino said do you know if it went to the main, the service?

Mr. Tebrugge said that would have been the city's demo, so I don't know.

Mr. Frankino said I'll look into the one, but when you do the new one, just make sure you come in. It is a no charge permit. We just want to make sure that it is done right.

Mr. Tebrugge said the permit was pulled, so I'll have to double check.

Mr. Frankino said which one do you say has already been abandoned?

Mr. Tebrugge said that must have been like 838 that was torn down previously. 836 is the one we are going to tear down. The existing building is 834.

Mr. Frankino said when you are ready for 844, just let us know and I can give you some information on that.

Mr. Tebrugge said we'll double check that because we are going to end up bidding it all together, so the excavator will do the house and the parking lot. I think we put notes on the drawings as far as taking everything back to the main, but I'll make sure.

1 DST Staff Council 05/02/2017
(Planning Council)

Notes: Mr. Broadwell said we sent them review comments last week and they resubmitted yesterday morning. They just needed to meet the landscaping requirements, the placement, as well as dimension the parking lot isle and stalls.

Mr. Sieben said we actually worked with the Petitioner to kind of modify some of the landscape requirements that made more sense. In other words, we didn't really need a lot in the back along the railroad tracks, so I think we worked out a nice compromise on that.

Mr. Broadwell said I believe they met all the fire comments.

Mr. Cross said yes.

Mr. Feltman said we are reviewing this.

Mr. Sieben said we will be voting this out, I believe, next week because this will go to the May 17th Planning Commission.

Mr. Broadwell said we also just need to send the Plan Description, which I believe should be today.

1 DST Staff Council 05/09/2017 Forwarded Planning 05/17/2017 Pass
(Planning Council) Commission

Action Text: A motion was made by Mr. Broadwell, seconded by Mr. Beneke, that this agenda item be Forwarded to the Planning Commission, on the agenda for 5/17/2017. The motion carried by voice vote.

Notes: Mr. Broadwell said the landscape meets our requirements, as does the Final Plat. We sent the Plan Description to the Petitioner last week. They were okay with it. I think Fire had no more comments. Anything with Engineering?

Mr. Feltman said we had a couple of comments just about the circulation and really more like turning templates in the parking lot. They had angled parking. There were a couple of spots that were kind of pinch points. We wanted them to take a look at it. That was it.

Mr. Broadwell said I make a motion to move this forward to the May 17th Planning Commission meeting. Mr. Beneke seconded the motion. The motion carried unanimously.

2	Planning Commission	05/17/2017	Forwarded	Planning & Development Committee	05/25/2017	Pass
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Action Text: A motion was made by Mrs. Anderson, seconded by Mrs. Cole, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 5/25/2017. The motion carried.

Notes: See Attachment for Items 17-00338 amd 17-00339.

Aye: 9 At Large Bergeron, At Large Cameron, At Large Cole, Aurora Twnshp Representative Reynolds, At Large Anderson, At Large Truax, SD 204 Representative Duncan, Fox Valley Park District Representative Chambers and SD 129 Representative Head

Attachment for Items 17-00338 and 17-00339 (Marie Wilkinson Food Pantry)

Mr. Broadwell said the subject property is currently made up of 2 separate subdivisions; the Marie Wilkinson Foundation Subdivision, which contains the existing Marie Wilkinson Food Pantry and is zoned B-3 Business and Wholesale District and the Baker-Morton Addition contains 3 lots, including a 720 square foot single family dwelling with a detached garage and 2 vacant lots all of which are zoned R-3 One Family Dwelling District. As a side note, the home will be demolished and the 549 square foot garage will remain for the Petitioner to use as necessary. The 2 vacant lots, being the northerly most 80 feet of the subject property were deeded to the Marie Wilkinson Food Panty in 2016 by the city. You can look in your Property Research Sheet for additional information. The Petitioner is requesting approval of a Final Plan, which will consolidate all 4 of the subject property's lots. The total acreage of the subject property is .89 acres. Moving on, concurrently with this the Petitioner is requesting approval of the establishment of a Special Use Planned Development and to change the underlying zoning district to B-2 Special Use Business District – General Retail. So there are 2 parcels here. Parcel A contains Lot 1 of the existing Marie Wilkinson Foundation Subdivision, which will continue its current operations as a food pantry. This parcel's uses will be limited to those permitted in the B-2 Business District – General Retail zoning. There is a Plan Description in your Legistar packet that shows more details and includes a setback reduction to meet the current conditions of the existing parking lot for the food pantry. Parcel B contains Lots 1, 2 and 3 of the existing Baker-Morton Addition and will be developed as a parking lot use associated with the food pantry and again, the Plan Description includes a setback reduction for the parking lot so that it lines up with the existing parking. As the purpose of the city's deeding the property to the food pantry was not to intensify the overall commercial corridor, this parcel's use will be limited to a parking lot associated with the Parcel A food pantry.

Mrs. Duncan said so the existing home will be taken off the books for taxes?

Mr. Sieben said they are going to demolish the home and keep the garage. So then the ownership, I believe you guys are not for profit, so it would not be part of the tax roll, correct. They can explain that, but I think that's correct.

The Petitioners was sworn in.

I'm John Tebrugge with Tebrugge Engineering. We did the site design and landscaping plan for the project. We were able to add 37 parking places to this development, which were needed for times when they are distributing the food, so this is going to come in a time of great need with the food pantry expanding. There is no need to expand the building that was already built up a few years ago. That's when we redid the building. Now we are just planning on doing the parking lot and some landscaping. That's really all that this project really entails. The building had pulled a permit to take it down last December, but we didn't want to tear up the street and

have to worry about patching the road during the winter, so we are going to wrap the house demo along with the construction of the parking lot.

The public input portion of the public hearing was opened. No witnesses came forward. The public input portion of the public hearing was closed.

Mr. Broadwell said this is the recommendation for the Final Plat. Staff would recommend approval of the Resolution approving the Final Plat for Lot 1 of Marie Wilkinson Subdivision located at 834, 838 and 844 N. Highland Avenue being the west side of Highland Avenue between New Haven Avenue and Florida Avenue.

MOTION OF APPROVAL WAS MADE BY: Mrs. Cole

MOTION SECONDED BY: Mrs. Duncan

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mr. Chambers, Mrs. Cole, Mrs. Duncan, Mrs. Head, Mr. Reynolds

NAYS: None

Chairman Truax said we are now dealing with the Special Use Planned Development.

MOTION OF APPROVAL WAS MADE BY: Mrs. Anderson

MOTION SECONDED BY: Mrs. Cole

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mr. Chambers, Mrs. Cole, Mrs. Duncan, Mrs. Head, Mr. Reynolds

NAYS: None

FINDINGS OF FACT

1. Is the proposal in accordance with all applicable official physical development policies and other related official plans and policies of the City of Aurora?

Mrs. Cole said these are listed in the staff report.

2. Does the proposal represent the logical establishment and/or consistent extension of the requested classification in consideration of the existing land uses, existing zoning classifications, and essential character of the general area of the property in question?

Chairman Truax said well these are changes made to a use that's been established for quite a long time, so I would say it would be a logical extension.

3. Is the proposal consistent with a desirable trend of development in the general area of the property in question, occurring since the property in question was placed in its present zoning classification, desirability being defined as the trend's consistency with applicable official physical development policies and other related official plans and policies of the City of Aurora?

Mr. Cameron said it provides parking in an area where it's been definitely short of parking, so I think it meets those standards.

4. Will the proposal maintain a compatible relationship with the traffic pattern and traffic volume of adjacent streets and not have an adverse effect upon traffic or pedestrian movement and safety in the general area of the property in question?

Mrs. Cole said with the additional parking, it will improve the safety of the pedestrians who currently park on Highland and have to cross a busy street. Also, I believe there will be an entrance and an exit, so the circulation on the property will be much improved.

5. Will the proposal allow for the provision of adequate public services and facilities to the property in question and have no adverse effect upon existing public services and facilities?

Mrs. Anderson said all those are currently in place.

6. Does the proposal take adequate measures or will they be taken to provide ingress and egress so designed as to maximize pedestrian and vehicular circulation ease and safety, minimize traffic congestion, and not substantially increase the congestion in the public streets?

Mr. Chambers said yes it does, especially with the additional parking places.

- 9a. Will the Special Use not preclude the normal and orderly development and improvement of surrounding properties due to the saturation or concentration of similar uses in the general area?

Mrs. Cole said well this is actually a very unique use and I think it is the only one in the area.

- 9b. Is the Special Use in all other respects in conformance to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the City Council pursuant to the recommendations of the Plan Commission?

Chairman Truax said I believe it is in conformance in other respects.

Mr. Broadwell said this will next be heard at the Planning and Development Committee on Thursday, May 25, 2017, at 4:00 p.m. on the fifth floor of this building.