City of Aurora

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Legistar History Report

File Number: 22-0320

File ID:	22-0320	**Type:**	Petition	**Status:**	Draft
Version:	2	**General Ledger #:**		**In Control:**	Building, Zoning, and Economic Development Committee
				File Created:	04/18/2022
File Name:	East Aurora School District, #131 / 417 5th Street / Resilience Education Center / Final Plan			**Final Action:**	

Title: A Resolution Approving a Final Plan for the property located 417 5th Street for an Educational Services (6100) (East Aurora School District #131 - 22-0320 / AU27/1-22.107-CU/Fpn - JS - Ward 3)

Notes:

Agenda Date: 05/25/2022

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Land Use Petition and Supporting Documents - 2022-04-15 - 2022.107, Exhibit "A-1" - Final Plan, Exhibit "A-2" - Landscape Plan, Exhibit "A-3" - Building and Signage Elevations, Fire Access Plan, Property Maps, Developer Presentation

Enactment Number:

Planning Case #: AU27/1-22.107-CU/Fpn

Hearing Date:

Drafter: sodaroj@aurora-il.org

Effective Date:

Related Files:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
2	Planning and Zoning Commission	05/18/2022	Forwarded	Building, Zoning, and Economic Development Committee	05/25/2022		Pass

Action Text: A motion was made by Mrs. Anderson, seconded by Mrs. Martinez, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 5/25/2022. The motion carried.

Notes: *See Attachment for Items 22-0319 and 22-0320.*

Aye: 7 Chairperson Pilmer, At Large Anderson, At Large Chambers, At Large Gonzales, At Large Owusu-Safo, At Large Kahn and At Large Martinez

Attachment for Items 22-319 and 22-320:

22-0319 An Ordinance establishing a Conditional Use Planned Development and approving the Plan Description for the property located at 417 5th Street (East Aurora School District #131 – 22-0319 / AU27/1-22.107-CU/Fpn – JS – Ward 3) (PUBLIC HEARING)

Mr. Sodaro said this is request for a Conditional Use Planned Development. In the past, before the current Ordinance was enacted, we did not require Conditional Uses for educational facilities. As schools that are not conforming to the current code are coming in for different alterations to the site, we've typically been requiring that they come and codify the Conditional Use, so that's what this is partially for. As part of the Conditional Use, it's a Planned Development as well. There are some variances that are needed for the Final Plan. The variances are mainly some setbacks to the west and north and to the east as well. There are some setbacks that are varied in the signage as well. I believe that's all the setbacks. There is also a building height variance as well, allowing up to 42 feet. For the Final Plan portion of this, it is currently being occupied as an administrative building. The Petitioner, East Aurora School District, plans to tear down the existing building and build a new Student Resilience Center where they will offer after school programs such as therapy, different music studios, dancing studios and some other operations like that. We believe that the variances to the original code are justified, as the site is somewhat older and has some physical limitations that wouldn't allow the site to develop without the variances. I believe that is all that I have. The Petitioners have also put together a presentation as well showing off some of the renderings, the floor plans and the site and landscape plans as well.

The Petitioners were sworn in.

My name is Richard Blair. I live at 444 Taubert Avenue in Batavia. I work for Cordogan Clark and Associates. I'm here on behalf of East Aurora School District to introduce this new program. I wanted to kind of walk you through the program and let you understand what the district is trying to do at this facility so that you understand what you are coming in and approving. We're very excited to be a part of the project and what they are offering for the community and what it is going to do in this area. As it was stated before, this is the previous admin center. They have now moved to the old Copley site in a new building, so this building is vacant right now. They have abated it and they are looking to tear it down here in the next month or two and then we are looking to move forward with the building process here. We talked about the site a little bit already, so I'm not going to go into too much detail, but this is the existing admin center. It is kind of on the corner of the property. We are looking to move ours a little bit inbound to try and make it more visible and to try and eliminate people from gathering behind the building as well, trying to make sure that we bring people out front and make it visible, especially for the students that are going to be there. We don't want to create areas where they can hide. To kind of explain the building and what's going on there, it is an after school program facility for the most part. It will be utilized once and awhile during the day for different programs, but the main intent is for this to be used evenings and on the weekends for students and parents to come out here and do different things. There are a lot of different programs that the district is going to be offering here and they are not specific ones. They don't necessarily have one to do with the other, but they offer them multiple options. One of the ideas is E-Sports, which is computer gaming, which is now kind of a big thing right

now with schools, so they are offering programs for that, teaching them how to do that as well as competitions. We have a Kitchen Studio where they can bring in local restaurant owners, nutritionists to come and speak with the students and their parents and allow them to learn new ways of cooking and teach them how to do that. We do have therapy offices as well for the health and well-being of the students. In these times with COVID and different things that have happened, they want to be able to offer them the ability to speak with someone and have those services. It is not intense, but it is just kind of a general overview to help them get started and to work with them and their families or fights or something that might happen in the school. We do have a large Learning Stair area where they can do presentations, they could do movie nights, they can do small garage band type concerts and stuff like that. It is a 2 story space. It goes up to the second level and allows them to be able to view down and look around. As we go upstairs, we offer a few other options, some art studios where they can do clay, 2D art, 3D art. We have a dance studio so they can go in there and do different types of dance, sometimes yoga or if it's hip/hop or if it's ballet, we have options to do multiple types of dance. Then we've also added in some music studios and TV studios, so it gives them the ability to do recordings and also start to learn how to do some video production, which will also work with their E-Sports. Their E-Sports competitions are done online, and it gives them the ability to do announcements and video it and have people doing kind of a broadcast system for that specific piece. The intent here is to be able to give them multiple options and use these in multiple ways. I've provided a few images here just to kind of show you what the intent is here and what we want to try and look at. The large piece to the side, we have the arts studio, which just has some turning tables, multiple tables where they can do some art, a dance studio with a wood flood, ballet bars, mirrors and sound systems in it. We have a small café area there where the students can gather as well as we do have some breakout areas where they can do studying as well. To the left you can see the Learning Stairs, which is kind of showing you that down view. That can be used for multiple things. We do have a balcony that kind of overlooks it as well. We have a kitchen studio and a music studio here just to kind of give you an idea of what those spaces might look like. We kind of already went through the Final Plan and Landscape Plans. We can go through questions later if we need to, but those were in your packet, as well as the architectural site. We are proposing some exterior signage. We have some signage on the building as well a monument sign at the site. I'm going to skim over these elevations because we do have some renderings. I really do feel like those really help you understand what's going on. This is kind of an aerial perspective of the building. The building is on the south side of the property. We've moved the building to the back side and put the parking out front to allow parents and students the ability to come in and out and not to hide them behind the building. The nice thing as well is the adjacent park kind of ties in with this and kind of gives it a good feel and if the students need to wait for their parents, it gives them a place to do that. Another view just kind of from the parking lot. One thing I want to point out is we did try and take into account the way this building was going to look with the neighboring houses. We have tried to keep it lower. It is a commercial building, so we do need to have height in this building to make it large enough for the people in the spaces. But we have tried to keep it down and step it back away from the street so that the front of the building is a one story building, which kind of represents the front porches of the buildings around it, so we are trying to tie in and play in as well as with the sloped roof as well. This is kind of a view from the northwest looking from the park area there.

Chairman Pilmer said are there any questions for the Petitioner?

Mr. Kahn said I have a question. What age group is this targeted for?

Mr. Blair said it is targeted for all age groups. It is for the East Aurora School District and it is allowing them to bring all the students here, but it is going to be more geared toward high school and junior high that will be the main focus, but it will be available for all ages.

The public input portion of the public hearing was opened. The witnesses were sworn in.

I'm Agustin Villagran, 459 5th Street. I live right down where this building is being planned at. There's a park in the back. Is that being rebuilt? What's going on with the park? Is that going to stay as is?

Mr. Blair said the park is owned by the Park District, so the school does not own the park. The park will stay as is. It will be just adjacent to it and it will be still available. As you can see from the rendering, you can see that it starts to open up to that.

Mr. Villagran said yes, I was wondering about that.

Mr. Blair said it is kind of hidden behind the building right now from 5th Street, so it will be a little bit more open.

Mr. Villagran said what does the back of the building look like? Is it windows or just a brick wall?

Mr. Blair said it is going to look very similar to the front, expect for we will not have a canopy on the backside. These are the elevations. This is the rear elevation. You look at the front. You can see that these are large windows all the way and then we have a ribbon across the top. If you go to the back, you can see that we have the same kind of pattern.

Mr. Villagran said now is this toward the houses?

Mr. Blair said this street is along here and this is the elevation that will be facing the houses.

Mr. Villagran said is there like a fence or anything else going up there?

Mr. Blair said yes, there will be a fence to separate to two properties. We will be lighting it generously and there will be security cameras around the building.

Mr. Villagran said I know there are lots of gatherings there right now. What kind of fencing are you planning? Are you doing a brick wall?

Mr. Blair said it won't be brick, but it will be a solid fence so you can't see through on the neighboring side.

Mr. Villagran said that's fine. That's all I've got.

The public input portion of the public hearing was closed.

Mr. Sodaro said for the public hearing, due public notice was given for this project. We did receive one inquire about it. It wasn't in support or against the development. It was just more inquisitive and asking questions about it. Beyond that, this is a public hearing. Staff would like to briefly go over the Findings of Fact required for Conditional Use petitions.

1. Staff believes the establishment of the Conditional Use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The property has been owned and operated by the East Aurora School District since before Conditional Uses were required, so this isn't any huge alteration of the use on the property.

2. Staff does not believe the Conditional Use will be injurious to the use and enjoyment of other property in the immediate vicinity. As was mentioned, there was some unregistered activities happening behind the building as is and now pushing the building closer to the properties nearby would be able to protect those surrounding properties from those unsavory activities.

3. Staff does not believe the establishment of the Conditional Use will impede the normal and orderly development of the surrounding property. As previously stated, the building has been owned and operated by the East Aurora School District for quite some time now and is being improved by this and not being allowed to fall into decline.

4. Staff believes that the proposal provides for adequate utilities, access roads, drainage, and/or other necessary facilities. All revisions and additions to the access roads and utilities are being reviewed by the Engineering Department and will be done to the conformance with City of Aurora standards.

5 Staff believes the proposal takes adequate measures to provide ingress and egress to the site. Two access points will be provided along Center Avenue directing all traffic from off 5th Street.

6. Staff believes that the Conditional Use in all other respects will conform to the applicable regulations of the district in which it is located. It will be conforming to all of those except as has been outlined in the Plan Description.

Mr. Sodaro said staff would recommend approval of the Ordinance establishing a Conditional Use Planned Development and approving the East Aurora School District Resilience Center Plan Description for the property located at 417 5th Street.

MOTION OF APPROVAL WAS MADE BY: Mrs. Martinez
MOTION SECONDED BY: Mrs. Owusu-Safo
AYES: Chairman Pilmer, Mrs. Anderson, Mr. Chambers, Mr. Gonzales, Mr. Kahn, Mrs. Martinez, Mrs. Owusu-Safo
NAYS: None

Chairman Pilmer said we do have 6 Findings of Fact for this case that staff did read into the record. Are there any additions or corrections to those? Hearing none, is there a motion to accept those?

MOTION OF APPROVAL WAS MADE BY: Mr. Chambers
MOTION SECINDED BY: Mrs. Martinez
AYES: Chairman Pilmer, Mrs. Anderson, Mr. Chambers, Mr. Gonzales, Mr. Kahn, Mrs. Martinez, Mrs. Owusu-Safo
NAYS: None

Mr. Sodaro said this will next be heard at the Building, Zoning and Economic Development Committee meeting on Wednesday, May 25th at 4:00 p.m. in Council Chambers.

22-0320 A Resolution approving a Final Plan for the property located at 417 5th Street for an Educational Services (6100) use (East Aurora School District #131 – 22-0320 / AU27/1-22.107-CU/Fpn – JS – Ward 3)

Mr. Sodaro said staff would recommend conditional approval of the Resolution approving a Final Plan for the property located at 417 5th Street for an Educational Services use with the following conditions:

1. That the Final Engineering documents are received and approved by the Engineering Department prior or issuance of the building permit.

2. That a 6 foot tall privacy fence along the southern property line be setback equal to the building from the 5th Street right-of-way.

Mr. Sieben said it is about a 22 foot setback equal with the neighbor's setback.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mrs. Anderson
MOTION SECONDED BY: Mrs. Martinez
AYES: Chairman Pilmer, Mrs. Anderson, Mr. Chambers, Mr. Gonzales, Mr. Kahn, Mrs. Martinez, Mrs. Owusu-Safo
NAYS: None

Mr. Sodaro said this will next be heard at the Building, Zoning and Economic Development Committee meeting on Wednesday, May 25th at 4:00 p.m. in Council Chambers.