



City of Aurora

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Legistar History Report

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In Control: Planning &
Development
Committee

File Created: 06/16/2016

File Name: West Aurora High School / Final Plan Revision

Final Action:

Title: A Resolution Approving a Revision to the Final Plan for West Aurora High School located at 1201 W. New York Street

Notes:

Agenda Date: 07/14/2016

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Final Plan - 2016-06-29 - 2016.089.pdf, Exhibit "A-2" Landscaping Plan - 2016-06-29 - 2016.089.pdf, Landscape Material Worksheet - 2016-06-29.pdf, Property Research Sheet 27463.pdf, Property Research Sheet 54431-54432.pdf, Property Research Sheet 57024.pdf, Property Research Sheet 57025.pdf, Property Research Sheet 71202.pdf, Land Use Petition and Supporting Documents - Final Plan - 2016-06-16 - 2016.089.pdf, Legistar History Report (Final Plan) - 2016-07-08 - 2016.089.pdf

Enactment Number:

Planning Case #: AU20/2-16.089-Rz/Su/Fpn/R

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	06/21/2016	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)	06/28/2016	Forwarded	Planning Commission	07/06/2016		Pass
	Action Text: A motion was made by Mrs. Vacek, seconded by Ms. Hall, that this agenda item be Forwarded to the Planning Commission, on the agenda for 7/6/2016. The motion carried by voice vote.						
	Notes: <i>Representatives Present: Pat Kelsey, Brian Bare</i>						
	<i>I'm Brian Bare from Whitt Law, LLC here on behalf of the School District.</i>						
	<i>I'm Pat Kelsey from WBK Engineering.</i>						

Mr. Seiben said do you guys want to kind of touch on this? It is kind of an addendum to the current Special Use that was recently approved for West High.

Mr. Bare said just very briefly, as you will recall, a Final Plan was approved last fall. Since that period of time, the School District has been actively acquiring parcels surrounding its current campus and so this process adds 4 parcels. Three of those are on the west side along Randall Road and two of them have frontage on Randall Road and the third is a very small, and I'm guess a non-buildable lot, that kind of is nestled in between some that we already had on the previous plan. Then the fourth parcel is over on the east side on Fordham Avenue, which was also non-buildable.

Mr. Sieben said so this is the Fordham one and then these 3 and then I think this one was added.

Mr. Bare said actually that bottom one, that one was already there, so we've kind of filled in the gap.

Mr. Sieben said and then do you want to touch on the improvements then?

Mr. Kelsey said the improvements are all surface parking lots. The School District has a long-term goal of getting parking as close to the school facility as possible, so they eliminated the lot that was proposed for Plum and Randall. If you'll recall, the city was granted easement through there for the future widening of Randall Road and to deal with the intersection. As a result of that, it cramped what was going to be a potential relocation of ballfields and caused the lot to be maybe less effective than we had hoped. So the desire was to move that parking closer to the stadium where it would be more useful, the extent to which there is space. Subsequently, they have done programming of the open space athletic facilities and they are not showing those on the Final Plan at this time. In working through IHSA and the Regional Office of Education and ISPE, they've had to accommodate some future needs for athletic facilities in that area. Subsequent to all of the acquisitions that allowed the practice fields to be increased, that's what they are missing along Randall. Again, that would be a future use. Right now it would just be shown as open space. Then parking lots were reconfigured with the addition of the Fordham lot and we honored the request for the setback on Fordham. Eventually the intent is to acquire the parcel between the two parking lots on the north side of Spruce. We can't show that. We haven't acquired that and so the lots are set up to allow that to develop eventually. This was the maximum configuration of parking spaces that we could reach with attempting to provide what the District needs.

Mrs. Vacek said I did send out comments to you, so I'm assuming that you will get me back something by tomorrow.

Mr. Kelsey said absolutely. We certainly will.

Mrs. Vacek said the main comment was that the parking lot, the approved plan that was approved back in the fall of last year had 828 parking spaces. We would like to get to that point on this plan to show 828 parking spaces. We know that some of it will be future and banked, but we would like to see it shown on the plan.

Mr. Kelsey said we are working desperately to make that happen and the reason I say desperately is because it appears that we can add about 16 spaces with the long lot. The School District has indicated that because of the practice fields and the irrigation they are unwilling to go over the top of the geothermal field with parking facility. It was not designed that way and so we're taking that to the limit of the geothermal field that was put in because we had talked previously about that. We're working to get them to allow us to extend it a further length and possibly consider some internal circulation. That's the lot that's not going to be built in this phase. We are working to get as many spaces as we can; 828 is probably going to be very difficult to achieve.

Mrs. Vacek said okay. I did notice and me and Tim were talking about this yesterday is that you could possibly reconfigure this parking lot a little bit to actually get a little bit more parking spaces in there because right now that top circulation right there, I don't know if you necessarily need. If you just have it wrap around and come up and go out you can actually gain some more parking spaces in there. So that is something else to take a look at.

Ms. Phifer said use Spruce as your drive isle.

Mrs. Vacek said yes, and I'll point it out on that little one that you have. That might be a little easier for me to show you what I'm talking about.

Mr. Wiet said are you guys looking at when you build these parking lots, I know there is a lot of private property around them. Are you thinking that you can fit more pieces of the puzzle together if you acquire different properties kind of a thing?

Mr. Kelsey said yes.

Mr. Wiet said especially the ones that are on the Fordham, the far east lots. Are they designed, did you do kind of an overall in the event someone sells?

Mr. Kelsey said we have and so that is the other reason that from the landscaping perspective that first of all we don't have parking lots that have islands and landscape islands in them, but that's part of the reason for that is as we acquire properties we want to be able to reconfigure these lots without tearing them all up.

Mr. Wiet said because I'm assuming if someone knocks on your door that has a property next door to a parking lot that you may someday acquire it and then keep expanding?

Mr. Kelsey said I think the District most definitely has that in mind. Dr. Craig made that comment when we brought West High forward at the last Final Plan. I don't think the District foresees moving any further east than Fordham.

Mr. Wiet said but it definitely looks like there are some gaps.

Mr. Kelsey said there are some gaps and there are some gaps on the west side, which is why they don't want to develop that at all at this time.

Mr. Bare said and I think the neighbors know that the School District is probably a very willing buyer when they are ready to sell voluntarily.

Mrs. Vacek said and Bill we did put in the Plan Description that if they do have all of these properties like adjacent to Spruce that they can vacate Spruce there.

Mr. Kelsey said that's the lowest hanging fruit because there is one parcel left in order to do that.

Mr. Wiet said you wouldn't be tearing up, you wouldn't be wasting my tax dollars by tearing up parking lots when you add more properties.

Mr. Kelsey said or mine.

Ms. Phifer said so the geothermal field is then going to forever limit the expansion of the Plum Street lot that you are showing.

Mr. Kelsey said that is correct.

Ms. Phifer said so for all intents and purposes then the main campus block is going to be maxed out for any future parking. You are really looking at going to the east to provide the parking?

Mr. Kelsey said not necessarily because there are homes on Galena. However, those are, as you know, a very sensitive subject.

Ms. Phifer said so in general for all intents and purposes you are looking to go to the east?

Mr. Kelsey said for all intents and purposes.

Ms. Phifer said so then the Plum Street lot then we need to make sure that that functions independently because we were looking at it in terms of oh you must have designed it that way because you thought you were going to expand it at some point. So if that's going to forever be the design of that we need to make sure that there is adequate turn around at the end and things like that. So that is currently not shown on the Engineering Plans.

Mr. Kelsey said correct.

Mr. Feltman said the Engineering Plans that we have do not show the Plum Street parking lot and the

stormwater management also does not account for the Plum Street parking lot.

Mr. Kelsey said that is correct because this is a Final Plan with an unknown date of future development.

Mrs. Vacek said I think we need to have them label that as future parking.

Mr. Kelsey said sure, no problem.

Ms. Phifer said but if we can make sure that it reflects Tracey's comments as far as functionality. I understand the no parking islands in the lots that are sort of hodgepodge on the east side, but I do think in the permanent lots, and it sounds like this is going to be a permanent lot, I think that is something that we're looking for. You've got islands in the other main lot down there. So, again, something to see how much you could accommodate.

Mr. Kelsey said okay. The trade-off for islands is parking spaces. It is the District's preference to expand to as many parking spaces as they could possibly get.

Ms. Phifer said but even if you have some islands when you first come in so that maybe from the road you are adding a little bit of buffer.

Mr. Bare said well practically speaking, islands also make it harder to plow a lot and so that's something that the District considers operationally as well.

Ms. Phifer said but if you put them at the entrance, like in other words, just have a couple of trees...

Mr. Kelsey said just a landscape island at the edge of the...

Ms. Phifer said at the beginning of the lot, so you are able to do the plowing because it is not really in the way. It is really before the parking begins.

Mr. Kelsey said we can certainly accommodate that because that won't hurt plowing, but please keep in mind that's going to be the cost of 2 parking spaces.

Ms. Phifer said it sounds like you are not going to hit the 22 anyway.

Mr. Kelsey said it seems unlikely at this point, but we are doing our best.

Mr. Feltman said so how are you going to handle the turnaround at the end?

Mr. Kelsey said we were going to mark out 3 spaces, or 2 spaces and then the stub. We can expand the stub, but I'd like to bring the parking lot a little longer if we are going to do that. The problem with a cul-de-sac is that though it is going to be marked that it's not for bus use, if I have a bus pull down it, if I have a T, the chances are they can turn around. If I have a cul-de-sac, it's going to be tight because of, again, of where the header is on the geothermal field.

Mrs. Vacek said and just to be clear, they don't want to circulate that back around by the stadium I'm assuming?

Mr. Kelsey said they don't because that's a secure lot for District vehicles. I think probably if it were an event parking, and I'll talk to the District about this again, probably not before tomorrow's submittal, but certainly before Planning Commission, for event parking I think they could probably work it to have some kind of circulation through. Obviously, the event parking could not be a football game because that's the pedestrian walkway as well.

Mrs. Vacek said it just seems that you can accommodate more parking that way too if you had it all connected.

Mr. Kelsey said yes. It is just finding a way to make that happen. We are trying to see if the geothermal designer will let us press a little bit to the west and change the configuration of the parking so it would be 2 isles and parking in the center, but so far I don't have a response. They are in Columbia, Missouri, so they have not been responsive as yet.

Mrs. Vacek said I make a motion to move this forward to the Planning Commission on July 6th.

Depending on what comes back tomorrow, there may be some conditions. Ms. Hall seconded the motion. The motion carried unanimously.

2	Planning Commission	07/06/2016	Forwarded	Planning & Development Committee	07/14/2016	Pass
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Action Text: A motion was made by Mr. Bergeron, seconded by Mr. Garcia, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 7/14/2016. The motion carried.

Notes: See Attachment for 16-00586 and 16-00587.

Aye: 10 At Large Bergeron, At Large Cameron, At Large Cole, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Anderson, At Large Divine, SD 131 Representative Garcia, Fox Valley Park District Representative Chambers and At Large Owusu-Safo

Abstain: 1 At Large Engen

3	Planning & Development Committee	07/14/2016
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Attachment for 16-00586 and 16-00587:

- 16-00586 An Ordinance establishing a Special Use Planned Development on four properties located along Randall Road, Spruce Street and Fordham Avenue, to be incorporated under the existing West Aurora High School Plan Description and amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, to an underlying zoning of P(S) Park and Recreation (Whitt Law, LLC – 16-00586 / AU20/2-16.089-Rz/Su/Fpn/R – TV – Ward 4) (PUBLIC HEARING)
- 16-00587 A Resolution approving a Revision to the Final Plan for West Aurora High School located at 1201 W. New York Street (West Aurora School District #129 / Whitt Law, LLC – 16-00587 / AU20/2-16.089-Rz/Su/Fpn/R – TV – Ward 4)

Chairman Truax said our next agenda item is an Ordinance establishing a Special Use Planned Development on four properties located along Randall Road, Spruce Street and Fordham Avenue to be incorporated under the existing West Aurora High School Plan Description and amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, to an underlying zoning of P(S) Park and Recreation in Ward 4 and this is a public hearing.

Chairman Truax said the next one is a Resolution approving a revision to the Final Plan for West Aurora High School located at 1201 W. New York Street by West Aurora School District 129 in Ward 4.

Mrs. Vacek said this is for the West Aurora High School, District 129 at 1201 W. New York Street. The Petitioner tonight is proposing a Special Use Planned Development for 4 properties. Three are along Randall Road and then one is at the corner of, the southwest corner, of Spruce Street and Fordham. This would be incorporated into the existing Special Use Planned Development for West Aurora High School and will change the underlying zoning from R-2 to P with a Special Use. The Final Plan for the campus was approved back in November of 2015, if you recall. Since then, the school has purchased some additional property that they are adding into the Final Plan and then they also are changing some of the parking lots. I will let them kind of get into what they are changing. If you have any other questions for me I'm here to answer them.

The Petitioners were sworn in.

Good evening. My name is Brian Bare. I'm an attorney with Whitt Law, LLC in Aurora here on 70 S. Constitution Drive. Our firm represents the Board of Education of West Aurora School District #129, the Petitioner in this matter. As Tracey mentioned, this involves 4 parcels, which are additions to the Special Use Planned Development, which was approved last fall. With me this evening is Pat Kelsey, a principal in the engineering firm of Wills, Burk, Kelsey & Associates, and he'll discuss some of the specifics of the revised Final Plan. I also see that a representative from the Board of Education, Mr. Neal Ormond, has joined us tonight as well, although I don't believe he intends on commenting. After the Final Plan was approved last fall, the Board of Education successfully negotiated the purchase of several parcels which were adjacent to the campus. We now seek to add these 4 parcels to the Special Use Planned Development. Three of the parcels, as Tracey mentioned, are along Randall Road. What Tracey

did not specifically point out is that those 3 parcels fill in a gap in other parcels that were part of that plan that were approved already. The fourth parcel at the corner of Spruce Street and Fordham Avenue is adjacent to other parcels, which were also included in the revised Final Plan. As a result of these additions to the campus, the School District now seeks to revise the Final Plan and allow for better long-term use and development of the site as a whole. I'm going to turn things over to Mr. Kelsey now to address some of those specifics.

My name is Pat Kelsey. It's good to see everyone. I haven't been here since November or October. In any event, the parcels that were added were as indicated, 3 of them along Randall Road. One of them was actually a completely landlocked parcel that was immediately south of the ownership. What we proposed in the new Final Plan is to eliminate the parking lot that was proposed at the corner of Randall and Plum. There are a number of reasons for doing that. First of all, that lot was extremely remote and wasn't probably the best land use, but based on the land we had available at the time we could do that. Subsequently to obtaining those parcels, it was the desire of the School District to have more open space along the Randall Road corridor. We did reach an agreement with the city to provide easement for potential future expansion of the Randall and Plum intersection and that made access for the parking lot extremely tight. So when those parcels became available, they were purchased. An additional parcel was purchased at the southwest corner of Spruce and Fordham. There is already a parking lot immediately to the east of that and several of the other parcels were in the process of being purchased at the time that we went through the Final Plan. The revisions to the Final Plan include increasing the total number of parking spaces to 830 from 806 in the previous plan, so we were able to get a significant increase of the number that were, the minimum number that were required by city staff, which was 828. At the present time, because of ongoing construction, you'll see that there is a long flag lot immediately adjacent to the stadium parking lot, the west side of the stadium parking lot, and that's shown as a proposed future parking lot and the reason is both the geothermal fields as well as a great deal of piping work is going on presently in those parking lots or where that parking lot will be and so that's under construction and so the earliest that that work could be undertaken would be 2017. There is no current timetable or attempts to add additional parcels that would allow us to expand existing parking lots. The proposal tonight is to bring those 4 parcels into the PD and have the Special Use. The changes all relate to additional parking, or changes in parking, and of total additional parking spaces.

Mr. Cameron said there is mention of Randall and Plum, but there is nothing changing on that corner. Is that right because it is not marked here at all?

Mr. Kelsey said we actually removed the parking that was shown there previously.

Mr. Cameron said so that part of it we're not discussing tonight?

Mr. Kelsey said right. There is no proposed use for that at this time other than open space.

Mr. Engen said is just seems hard eventually going in and coming out of that area, the proposed one along the stadium.

Mr. Kelsey said that is correct. The master planning is not complete for the stadium and so the ultimate circulation has not been determined. The problem there is that we have pedestrian traffic that wants to mix with vehicle traffic and the ultimate condition has not been determined. They have determined, the Athletics Department has determined though, that they can't afford to give additional space beyond the width that is provided there, which is 60 feet.

Mr. Engen said it just seems like backing up or...

Mr. Kelsey said it is the same size parking spaces, so you don't have return on it. It is the same size parking spaces that you would have in any standard mall lot here in town. They are standard width spaces. It is a 24 foot isle, so it is double isle. It is hard to see in the picture, but the end 2 spaces are blocked out as well as the flag there is 18 feet deep. That's more than adequate to plow snow and to push the snow pile outside of the area.

Mrs. Owusu-Safo said how many parking stalls do you have per row? It seems very long with no island.

Mr. Kelsey said the islands are on the end only and that's at the request of the School District's maintenance people. The equipment that they have make it difficult to plow islands because don't have a large open space to move the plowed material and that's the case in all of the lots.

Mr. Engen said and those are 9 foot parking spots?

Mr. Kelsey said yes.

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

I'm Joe Lusk. I reside at 1035 Spruce Street. You know when you were talking about for that Randall and Plum, I know you are not going to do parking there, but why can't you just do pull in parking? Well right there on Randall and Plum they have pull in parking right off of Plum. When they did the continuation, they didn't do a continuation of pull in parking. Rather than build a whole parking lot, you probably have at least 10 or 15 spots right there. Also the lot that's going to be rezoned for Plum and Fordham, is that going to be parking? They took out, I don't know how many spots, 40 or 50 spots. It doesn't look like they are putting that many more in.

The public input portion of the public hearing was closed.

Mr. Kelsey said a lot at Spruce and Fordham, there will be a lot on both the north side and the south side of Spruce at that intersection. We have left the 30 foot front yard setbacks for Fordham as previously considered. The School District now owns all but one parcel on that block. At some point, if it becomes available, the District would be interested in purchasing it and potentially vacating Spruce, which we spoke of when we were here last October. In terms of Plum and Randall, the city's Traffic Engineer wanted no additional pull in spaces along Plum. The intersection already is tight and substandard for the traffic volumes that it gets and so we agreed to not put any additional pull in parking on Plum.

Mr. Garcia said I'm looking at, you said 806 additional...

Mr. Kelsey said no, 806 was what was in the last plan. There are 830 in this plan.

Mr. Garcia said so the assumption is going to be that this parking would be for student usage or is this for more athletic events?

Mr. Kelsey said this is for faculty, staff, and students because it is a campus parking plan during the day and available for athletic events and theater events and whatever events may be held at the High School.

Mr. Garcia said and is this 830 a typical number of parking spaces for a school the size of West Aurora?

Mr. Kelsey said the city Zoning Ordinance has a parking formula in it and it is reasonably complicated where schools are involved because there's always the question of what is dedicated seating that requires parking spaces versus what is open space say in a fieldhouse that can be used but isn't seating, isn't dedicated for seating. So all of those we've worked through with the staff and we've met the minimum recommendation from the staff by 2 parking spaces at this time. Staff has indicated a desire, whenever possible, to increase the parking around West High. We are completely cognizant of the conditions that are present at the High School. We would remind everyone that the High School was built many decades ago and is not new to the neighborhood, but the District does want to be a good neighbor to everyone and try to accommodate parking as best that they can.

Mr. Garcia said and one last question. Based on where the new parking area is going to be located, is there a walking path for teachers and staff, staff and students to get to the school setting?

Mr. Kelsey said there is. That path exists there already. It is just not obvious on this plan, but there is a space between the fence.

Mr. Garcia said is that through Plum Street?

Mr. Kelsey said if you look at, there is a line drawn before the parking starts within the stadium parking there, you can see there is another line drawn. That's actually walking space that's available that's paved for access to the building and then that goes into the D wing. Then if you'll recall from the last Final Plan then, there is a corridor that eventually will be built out as a building that gives access to the rest of the building. This is the closest interior parking that could be created relative to the school. There is a lot of stuff in the way at West High. There are a lot of underground utilities that limit where parking can be place because of the number of additions that have been made to the campus.

Mr. Garcia said it is a good addition. I've gone to West Aurora multiple times for sporting events and to try to find a parking location becomes very difficult and then you're parking the majority of the time at the residential areas, so I think this will help out.

Chairman Truax said can you fill us in on the progress of the rest of the project?

Mr. Kelsey said sure, I guess. All of the additions are underway. If you've been by Commonwealth over the last couple of weeks, you've noticed the trailers with pre-cast wall sections that have begun to show up. Those are pre-cast wall sections for both the High School and for Jefferson. Please keep in mind when you are around there that there is an awful lot of construction going on. There are additions going on at McCleery, Jefferson and the High School and we are only about 6 weeks away from having 3,500 students descend on the facility as well. There is every attempt to get the building open safely and on time, but most of the additions at the High School will continue into the fall. However, the main part of the campus, if you've been in the building, there's a great deal of work going on interior to the building, to the existing buildings, and that's underway and is on schedule and on budget is what I've been told.

Mr. Garcia said one more question regarding the parking. Assuming because right now you're at the hands and the mercy of Mother Nature here, what's your timeline to get the entire parking lot completed? Is that for this calendar or fiscal year, or is it in phases?

Mr. Kelsey said the lot that shows the 33,700 square foot, the long narrow lot, is in a second phase. The lots on Spruce and Fordham, or the lots on Spruce as well as finishing the lot and opening it on Galena that's attached to the faculty parking lot, the faculty one will be done for the opening day of school. We hope, desperately, that we get the others open. If not, it will be probably just before Labor Day when the lots are finished. We are tearing down one structure that allows us to take the fill from where the home is torn down, so we have an on-site fill site, which will help the contractor move along. We have a contractor under contract and ready to start. They will start demolition next week. Until we get Council approval, obviously, we can't proceed with those pieces that weren't previously identified, but the lot along Galena was on the other Final Plan and the demolition isn't subject to the Final Plan.

Mr. Garcia said and again, as West Aurora has athletic events right there both on the stadium, is there going to be any effect because of this here?

Mr. Kelsey said there will most undoubtedly be some inconvenience walking on gravel. Hopefully it's not rainy and sloppy, but there will be still be construction into the fall this year. The current plan has all of those building compliments complete near the end of this fiscal year. Really the only projects district-wide continuing after that will be the new Hill School.

Chairman Truax said do we have a staff recommendation?

Mrs. Vacek said I'll take the first one. Staff would recommend approval of the Ordinance establishing a Special Use Planned Development on 4 properties located along Randall Road, Spruce Street and Fordham Avenue to be incorporated under the existing West Aurora High School Plan Description and amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the zoning map attached thereto, to the underlying zoning of P Park and Recreation.

Mr. Cameron said I've got a question. You've got Randall in that and there is nothing happening on Randall and you don't have Galena mentioned in there.

Mrs. Vacek said this is just for the 4 properties, the 3 on Randall and the 1 at the corner of Spruce and Fordham. This is just for the rezoning of the 4 properties.

Mr. Cameron said that's not shown on the illustration that we have here.

Mrs. Vacek said I can point them out if you'd like me to, the 4 properties. It's these 2 and this little square one and then it's this one.

Mr. Cameron said is there some document that's part of this that we don't have in our package? Is this part of the documentation to back that up?

Mrs. Vacek said correct. The legal descriptions are in there as well as the property information sheets, which would show you each property.

Mr. Sieben said so again just to be clear, the Special Use is to add the 4 parcels and the legal descriptions I handed Mr. Cameron and read the 4 parcels. There are 3 by Randall and 1 at Fordham. Then the second item voted on, the Final Plan, is the change in the parking lots as shown on the TV screen.

Mr. Cameron said as long as we've got it in the documents.

Mrs. Vacek said the legals that are shown, those are for the 4 parcels that are in the Special Use.

MOTION OF APPROVAL WAS MADE BY: Mr. Cameron

MOTION SECONDED BY: Mrs. Cole

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mr. Chambers, Mrs. Cole, Mr. Divine, Mr. Garcia, Mrs. Owusu-Safo, Mr. Pilmer, Mr. Reynolds

NAYS: None

PASS: Mr. Engen

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?

Mr. Pilmer said yes this is a logical and consistent extension of the existing use.

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 is a continuation of the existing program of development of the West Aurora campus at this point.

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?

Mr. Pilmer said this is really an improvement of a previously approved plan. They are looking to minimize congestion. I see there is a proposed pedestrian walkway on the south side of Plum Street that runs parallel to Plum, which I think will take a lot of traffic, or foot traffic off the streets, so that's an improvement as well.

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. Cole said this should really have no effect on public services because they are all 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?

Mrs. Cole said with the additional parking planned on the site, it should reduce traffic congestion in the neighborhood by reducing the number of cars from West High that are parked on residential streets.

- 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?

Chairman Truax said I think there is only one West Aurora High School.

- 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?

Mr. Garcia said they are in conformance with the applicable regulations.

Mrs. Vacek said the staff would recommend conditional approval of the Resolution approving a revision to the Final Plan for West Aurora High School located at 1201 W. New York Street with the following condition:

1. That the Petitioner submit for approval a Final Plat to consolidate the property within 90 days from approval.

MOTION OF APPROVAL WAS MADE BY: Mr. Bergeron

MOTION SECONDED BY: Mr. Garcia

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mr. Chambers, Mrs. Cole, Mr. Divine, Mr. Garcia, Mrs. Owusu-Safo, Mr. Pilmer, Mr. Reynolds

NAYS: None

PASS: Mr. Engen

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