



City of Aurora

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Legistar History Report

File Number: 18-0868

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General Ledger #:

In Control: Planning & Development Committee

File Created: 09/19/2018

File Name: Waterleaf Women's Center / 3055 E. New York Street / Medical Clinic / Final Plan

Final Action:

Title: A Planning and Development Committee Resolution Approving a Final Plan on Lot 1 of PDA Resubdivision located at 3055 E. New York Street being at the southwest corner of E. New York Street and Oakhurst Drive for an Office, Business and Professional, including Medical Clinics, use (Waterleaf Women's Center - 18-0868 / NA20/3-17.262-Fpn - JM - Ward 10)

Notes:

Agenda Date: 10/25/2018

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Final Plan - 2018-10-15 - 2017.262.pdf, Exhibit "A-2" Landscape Plan - 2018-10-15 - 2017.262.pdf, Exhibit "A-3" Building and Signage Elevations - 2018-10-15 - 2017.262.pdf, Property Research Sheet - ID #65985 - 2017-12-15 - 2017.262.pdf, Land Use Petition and Supporting Documents - 2018-09-18 - 2017.262.pdf, Fire Access Plan - 2018-10-11 - 2017.262.pdf, Plat of Survey - 2018-09-18 - 2017.262.pdf, Legistar History Report - 2018-10-09 - 2017.262.pdf

Enactment Number:

Planning Case #: NA20/3-17.262-Fpn

Hearing Date:

Drafter: jmorgan@aurora-il.org

Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	09/25/2018	referred to	Planning Council			
	Action Text:	This Petition was referred to to the Planning Council					
1	Planning Council	10/02/2018					
	Notes:	<i>Representatives Present: Kelly Rozanski, James Nalepa and Jeff Lietz</i>					
		<i>I'm Kelly Rozanski. I'm co-founder and board President of Waterleaf. I'm just here to thank you for</i>					

reviewing our plan.

I'm Jim Nalepa. I'm with Charles Vincent George Architects. That's Jeff Lietz. He is also with Charles Vincent George. Waterleaf is a non-for-profit. It currently exists in Aurora next to the mall, but they are slowly expanding out of their facility. They own this lot that you see on the screen here. We are proposing a new 6,000 square foot facility for them. They provide pregnancy counseling, they provide ultra-sounds. It is a women's clinic. We have access off of Oakhurst. The intersection is at Oakhurst and New York. The parking lot, as you enter the building off of Oakhurst, it is a right-in. We have a client parking to the east side and then a staff parking to the west side. The building is single story, 6,000 square feet. For the signage, since we have the 2 frontages, we are allowed a number of signs, but we're just proposing 1 wall sign and then 1 monument sign, which is on the corner. The material of the building is a fiber cement cladding and then also masonry as well. We are trying to do a green kind of natural materials. We are trying to clad the south façade with a green screening wall. Everything else is either ACM or glulam paneling. This is more of the fiber cement that would be the main cladding of the material. Then we have the single story barrel vault with the transoms that allow light into the lobby vestibule space. It extends further back to create an RTU well so there's already provided screening for the mechanical units inherent within the architecture. On top is our trash enclosure, which we have located on our site plan, just masonry to match the building. Then you can see the monument sign that we are going to have at the intersection. Then in the bottom corner, we just have a wayfinding sign from that right turn in off Oakhurst. The landscape plan, we meet the minimum required number of trees, which was 67 and 140 shrubs. We would like to just have a brief discussion about this amount of trees. Currently to the west, there is a swale that's right on the left side of that lot line, which is fully vegetated. It is large. It blocks us from the Jiffy Lube or Discount Tire that's right next door. With the amount of trees that is the code minimum, we believe that within 5 to 8 years that the building is going to be forgotten and hidden.

Mr. Sieben said so what we're going to do on that is Jill and I will review it. It is not just trees. It is called CTE's, canopy tree equivalents, so there are options from doing a bunch of trees. You don't have a lot of shrubs there. There are some options for shrubs with some ornamentals. We've even done perennials and grasses, so we understand where you are coming from on this because sometimes, especially after 5 to 10 years when the trees get mature, places end up cutting them down and then redoing things. What we'll do is we'll take a look at it and work with you on it. We do need to make sure we meet the CTE's, but we can work with you on type and some of the locations.

Mr. Nalepa said that would be appreciated.

Mrs. Morgan said with the swale, is the vegetation all in the swale remaining as is?

Mr. Nalepa said I believe so, yes.

Mrs. Morgan said are there any trees or anything in that?

Mr. Nalepa said I believe the trees that grew out of that were just natural growth, but they are not trees that were planted. They were trees that just kind of grew over time.

Mr. Sieben said are those staying?

Mr. Lietz said we were going to keep that back there.

Mr. Sieben said so you could get some credit for that which you are not showing.

Mrs. Morgan said I looked on Google and a lot of it looks like maybe just kind of grasses and stuff, but for the trees that are in there, if you actually do a count of them and then put them on the plan in like a grey scale, then you can get credit toward existing.

Mrs. Vacek said we would want a survey of some sort showing what kind of trees they are because if they are scrub trees and they are not trees that the city wants, then we are going to have you remove them.

Mr. Nalepa said okay.

Mrs. Morgan said we are still reviewing that. I'm hoping to get some comments out. We'll look at the landscaping and get you some comments out shortly.

Mr. Sieben said if we need to, we can do a conference call.

Mr. Nalepa said you can call us.

Ms. Rozanski said the landscaper was also slightly concerned that with the intense density of it that that would impact the health of the plants, so she just said to mention that as well.

Mr. Feltman said we sent out comments yesterday. I think they are pretty straightforward.

Mr. Beneke said I think we are in the process of review. We looked at it the other day. I don't know whether the Fire Marshall has sent his notes out or not. I don't recall if we had anything. I think we were in good shape.

Mr. Nalepa said right, we are less than the required for...

Mr. Beneke said the 12,000 threshold if you are sprinklering, but there were also fire access issues. I think we may have been okay, but I've got to get him to send his notes out.

Mr. Frankino said I don't believe we've received plans for this yet.

Mr. Sieben said once Jill and I take a look at the comments on our end, we can get a tentative schedule for you guys. I don't quite have a date yet, but we can do that by probably by the end of the week.

Mr. Beneke said and you can at any point now go ahead and submit for a building permit if you are at that point.

Mr. Lietz said what would be the schedule for us? We are trying to break ground yet this year, hopefully within the next 4 to 5 weeks.

Mrs. Morgan said I think once we get my comments out, we'll e-mail you the Planning Commission date. For the most part, the meetings kind of follow each week after that. Since this is just a Final Plan, you'll have to go to Planning Commission, but not a public hearing. Then you go to P&D, which is a 3 member board of the Aldermen of City Council. Then from there you go to Committee of the Whole. P&D makes a decision. As long as that decision is not appealed by any of the Aldermen, that decision stands. They have 5 days to appeal it. Typically it will be approved a day after Committee of the Whole. You still have to go to Committee of the Whole. That's a Tuesday. They still have the Wednesday to appeal it. If nobody appeals it, it ends that Wednesday following COW. This week we'll get you guys the dates. I just have to look at the comments and the calendar.

Mr. Sieben said I think Engineering was pretty good, but that's what we want to see. I think you'll be fine.

1	Planning Council	10/09/2018	Forwarded	Planning Commission	10/17/2018	Pass
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Action Text: A motion was made by Mrs. Morgan, seconded by Mr. Minnella, that this agenda item be Forwarded to the Planning Commission, on the agenda for 10/17/2018. The motion carried by voice vote.

Notes: Mrs. Morgan said Planning sent out comments. We got a resubmittal back. We are in the middle of making a few additional comments on the resubmittal. Nothing major. We are looking to move this out to go to next week's Planning Commission with a few conditions regarding moving some of the shrub beds back away from the road and cleaning up the swale area.

Mr. Feltman said Engineering sent out comments too. They were very minor.

Mr. Sieben said and Engineering's comments reflect cleaning out the swale to improve the drainage, which is on the west side of the lot.

Mr. Feltman said well we concentrated on where the inlet was, but understanding that cleaning the rest of it out is fine too.

Mr. Sieben said we'll coordinate those comments.

Mr. Beneke said Fire may have had a couple of minor things on this, but I'll have to confirm with that also and get that out to everybody, so if there are any comments I will let you know.

Mr. Feltman said just so you know, we made comments to remove the pork chop on the right-in/right-out in case you wanted that to be mountable. We're going to tell them just to not do it.

Mr. Beneke said okay, good. I think we could have come around the other way, but that will make it easier for them.

Mr. Feltman said there is a raised median in Oakhurst Drive, so there are no concerns about somebody violating the right-in/right-out.

Mrs. Morgan said I do make a motion to vote this out of Planning Council and move it forward to Planning Commission on November 17th. Mr. Minnella seconded the motion. The motion carried unanimously.

2	Planning Commission	10/17/2018	Forwarded	Planning & Development Committee	10/25/2018	Pass
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Action Text: A motion was made by Mrs. Anderson, seconded by Mr. Reynolds, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 10/25/2018. The motion carried.

Notes: Mrs. Morgan said this is a Final Plan at 3055 E. New York Street. It is zoned PDD(S). It is located in the Fox Valley East Planned Development. The details include the development of a one story, approximately 6,000 square foot, non-for-profit medical center building by the Waterleaf Women's Health Center. Waterleaf is currently located at New York and Frontenac, so they will be moving to this location. They are in need of some additional space. They are moving to this location and they are purchasing the property and building the building. The development will be accessed from a right-in/right-out on Oakhurst Drive, as well as along a southern shared entrance drive that shares the property to the south. The building will have 2 parking lots with a total of 49 parking spaces, so it is over the required parking spaces. They are extending a sidewalk along Oakhurst Drive. The building fronts Oakhurst and they even have a little sitting area in the back. They are planning for some possible future addition in the area to the west. The Landscape Plan features lush street trees along both of the right-of-ways. They are having a cluster of evergreen trees to the south of the property as well as a cluster to the west kind of behind the building. They have beds of trees and shrubs kind of scattered throughout the property for some landscape focal points. The building elevations are clad mostly in a grey fiber cement paneling by Nichiha with a lot of rows of tall windows. The front façade is also accented by an ivory brick veneer and the south façade, as you can see on the bottom, has a green screening wall. The entrance also features like a one story barrel vault with a lot of transoms that extend from the front to the back in the center of the building bringing a lot of light into the lobby. That is kind of an overview of the project. Are there any questions for staff? One thing to also mention, there is an existing swale on the western portion of the property, which they did make a note in the updated landscape plan that's in your packet that they'll clean that up. It is kind of overgrown at the moment, so they are going to plan on cleaning that up to help with drainage and kind of a visual appearance. They've also updated the Fire Access Plan and the Final Plan, so they basically addressed all the conditions you see below in the original staff report.

Mr. Hull said the Engineering Department, is there any other additional infrastructure plan for the drainage outside of just cleaning up the swale at this point?

Mrs. Morgan said I think I'll let the Petitioners answer that. There is a pipe and they talked about some work around that. I'm not sure of the details, but I think the Petitioner would know that.

Good evening. For the record, my name is Jim Thormeyer. I work for Charles Vincent George Architects of Naperville. We are the architect of record for the project. Just to speak a little bit to the building and the intent with the elevations and the design, you did do a good job. It is Nichiha. That's a proprietary product. The intent with the building was to have an open, inviting and warm space not only for patients, but for staff as well as for the general public. There is good visibility from the intersection with Oakhurst and New York. One of the items we had to work through with staff was with the amount of landscaping that's required under the latest ordinance, there is a significant amount of not only trees, but shrubs, scattered throughout the property. We did, for the purposes of visibility of the building, opened up sort of a view corridor from the intersections so the building could be seen, sort of as wayfinding. You'll see that there is a little bit of a break in the northeast corner. If you are coming by vehicle, you can identify the entry, at least coming from westbound. The building materials, it is mix of the fiber cement panels. It is actually a cool white color. In the rendering it does come up a little bit of a pale grey. That's our issue with the rendering. There is some brick veneer. It is sort of a beige or ivory color. Then to signify the entry, we did go to call it a 2 story type volume to try to bring in as much daylight as possible at the entry to make this an inviting entranceway. On the south, like Jill has mentioned, we do have a green screen. It is essentially a fence of mesh material that will stand proud of the building face and then there is a landscape strip where some vines will be planted and there will be a landscape system identified for the growth of those, again to kind of help soften up the view of the building on that side. You'll see that once you get to the west and the south faces of the building, there is sort of some monotony to the fiber cement panels, which is essentially a rain screen system. We wanted to soften up that edge for people coming from the south parking lot. The size of the building, again we are well below what's allowed by Zoning as well as building code. There is an area identified just to the west of the building for future growth should the need arise. What we've identified, and it may be hard to see on the site plan, there is a dashed line indicating what the extent of the expansion would be, whether it's from the clinic end, which is to the north of the building, or the administrative end that's sort of in the central and south of the building. The intent is that we would limit that expansion so that the old and the new would be less than 12,000, which is sort of the benchmark for needing the building to be sprinklered. The building, as we are working through the Building Department, is a non-sprinklered building, so we know that any expansion in the future we're limited in how far we can go to the west. There is no intention of moving it any closer to the street on either of the two frontage areas. The two parking lots, the one to the east on Oakhurst, that's intended to be for patient use. The lot to the south would be intended for staff use. There is some area just to the south of the extend of the parking lot where we have available for an expansion of the parking, again, should the need arise. I think if the project is approved and we get through construction, the intent is that once the building is in operation they'll see what their needs are and if there is over time a need for more space, then hence more parking would go with it as well. We've opened up, as shown on this, what would be a future expansion of the parking. In regards to the comment about the engineering, the Civil Engineer is not here with us today, but what I can answer about the engineering in terms of new structure is that this property is part of the original PDD and it did accommodate stormwater for this site already, so it is a matter of just tying into the existing pipe in the southwest corner.

Mrs. Owusu-Safo said I have one question. South of the south parking lot, is there a reason there is no sidewalk proposed? Is there a sidewalk there?

Mr. Thormeyer said I will admit that I was not part of one of the earlier staff meetings, so I don't know if that ever came up as a request for a sidewalk there.

Mrs. Morgan said we discussed it early on in this area and there was never belief that they, since it is an interior road, it is not a public road, it is just an interior access road, that there wasn't a need for a public sidewalk on it.

Mrs. Sieben said that's correct. Just to reiterate, so they are doing the connection to the public sidewalk on Oakhurst Drive. The question of a sidewalk coming into the site, it was discussed with

the Petitioner. I don't think you were involved with the early discussions on it. The staff kind of left it at the option of the developer if they thought it would be a benefit to their development. The fact that the other lots don't have sidewalk coming into the center to the Mariano's Shopping Center from Oakhurst already and the fact that where this would end at their west property line, it would just then end because the lot to the west of them does not have a sidewalk. It didn't make sense to mandate it. It was if they wanted to do it they could and they decided not to do it.

Mrs. Owusu-Safo said because I figured maybe future development for the lot west of that can tie it in and still give access to Mariano's and all their services.

Mr. Sieben said I think that lot is already developed. It is the Auto Zone. It used to be Blockbuster and now it is Auto Zone. The whole center is developed. If this was a brand new development, yes we would require that, but because it was built in the 80's or early 90's it doesn't have that already.

Mr. Hull said what exactly is the Women's Center? I'm looking here at office, business, professional, medical clinics. What services does Waterleaf provide?

Hello. I'm Anne Marie Cronin and I am the Executive Director of Waterleaf. Waterleaf has been in existence for 9 years. We are a non-profit organization where we provide free medical grade pregnancy tests plus ultrasounds. We provide counselling and mentoring and resources for women who want to carry their baby, whether they need housing, help with job applications, with resumes, with clothes. We provide clothing and diapers and baby necessities for moms in need as well.

Mrs. Morgan said so they have addressed the conditions by adding that note on the landscape plan about cleaning up the swale, they updated the few comments on the landscape plan for the count as well as the entrance concerns on visibility, and Fire has approved the plan, so staff would recommend approval without the conditions since the conditions have been addressed.

MOTION OF APPROVAL WAS MADE BY: Mrs. Anderson

MOTION SECONDED BY: Mr. Reynolds

AYES: Mrs. Anderson, Mr. Cameron, Mr. Chambers, Mrs. Cole, Mr. Divine, Mr. Hull, Mrs.

Owusu-Safo, Mr. Reynolds

NAYS: None

Mrs. Morgan said this will next be heard at the Planning and Development Committee on Thursday, October 25, 2018, at 4:00 p.m. on the fifth floor of this building.

Aye: 8 At Large Cameron, At Large Cole, Aurora Twnshp Representative Reynolds, At Large Anderson, Fox Metro Representative Divine, Fox Valley Park District Representative Chambers, At Large Owusu-Safo and SD 131 Representative Hull
