



City of Aurora

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Aurora, Illinois 60505
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Legistar History Report

File Number: 20-0720

File ID: 20-0720

Type: Resolution

Status: Agenda Ready

Version: 2

**General
Ledger #:**

In Control: Building, Zoning,
and Economic
Development
Committee

File Created: 11/03/2020

File Name: East Aurora School District #131 / 1480 Reckinger
Road / Final Plan

Final Action:

Title: A Resolution Approving a Final Plan located at 1480 Reckinger Road for an
Educational services (6100) Use (East Aurora School District #131 -
20-0720 / AU12/3-20.177-Rz/Su/Fpn - JS - Ward 1) (PUBLIC HEARING)

Notes:

Agenda Date: 12/09/2020

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Land Use Petition and Supporting Documents -
2020-10-27 - 2020.177, Plat of Survey - 2020-10-27 -
2020.177, Exhibit "A-1" - Final Plan, Exhibit "A-2" -
Landscape Plan, "Exhibit A-3" - Building and Signage
Elevations, Fire Access Plan - 2020-10-27 - 2020.177

Enactment Number:

Planning Case #: AU12/3-20.177-Rz/Su/Fpn

Hearing Date:

Drafter: jsodaro@aurora-il.org

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
2	Planning and Zoning Commission	12/02/2020	Forwarded	Building, Zoning, and Economic Development Committee	12/09/2020		Pass
Action Text: A motion was made by Mr. Chambers, seconded by Mrs. Anderson, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 12/9/2020. The motion carried.							
Notes: See Attachment for Items 20-0718, 20-0719 and 20-0720.							
Aye: 8 At Large Anderson, At Large Cameron, Fox Valley Park District Representative Chambers, Fox Metro Representative Divine, At Large Elsbree, SD 129 Representative Head, SD 131 Representative Hull and At Large Tidwell							

Attachment for Items 20-0718, 20-0719 and 20-0720:

20-0718 An Ordinance Amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, by Rezoning Property located at 1480 Reckinger Road from R-5(S) Multiple-Family Dwelling District with a Special Use to P(S) Park and Recreation District with a Special Use (East Aurora School District #131 - 20-0718 / AU12/3-20.177-Rz/Su/Fpn - JS - Ward 1) (PUBLIC HEARING)

Mr. Sodaro said the Rezoning and the Special Use are changing the property from R-5(S) to P(S), so this is going to be a Park and Recreation District with a Special Use for the educational services. This is consistent with what we've done around the city for other educational buildings and we are just trying to bring that up to speed as they are doing the Final Plan as well. Here is the Final Plan for what they are planning on doing on the property. As you can see, the area in dark grey is the proposed addition for the building. They are planning on adding additional parking as well right here and potentially, when the funding is secured, tearing down the garage that stands on this portion of the parking lot and adding additional parking there. The addition is being used for their Adventures Program, so this is basically a more hands on educational use for some of the students that might need a little bit more one on one education. There have been some concerns raised about the traffic on McClure Road. The parking is meant to help ease that traffic as the administration staff shouldn't need to park on the street anymore and they should be parking in the parking lot instead with the additional parking. There only seems to be about 30 students being brought in, they would be bussed in, so that shouldn't be adding additional parents to the drop-off procedures. We received a couple of public inquiries about the property about what's going on. A lot of them were just trying to figure out what exactly was going on and a couple of people raised concern about the traffic flow and the Petitioners have stated that there is no anticipated increase of traffic. It very likely will be decreased with this building addition. They also have raised concern about potentially raising or changing the taxes, which is something, I believe, the School District and the Petitioner might be able to speak a little bit more on. Otherwise, I think that's about all I have. If you have any questions for staff, I'm more than happy to answer. Otherwise, we do have members from the Petitioner's party to answer.

The Petitioners were sworn in.

I'm Craig Welter with Cordogan Clark Architects, 960 Ridgeway Avenue in Aurora. I think Jake did a nice job summarizing a lot of what is going on at the site. I wanted to add a few things. I think one thing to point out is the School District has currently been using this facility since 2011 as an early childhood and administrative center. It currently houses 8 classrooms for the early childhood program. With the decision by the District to centralize their administration they are able to free up some space in this building, which allowed them to look at adding this Adventures Program to the School District programming, so the addition, which is about 11,500 square feet is proposed to house 3 classrooms and then there is another portion of the existing building being renovated into 3 other classrooms for a total of 6 classrooms for the program. I think an important thing to point out is that currently the administration has a Welcome Center in this building which any new parents within the District have to go to this site and they do park and I think based on discussion with the District, a lot of the issues that have been on McClure Street as far as parking have been due to that administrative portion of the building. That being moved from the site should alleviate some of the issues that the current

neighborhood is experiencing with that street issue. Another thing to point out is that the program being added and the early childhood program will operate on slightly different schedules so you will not have the same full amount of traffic on-site at any one time, so you won't get that burst of added traffic to the site. It will kind of spread that out over time, which will help. Just another comment is part of the addition includes a playground and we've actually created a courtyard within the building. For safety reasons, the students will be contained within the building, which I think is another positive to the neighborhood as well as there is an indoor play area being added, multi-purpose space, that is part of this addition as well. It is going to serve a group of students that have not had a specific program identified for them to date, which will be a great benefit to the District and to those students who are having some challenges in the educational world and help them make that transition. I think that kind of covers the highlights that I wanted to point out from Jake's summary as well. I'd be happy to answer questions.

Mr. Hull said Craig, how is the scheduling coming as far as completion of the central offices and how would that interact with the schedule for the addition right now? What is the scheduling looking like for Reckinger Road?

Mr. Welter said that's a great question. COVID, the process that we are currently dealing with, has set that schedule for the admin moving into that building back quite a bit. It is nearing completion. We are waiting for an updated schedule actually this week from the developer for that site, that Bardwell site, that will host the new administration center. At this point, the construction of this project will be complete in August if everything moves ahead and bids come in as anticipated. We would expect the students to be in this August of 2021. The admin should be in their new facility much earlier than that. We're hoping January, but depending on how all that construction finishes up it could be delayed a little bit.

I'm Steve Megazzini, 948 Stoney Creek Lane in Yorkville and I am the Assistant Superintendent of Operations in the School District. Just to add to that, we had some renovation happen at the Reckinger Road property as early as this summer and so we had relocated the registration area and the registration process to another building, so they have not been in there since the summertime and there wasn't a plan to have them go back. They will stay in their current spot until the new administrative building opens up.

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

I'm Jerry Jefferson, 1542 McClure Road, Aurora, Illinois 60505. I have more of a statement. I'm a 17 year resident on McClure Road in Prairie Point so I just want to say good evening to all who are attending. This is a very important zoning resolution approval meeting on behalf of the 144 homeowners in Prairie Point condominiums. I will speak on their behalf. We would respectfully decline this particular resolution for what is being called an expansion of the Adventures Program for 30 kids on busses and reorganizing of an administrative staff. The complete terrorizing of the current city funded 131 School is basically a day to day disaster. It has been for years. The traffic alone, without this expansion, is horrific at the times of 8:00, 11:00 and 3:30 p.m. daily. Residents are blocked in and drop-off parents line cars in the middle of the roadway. Parking is allowed on both sides of McClure currently, so parents line the middle of the roadway instead. School administrators have been trying to

solve this issue for years. Administrators have never been able to resolve this matter because it is unfixable. Put yourselves in our resident's shoes. We have lived in a very private, secluded natural habitat area. Coming in with large bulldozers and heavy equipment adding a gated fire lane to the entrance of our community is unsightly and will do nothing more than add a hardship to our community. I wanted to touch on a couple of other topics. I met with Alderman Llamas. I had him out on the property. We have looked over this. I've had Jarod Fisher, the Community Police Officer, in our community and I've had a traffic survey done on car counts. All have come back and said this is a bad situation. Additionally, a fire lane with a gate to the entrance of our community is unsightly and none of us want to look at that. None of us. We back up to a natural habitat area. We've been living quietly over here and it just seems to me for 30 kids a 12,000 square foot expansion, that's what it is now, but every year you are going to put more kids there and you are going to put more kids there and everybody knows that. It starts out with 30 kids and we're just worried about that. We don't want that. It is a very bad idea. This McClure Road has been congested for years. Putting a parking lot on the west side of this building isn't going to do you anything. It is not going to do much. There was already a parking lot on the west side of the building and nobody parked there. I've been to the school. I've been to the Principal. It is a disaster out there. They try to get administrators out there to push cars along through McClure Road. The parents just look at you like they just own the road. There is nowhere to go. My concern is it is just a bad idea. I've been a resident here for a long, long time. The Alderman's been out here. The police have been out here. The Principal knows it and for 30 kids to do this expansion when you just built Benavides a few years ago, I don't know why a classroom or 2 couldn't be added on there. It is just a bad idea. We are in a residential zone. Also too, O'Donnell Elementary School is right around the corner on the horseshoe. McClure is a huge horseshoe and they come racing out of there at 3:00 o'clock when they pick up their kids and they whip right down past this school onto Reckinger. It is a disaster, I'm telling you. I've been here and until you Board members get out here and actually physically see it, you don't have the respect of actually looking at it. On these maps that you guys have, it looks all fine and pretty. But until you live here, until you know what you are talking about, until you know the day to day life out here, it affects us. I just want every Board member to consider that tonight before they approve this because it is a bad idea. Thank you.

The public input portion of the public hearing was closed.

Mr. Sodaro said I don't believe staff has anything more to add to that unless the Petitioner does. Otherwise, I'm more prepared to read the staff's recommendation.

Mr. Hull said I would like for Mr. Megazzini or someone to address some of the issues that the gentleman raised or if the Commission needs to take a look at some of the reports from this gentleman if they are available to us before moving forward. He raised quite an issue there and at the least I think I'd like to hear what the District has to say.

Ms. Tidwell said I agree with that Ray, but I have a question for staff first. It sounds like from this resident's testimony that there is a longstanding issue with parents and their cars picking up kids and/or dropping them off. Have any traffic change solutions or any other solutions been looked at up to this point to address this?

Mr. Sieben said I guess I could answer that. No, to be honest with you, we were not aware, I was not aware, of the issue. Since this was put forward maybe I could defer to Mr. Megazzini. In our DST meetings, we had a couple of meetings, and obviously the issue with the added parking which is going to be done on the property I would assume could help this issue. I know we had a similar issue when we did the Benavides on E. Indian Trail. That was an issue, a lot of discussion. Cordogan Clark worked on that. A lot of discussion with the bus drop-off, with the parent drop-off and I think that has worked out fairly well. I would really, I guess, defer to the School District and their consultants regarding this issue and how they would address the concern.

Chairman Pilmer said can the School District further expand on that regarding the congestion? I know this provides for an additional 30 children, at least at this time, but if you could explain some of the traffic concerns and is there a plan to minimize some of that existing congestion that's been happening.

Mr. Megazzini said the biggest piece to the congestion, especially the parking along the street, is dealing with the registration of students because that is a process that takes an hour up to two hours, so if you have parents coming in and parking along the road to enter and the door that they enter is right off of the McClure entrance, I think that taking that program away will alleviate a lot of the parking on the street. The other piece is the amount of staff that was there for registration. All of that staff is also moving out. We do have additional staff obviously moving into the building to cover the classrooms, but we don't believe that we are adding more staff to the building than what's currently there. As a matter of fact, we probably have a few less cars. As far as the pickup and drop-off, the students will have the opportunity to be bussed as well, which helps with the traffic flow without having a large number of cars because you have the students on busses as well that can pull into the driveway to drop off as opposed to dropping off in the street area.

Ms. Tidwell said so was there not bus service for this location in the past? I'm sorry, I thought you just said that you were adding bus service.

Mr. Megazzini said well for the new students, but for the pre-school students that are currently there, they do have busses for those students as well.

Mrs. Head said is there a specific way that parent pickup of pre-school occurs? Is it a line up with cars where they are expected to line up, which could be putting people on the street or do you not have that problem?

Mr. Megazzini said I was not aware that it was a problem. My understanding was the majority of the problem happened when parents were parking and getting out of the cars in order to go into the building to register.

Mr. Welter said I think one of things we mentioned was the staggered drop-off. Being able to stagger that will reduce some of that congestion that's a concern. I think another important thing that we are all aware of is that if you travel to any city in this state that has schools, there is always a period of time in those neighborhoods where there is a backup, there is a slowdown. One thing the Principal noted, as Steve contacted him tonight before the meeting, was that typically at this building it is 7 to 8 minutes is the length of time it takes to drop off and pickup at those times before and after school for each of

these groups. It is definitely an inconvenience as we all know driving through neighborhoods in the city at those times, but I don't think this is anything that isn't experienced around any school in any city of this size.

Mr. Cameron said what is the student population of this facility before the addition?

Mr. Welter said it is morning/afternoon correct Steve? We have a morning and an afternoon session. We've got 8 classrooms at 18 to 20 students per classroom, so we are at approximately 100 per session.

Mr. Cameron said why are they stacking on McClure Road? There's no provision on the site or is it not being managed?

Mr. Megazzini said I believe currently when we had the registration process there, we have staff that parks on the site and they were running out of parking spots so the parents coming in would park in the street.

Chairman Pilmer said but that's typically just during registration, which will not be coming back to this site?

Mr. Megazzini said that is correct.

Mr. Cameron said how many parking spaces are being added?

Mr. Welter said when it is all built out, I think we are at 119. Currently it is a 59, I believe.

Mr. Cameron said have you balanced the time and count against this and made sure that you've got adequate parking in it?

Mr. Welter said as it sits right now currently, the site meets the code for the staff and visitors. When we add to it, it will benefit the use of the site.

Mrs. Head said being someone that as part of their position is to look at traffic patterns, this happens at every school that I'm affiliated with for approximately 7 to 10 minutes every day in the morning and in the afternoon. One side, it is lovely to be by a school because there are always benefits, a park, open spaces, etc., but there's also that limitation that you have when school is in session or is coming out of session. We can ask parents to do things, but that doesn't necessarily always happen. I just think that the resolution might not be solvable.

Mr. Elsbree said if I could add something to what Lynn just said, which is spot on, I've lived right across the street from a school for the last 20 years and for 10 minutes in the morning and 10 minutes in the afternoon my neighborhood can't move. It's not the Principal's fault. It is not the police's fault. Parents just stop, many of them single women with and 3 kids in their car and I guess they don't want to stop and get all their kids out to send one. Whatever the reason being, schools in Aurora, I can speak firsthand, they have a problem with traffic, like Lynn said exactly. There are great things about it, but traffic is an issue at schools and I don't know if it is solvable either.

Mr. Cameron said there are things that can be done. Craig, as you know, I spent 9 years in charge of all the facilities out of the Kane County office and some of them are solvable and some aren't, but preplanning and moving traffic flows, and it takes the will of the staff and the Principal to actively manage the parents. Some of them are just intractable and I'm not sure there is a solution, but some of this stuff can be alleviated. Best of luck on it.

Mr. Elsbree said I will add real quick though that adding additional parking spots won't alleviate that morning and afternoon traffic because they don't park. I'm just saying that. You can build a parking lot as big as Aurora. They are not going to get out of their car. They are not going to park, so it is traffic flow.

Chairman Pilmer said I would ask staff for the recommendation.

Mr. Sodaro said staff would recommended approval of the Ordinance amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, by rezoning property located at 1480 Reckinger Road from R-5(S) Multiple-Family Dwelling District with a Special Use to P(S) Park and Recreation District with a Special Use

MOTION OF APPROVAL WAS MADE BY: Mrs. Anderson

MOTION SECONDED BY: Mrs. Head

AYES: Mrs. Anderson, Mr. Cameron, Mr. Chambers, Mr. Divine, Mr. Elsbree, Mrs. Head, Mr. Hull, Ms. Tidwell

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?

Mr. Chambers said yes, and 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?

Ms. Tidwell said yes.

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?

Mrs. Head said yes.

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. Head said there should be no change to the traffic or pedestrian movement.

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. Head said they are already 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?

Chairman Pilmer said we've heard some testimony this evening regarding some of the congestion in the area. However, this plan does offer some additional off-street parking and the District will continue to work to resolve the issues that arrive regarding congestion.

- 7a. Is the rezoning a consistent extension of the existing land uses, existing zoning classification and essential character of the general area?

Mrs. Anderson said yes it is.

- 7b. Will the rezoning permit uses which are more suitable than uses permitted under the existing zoning classification?

Chairman Pilmer said I would state it is a logical extension of the similar uses in that area.

Mr. Sodaro said this will next be heard at the Building, Zoning and Economic Development Committee meeting on Wednesday, December 9, 2020, at 4:00 p.m. which will be held via tele-conference.

20-0719 An Ordinance Requesting approval of a Special Use for an Educational services (6100) use located at 1480 Reckinger Road (East Aurora School District #131 - 20-0719 / AU12/3-20.177-Rz/Su/Fpn - JS - Ward 1) (PUBLIC HEARING)

Mr. Sodaro said staff would recommend approval of an Ordinance granting a Special Use Permit for an Educational Services Use on the property located at 1480 Reckinger Road.

MOTION OF APPROVAL WAS MADE BY: Mrs. Head

MOTION SECONDED BY: Mr. Elsbree

AYES: Mrs. Anderson, Mr. Cameron, Mr. Chambers, Mr. Divine, Mr. Elsbree, Mrs. Head, Mr. Hull, Ms. Tidwell

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?

Mr. Chambers said yes and 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?

Ms. Tidwell said yes.

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?

Chairman Pilmer said I would state it is consistent with the desirable trend.

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?

Chairman Pilmer said I would state based on what we've heard this evening it should be able to maintain a compatible relationship with the traffic patterns.

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. Head said those are already 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?

Chairman Pilmer said again, I would state that the proposal does take measures to minimize and improve circulation in this area.

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

Chairman Pilmer said it should not.

- 9b. Is the special use in all other respects in conformance to the applicable regulations in 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?

Mrs. Head said yes.

Mr. Sodaro said this will next be heard at the Building, Zoning and Economic Development Committee meeting on Wednesday, December 9, 2020, at 4:00 p.m. which will be held via tele-conference.

20-0720 A Resolution Approving a Final Plan located at 1480 Reckinger Road for an Educational services (6100) Use (East Aurora School District #131 - 20-0720 / AU12/3-20.177-Rz/Su/Fpn - JS - Ward 1)

Mr. Sodaro said staff would recommend approval of the Resolution approving a Final Plan located at 1480 Reckinger Road for an Educational Services Use.

MOTION OF APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mrs. Anderson

AYES: Mrs. Anderson, Mr. Cameron, Mr. Chambers, Mr. Divine, Mr. Elsbree, Mrs. Head, Mr. Hull, Ms. Tidwell

NAYS: None

Mr. Sodaro said this will next be heard at the Building, Zoning and Economic Development Committee meeting on Wednesday, December 9, 2020, at 4:00 p.m. which will be held via tele-conference.