



# City of Aurora

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

## Legistar History Report

**File Number: 15-00839**

**File ID:** 15-00839

**Type:** Ordinance

**Status:** ATS Review

**Version:** 3

**General Ledger #:**

**In Control:** Planning & Development Committee

**File Created:** 09/10/2015

**File Name:** West Aurora School Dist 129 / West Aurora High School / RZ/SU

**Final Action:**

**Title:** An Ordinance Establishing a Special Use Planned Development, Approving the West Aurora High School Campus Plan Description and Amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, to an underlying zoning of P Park and Recreation District for the property located at 1201 W New York Street

**Notes:**

**Agenda Date:** 10/29/2015

**Agenda Number:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Exhibit "A" Legal Description 2015-10-19 -2015.164.pdf, Exhibit "B" Plan Description - 2015-10-22 - 2015 164.pdf, Property Research Sheet - 2015-10-21 - 2015-164.pdf, Land Use Petition and Supporting Documents - 2015-09-09 - 2015.164.pdf, Legistar History Report - 2015-10-13 - 2015.164.pdf

**Enactment Number:**

**Planning Case #:** AU20/2-15.164-Rz/Su/Fpn

**Hearing Date:**

**Drafter:** tvacek@aurora-il.org

**Effective Date:**

### History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:	
1	Committee of the Whole	09/15/2015	Forward to Planning Council	DST Staff Council (Planning Council)				
	<b>Action Text:</b> This Petition was Forwarded to Planning Council to the DST Staff Council (Planning Council)							
1	DST Staff Council (Planning Council)	09/22/2015						
	<b>Notes:</b> <i>Representatives Present: Pat Kelsey, Pat Callahan, and Pat Dacy</i>							
	<i>Mr. Kelsey said the Final Plan for West Aurora High School includes several additions that Pat Callahan will discuss in some detail, but they include an extension of a field house into an existing impervious area of parking lot and sidewalk on the east edge of the property. On the southeast corner of the property there is an additional facility being built in and around the theater related to storage. Then on the west end there is an infill on an existing parking lot between two wings of the school and</i>							

then in the courtyard to the east there is a small addition to the cafeteria facility. In addition, the School District is proposing 3 additions of parking, 1 at the corner of Spruce and Fordham, 1 on the 1303 W. Galena parcel in the southwest corner of the school parcels and then an additional lot in the northwest corner of the school site at the corner of Plum and Randall. The additional parking will bring the school facilities into compliance along with management of the striping and re-striping of the existing on-street parking at the school. The School District recognizes parking is a significant neighborhood issue and has made significant attempts to insure that parking was addressed. Additionally and not shown on the Final Plan, there will be 2 geothermal fields. One will be in the field to the northeast corner just north of the field house addition and the other will be in the practice fields behind the stadium. There is quite a bit going to be going on there over the year to 18 months and the District wants to be a good neighbor so they've created the additional parking. Pat can go over the development plans themselves.

Mr. Wiet said the parking lots will have houses in between them? There will not be one contiguous lot?

Mr. Callahan said you mean the one on Fordham and Spruce?

Mr. Wiet said yes.

Mr. Callahan said there will be one home.

Mr. Wiet said is that required in the future they can be joined as one contiguous parking lot?

Mr. Callahan said correct. We have only shown properties in which the District has control. There continues to be ongoing conservation around the High School and we are looking at the long view is all I can really tell you. There are 3 main additions and the 4th is a very small extension of the kitchen in the rear and we are not expanding the kitchen, we are expanding the wear washing area, so we have to replace a cold storage and essentially a small office area, locker room area, and recapture that space. We don't have elevations of that, but that sits on the inside of the courtyard. It is going to be a simple brick veneer enclosure. What we are looking at here is the field house addition on the far east side of the property. The building exterior will be similar in character to the red field house as we call it, which is the one that's currently there in the northeast corner. It will be a masonry enclosure around the perimeter. There's been some discussions about using a precast with a brick veneer so the exterior appearance would be brick, kalwall along the top bank, again in keeping with kind of the vernacular of the High School that currently exists on the south addition. The white kalwall was used so we are kind of trying to marry all the additions together. This addition is slightly under 20,000 square feet and will incorporate a 1 story bar on the south side of that essentially serves as the locker rooms and we'll be modifying the athletic entrance a little bit. What's now outside stairway will be gradually graded up so we can eliminate stairs and improve accessibility in the facility. The existing choral room, which is the small addition that was done several years ago that's on the south side of the auditorium, is going to get a set building room that can double as a small black box theater for very small performances and that will be situated just west of the existing choral room and just south of the existing auditorium hallway. On the plans we submitted to you, we have to make some further adjustments now that we have the final plats and corner re-pinned, so we will be sending those adjustments to you. We are not planning on building them in the easement, but again, similar in character, metal panel and masonry cladding on that addition so very much in keeping with what is already there. Then on the top of that is our connecting link. On the far west side of the property, the 1 story D-Wing as we refer to it just to the east of the tennis courts and the original building, the 2 story building, don't have a connecting corridor. It has created some internal circulation problems for the school, so really the idea behind this was to create a connecting link between those two additions to ease internal traffic, but instead of creating another courtyard, we are enclosing that area and creating some more academic space, project based learning space, larger spaces for students to collaborate and those kinds of things inside that alcove there.

Mr. Kelsey said the site has a stormwater management Master Plan that was completed per the city's request. Underground detention is being provided in the driveway and park isle spaces on the east end near the east addition, so just north of the field house addition.

Mrs. Vacek said I also had talked to you guys a little earlier about there are several properties that are zoned R-1 and R-2, so I'll be sending you an additional Land Use Petition to actually rezone those to P so they are zoned the same. I do have a meeting with WBK today that we will be going over some formatting comments so I can actually do some content review on it. I need some of those format comments actually to make my review. We'll be meeting with you later on today.

Mr. Feltman said we are just reviewing it, so we'll get out comments probably next week or so.

Mr. Callahan said I know the Fire Department is not here, but one of things that we were able to work out is the locations of the buildings that have the highest point of 42 feet, which is for their largest apparatus and the base in which that needs. We'll have the 26 feet, which is on the front of the building. All other areas have the proposed 20 because the areas of the buildings are much lower and quite honestly it is about all we can provide around those perimeters, but we do have the Fire Access Plan and we'll be happy to meet with the Fire Department if necessary.

Mr. Sieben said and just one other comment that the parking lot down on W. Galena that we had a little mini-neighborhood meeting a month or two ago, but it looks like you are proposing to meet all required setbacks. Is that correct?

Mr. Kelsey said that is correct.

Mr. Callahan said I guess the last part that I'd like to emphasize is we've characterized the parking again as on-site adjacent, which is along the property line and then off-site in trying to create and insure that everyone understands we are doing our best to provide as many parking spaces as possible. With those in combination, we do satisfy the requirements of the zoning code.

1 DST Staff Council 09/29/2015  
(Planning Council)

**Notes:** Mrs. Vacek said I got my format comments out last week. I actually met with the engineering company and went over those, so I'm just waiting for a resubmittal on the format comments and then I will take a look at any other additional comments. In addition, I'll be writing the Plan Description this week and getting that out to the Petitioner.

Mr. Feltman said we did a brief review and met with the engineer and verbally gave our comments, but I think it might be best if we send out formal comments, so we'll address that and get formal comments out.

Mr. Seiben said this will be going to the October 21st Planning Commission.

1 DST Staff Council 10/06/2015  
(Planning Council)

**Notes:** Mrs. Vacek said I'll be writing their Plan Description this week and getting this completed and then we'll be moving forward to the October 21st Planning Commission.

Mr. Krientz said I'll be sending comments out them on the education office and on some of the plan stuff too. I just looked at them today, so I will be sending some comments.

Mrs. Vacek said I'll be voting this out next week, so if you have any conditions, if you can get those to me I'd appreciate it. Even if it is a memo of comments, I can add those as a condition.

1 DST Staff Council 10/13/2015 Forwarded Planning 10/21/2015 Pass  
(Planning Council) Commission

**Action Text:** A motion was made by Mr. Sieben, seconded by Mr. Feltman, that this agenda item be Forwarded to the Planning Commission, on the agenda for 10/21/2015. The motion carried by voice vote.

**Notes:** Representative Present: Pat Kelsey

Mr. Sieben said we actually will be voting this out today to go to the October 21st Planning Commission meeting.

Ms. Phifer said we sent comments.

Mr. Sieben said we sent comments, I think, Friday.

Ms. Phifer said are there any questions or comments on those comments?

Mr. Kelsey said Gary, we started looking at the overlap and it looks like we are going to end up probably with one additional hydrant in front so we'll cite that because there is no double overlap in the...

Mr. Krientz said the existing construction...

Mr. Kelsey said no, in the new construction where the little theater closet comes out, it just misses the corner of that and then in the center of the internal construction there is something that is shaped a little like a little barbell that is just missing coverage there, so we're addressing those. Then as far as sprinkling goes, all of the new additions are going to be sprinkled. The School District does not have the funds to sprinkle the entire High School, but there is no real renovation of the existing buildings, so at this time there would be no additional sprinkling. Studio GC is completing a plan today that shows the existing sprinkler conditions in the building and we'll forward that to you as soon as we get it from them.

Mr. Krientz said I mentioned that in the comments that is something you need to address with the Regional Office of Education.

Mr. Kelsey said which they are there today.

Mr. Krientz said so you were aware of it when they came because that would be a question they might be asking.

Mr. Kelsey said yes. We are there with that. In engineering, we forwarded the right-of-way dedication to the School District and verbally it is not acceptable, but they are just waiting for a written comment from you guys.

Mr. Feltman said Tim did send out comments, I thought, on Thursday.

Mr. Kelsey said I have not seen Tim's comments. I'll go back and look.

Mr. Feltman said he might have sent to Chris Lindley.

Mr. Kelsey said Chris was out, so I'll search them down.

Mr. Krientz said Pat when you resubmit, submit a Fire Plan itself because there wasn't a per se Fire Plan page in there that we got that I was looking through.

Mr. Kelsey said it got redone and resubmitted, so I think it just didn't make it to you.

Mr. Krientz said it doesn't have any dimensions on it too, so address with your guys to have dimensions put on there.

Mr. Kelsey said we can do that. Tracey sent me a question on the parking spaces after we submitted the new total information and I forwarded that to Studio GC so I don't have an answer on that, but obviously the School District wants to provide as much parking as they possibly can to get out of the neighborhood to the extent that they can. They are committed to getting that done.

Ms. Phifer said and you are going to get comments. Stu Whitt has the draft Plan Description.

Mr. Kelsey said I thought she was going to send that to me too, but I didn't...

Ms. Phifer said that wasn't part of her e-mail?

Mr. Kelsey said there was no draft plan attached to mine.

Ms. Phifer said the Plan Description?

Mr. Kelsey said the Plan Description.

Ms. Phifer said she said she sent it in a Word doc and in a PDF.

Mr. Kelsey said I'll go back and look through it again.

Ms. Phifer said if you don't have it, let me know, but she is out today and I can look in the file and get it to you. It is a fairly short document.

Mr. Kelsey said we have a whole bunch of things for the School District to consider adding and we'll get that back to you as quickly as possible.

*Mr. Sieben said I make a motion to move this forward to the October 21st Planning Commission. Mr. Feltman seconded the motion. The motion carried unanimously.*

2	Planning Commission	10/21/2015	Forwarded	Planning & Development Committee	10/29/2015	Pass
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**Action Text:** A motion was made by Mr. Pilmer, seconded by Mr. Cameron, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 10/29/2015. The motion carried.

**Notes:** See attachment for Items 15-00839 and 15-00947.

Aye: 9 At Large Bergeron, At Large Cameron, At Large Cole, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Divine, At Large Engen, At Large Truax and SD 204 Representative Duncan

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Attachment for Items 15-00839 and 15-00947

15-00839     An Ordinance establishing a Special Use Planned Development, approving the West Aurora High School Campus Plan Description and amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the zoning map attached thereto, to an underlying zoning of P Park and Recreation District for the property located at 1201 W. New York Street (Whitt Law LLC – 15-00839 / AU20/4-15.164-Rz/Su/Fpn – TV – Ward 4) (PUBLIC HEARING)

15-00947     A Resolution approving a Final Plan for West Aurora High School Campus located at 1201 W. New York Street (Whitt Law LLC – L15-00947 – AU20/4-15.164-Rz/Su/Fpn – TV – Ward 4)

4                             CHAIRPERSON TRUAX: The first item is  
5                             an Ordinance Establishing a Special Use Planned  
6                             Development, approving the West Aurora High  
7                             School Campus Plan Description and Amending  
8                             Ordinance Number 3100, being the Aurora Zoning  
9                             Ordinance and the Zoning Map attached thereto, to  
10                            an underlying zoning of P Park and Recreation  
11                            District for the property located at 1201 West  
12                            New York Street. And this is a public hearing.

13                            MS. VACEK: Can we also consider  
14                            15-00839 with this?

15                            CHAIRPERSON TRUAX: Yes, we can.  
16                            Shall I read this in?

17                            MS. VACEK: Yes.

18                            CHAIRPERSON TRUAX: It is a  
19                            resolution approving a final plan for West Aurora  
20                            Campus located at 1201 West New York Street.

21                            MS. VACEK: Thank you. The subject  
22                            property is generally located at 1201 New York  
23                            Street and is the West Aurora High School Campus  
24                            as a longtime grandfathered use being dedicated

1 in 1953.

2 West Aurora High School in its present  
3 location was originally built in 1953. The Plan  
4 Description that is being proposed, which under  
5 separate action being reviewed and approved  
6 concurrently, includes one modification to the  
7 Aurora Zoning Ordinance. The modification is to  
8 allow Education Services and associated uses as a  
9 permitted use in the AZO, and they are a Special  
10 Use in the P District.

11 The Plan Description also establishes  
12 setbacks for the West Aurora High School Campus.  
13 The setbacks are being established at 30 feet for  
14 Galena Boulevard and the Petitioner is proposing  
15 5 feet for Randall Road and Fordham Avenue. All  
16 other public right of way will be established at  
17 0 feet. The internal setbacks shall be  
18 established for the interior side yard as 10 to  
19 20 feet as determined on the Final Plan and the  
20 rear yard setbacks as 0 feet.

21 I will touch a little bit about the final  
22 plan proposal and then I will turn it over to the  
23 Petitioner. He can go into a little bit more  
24 detail of that.

1           The final proposal consists of the  
2           construction of 4 building additions and 3 new  
3           parking lots on the Campus. There will be a  
4           reconfiguration of one of the parking lots along  
5           Commonwealth, and this will bring the total  
6           parking spaces for the campus up to 827 parking  
7           spaces. This is a net total of 164 parking  
8           spaces.

9           The last thing I just want to touch on is  
10          that for the Plan Description there are two  
11          conditions: The first being that if they are to  
12          have video boards, that those video boards would  
13          not be visible from the public right-of-way and  
14          the last one would be that we ask that the Plan  
15          Description be modified for the setbacks along  
16          Randall Road and Fordham Road to be 10 feet.

17          With that I'll turn it over to the  
18          Petitioner unless you have any questions for me.

19                   CHAIRPERSON TRUAX: Questions for  
20          Staff?

21                   MR. WITT: Good evening. My name is  
22          Stuart Whitt. My address is 70 South  
23          Constitution Drive, Aurora, Illinois 60506. I am  
24          an attorney for the Board of Education of West



1 Aurora School District 129 and the Petitioner in  
2 this matter, which involves the establishment of  
3 a special use planned development for proposed  
4 additions and renovations to the West Aurora High  
5 School Campus located at 1201 West New York  
6 Street in Aurora.

7 With me this evening is Angie Smith, the  
8 Assistant Superintendent For Operations at the  
9 school district together with Dr. Craig, District  
10 Superintendent. Dr. Craig will be making a brief  
11 statement this evening. He will be followed by  
12 Pat Kelsey, a principal at the engineering firm  
13 of Wills Burke Kelsey Associates, who will  
14 discuss the Final Plan for this project.

15 Mr. Kelsey will then be followed by Mr. Pat  
16 Callahan, a principal at Studio GC, Inc., and  
17 lead architect for this project, who will discuss  
18 the architectural plans.

19 With that we can be sworn.

20 (Witnesses duly sworn.)

21 DR. CRAIG: My name is Jeff Craig,  
22 and I am the superintendent of schools for  
23 West Aurora School District, 129. The address is  
24 80 South River Street, Aurora, Illinois, 60506.

1           We are here tonight to present the scope of  
2 projects of West Aurora High School.

3           As you know, the public spoke definitively  
4 last April with a positive referendum vote.  
5 Because these are tax dollars, we are committed  
6 to responding to the staff and the students and  
7 the community at West High School.

8           The proposed additions will provide  
9 adequate instructional space for the programs and  
10 while providing safety, efficiency, and capacity  
11 on the west side of our campus.

12           The city of Aurora, the surrounding  
13 neighbors and the school district share a mutual  
14 desire to minimize side-street parking by our  
15 students by providing on-campus parking for  
16 students, staff, and attendees.

17           The project attends to all these identified  
18 needs. Thank you.

19           MR. KELSEY: My name is Pat Kelsey, 8  
20 East Galena Boulevard, Suite 402 Aurora.

21           This is the final plan for the West Aurora  
22 High School and the subject of tonight's hearing.  
23 The campus is about 46.47 acres in size, just a  
24 little over 2 million square feet. The total lot

1 coverage will be about 936,000 square feet. So  
2 we are just about in the upper 40 percent of lot  
3 coverage. The high school facilities include the  
4 high school and its 8/19 renovations and  
5 additions that have occurred since 1953:  
6 football stadium, track facility within the  
7 stadium, baseball, softball, soccer fields,  
8 practice fields, parking lots, traffic aisles,  
9 and traffic movements.

10 Additionally, there are some new parcels  
11 that have been added at Randall and Plum, some  
12 additional parcels were added recently as well as  
13 parcels where there were lots, surface lots,  
14 parking lots, already existing along Commonwealth  
15 and Spruce and then a new lot at Spruce and  
16 Fordham.

17 As Tracy indicated, the total number of  
18 parking spaces shown in the final plan is 827  
19 spaces and that's a net increase of 164 spaces.  
20 The total new building additions is 8,566 square  
21 feet and 61,566 square feet of parking lot  
22 additions. This is 1.61 acres and requires new  
23 stormwater management.

24 In order to meet that, the school district

1 is proposing on the east end you can see the  
2 large field house addition, just off Commonwealth  
3 where the new drive is.

4 Underneath the drive to the north, we are  
5 proposing putting in .62 acre feet of stormwater  
6 storage to alleviate any peak discharge  
7 downstream and alleviate any potential for  
8 flooding of basements from the new improvements  
9 on the campus.

10 The general direction of flow off of this  
11 site, though not entirely, is from west to east.  
12 But because it is such a broad gently sloping  
13 area, it's almost all just surface runoff of  
14 impervious surfaces. There is a great deal of  
15 infiltration which occurs within the facility.

16 Additionally, there is another underground  
17 storage facility underneath the Field of Dreams  
18 that was put in several years ago to account for  
19 stormwater management that was necessary there.  
20 And then in front of the school there is a  
21 stormwater detention basin off of what was New  
22 York Street in front of the school.

23 So we have provided stormwater detention in  
24 all of the areas of the facility that have run

1 off, and we are exceeding the requirements of the  
2 Kane County and City of Aurora stormwater  
3 ordinance for storage.

4 There are four additions to the building  
5 that Pat Callahan will go into detail, the  
6 largest of which is the field house, and there  
7 are significant parking reconfigurations and  
8 drive aisle reconfigurations in those locations,  
9 and we are currently working with the Fire  
10 Department to get a 26-foot face-to-face coverage  
11 for an aerial ladder truck all along the field  
12 house to the north.

13 So we have met that requirement with this  
14 plan, but we have not resubmitted that fire plan.  
15 But we will be doing that early next week.

16 With that, I will turn it over to  
17 Mr. Callahan to speak to the building additions.

18 MR. CALLAHAN: Good evening. Pat  
19 Callahan, 223 West Jackson, Chicago, Illinois,  
20 60606.

21 So I will start with the building  
22 elevation. The first elevation you see is the  
23 fieldhouse, which is located in the northeast  
24 corner of the facility, due east of the existing

1 fieldhouse, and the student drop off parking lot  
2 is where this is going.

3 The addition is approximately 18,800 square  
4 feet. The architecture is complimentary to the  
5 existing structure and having a masonry facade  
6 along with translucent window panels, similar to  
7 those on the 1998 addition off of Galena Avenue.

8 Moving along Constitution to the south, we  
9 are proposing a theater addition or a small set  
10 building end and black box theater located on  
11 your plan at approximately 3200 square feet.  
12 Again, similar in architecture to the adjacent  
13 coral room with a masonry facade. And this will  
14 be a more utilitarian addition with very few  
15 windows because of the nature of the activities  
16 that occur inside.

17 On that same sheet, on the top elevation  
18 directly below where you see it says Elevations  
19 west High, that is the connecting link, which for  
20 those of you who are familiar with the high  
21 school, it's the old Student Services Entry on  
22 the west side of the campus due south of the  
23 existing shop area.

24 That area there will be a connecting link

1 between the D wing and the B wing to allow for  
2 better internal traffic flow for students during  
3 passing periods.

4 And in lieu of creating an additional  
5 courtyard at the high school, that in-fill area,  
6 adjacent to that new corridor will be utilized  
7 for flexible classroom space to deal with  
8 student-capacity issues.

9 The last addition, which we do not show an  
10 elevation for is a small addition adjacent to the  
11 existing kitchen. It's really an infill inside  
12 one of the courtyards. And the purpose is to  
13 expand the washing for the materials -- plates,  
14 silver, pots and pans and things, etcetera,  
15 inside the kitchen.

16 And the station is too small currently and  
17 we need to enlarge that. So that small addition  
18 really will not be seen by the public unless  
19 you're in the cafeteria. But that's more of a  
20 utilitarian addition for that purpose.

21 I will briefly review the landscape plan.  
22 The landscape plan for the city ordinance was  
23 revised and resubmitted. And we are essentially  
24 identifying plantings around the parking lot

1           located at Plum and Randall, the parking lot on  
2           the corner of Spruce and Fordham, the parkway  
3           plantings along the east side of the new  
4           fieldhouse, and then foundation plantings and  
5           some additional trees at the black box on the  
6           south side of the property adjacent to the  
7           theater.

8                       And then lastly plantings around the  
9           perimeter of the proposed parking lot, along  
10          Galena, just west of the existing drive.

11                      And that concludes my portion of the  
12          presentation this evening. We will be happy to  
13          entertain any questions.

14                      CHAIRPERSON TRUAX: Are there  
15          questions for the Petitioners?

16                      COMMISSIONER COLE: I have a question  
17          regarding the ingress and egress to the parking  
18          lot at the corner of Plum and Randall. The  
19          entrance access that's to the south of Plum off  
20          of Randall, is that a right in, right out only?

21                      MR. KELSEY: That is currently a full  
22          access and not a right in, right out. That's a  
23          two-lane street at this point in time. And so in  
24          the future if there were widening of Randall the



1 traffic warrants would be taken into account.

2 COMMISSIONER COLE: There is no  
3 street there. That was a residential property.

4 MR. KELSEY: Correct. But we are  
5 putting in a full-width driveway. So it would  
6 exist out onto --

7 COMMISSIONER COLE: So it would be  
8 full access?

9 MRS. COLE: And it will remain a four  
10 way stop at Plum and Randall?

11 MR. KELSEY: That's correct. So that  
12 entrance has been moved as far south on that leg  
13 as is possible.

14 COMMISSIONER COLE: Do you think that  
15 will back traffic up quite a bit or no?

16 MR. KELSEY: I don't believe that  
17 will back traffic up quite a bit. There are  
18 several time periods during the day when traffic,  
19 other than students coming to school and leaving  
20 school in the afternoon, when there are delays in  
21 the surrounding area of the high school. It's an  
22 urban high school in a residential neighborhood.  
23 And they dissipate in 10 to 15 minutes. So it's  
24 something that we have worked through with

1           Staff -- with engineering staff and future  
2           considerations, if and when Randall is widened  
3           will probably have that consideration. But when  
4           it's a two lane street, there is typically not a  
5           right in right out.

6                        COMMISSIONER CAMERON: The new  
7           parking areas like this one, is there a specific  
8           designated use for it? Is it staff parking, is  
9           it student parking? And the same with all the  
10          other ones around.

11                      MR. CALLAHAN: At this point they  
12          have identified Randall and Plum to be student  
13          parking. For the most part, most of the parking  
14          we're seeing here really is student parking with  
15          the possible exception of the parking adjacent to  
16          the existing additional staff parking.

17                      CHAIRPERSON TRUAX: Are there other  
18          questions for the Petitioners?

19                      COMMISSIONER PILMER: If the  
20          Petitioner could talk about enrollment trends at  
21          the high school for the next 3 to years?

22                      MR. CRAIG: We have looked at our  
23          cohort groups from K to 12. Right now we are  
24          currently at the high school. We are about 3743

1 kids, plus or minus a few. We look to be  
2 relatively steady. Don't look to see any  
3 increase. We would be flat to some decrease.  
4 Roughly anywhere from 15 to 50 students over the  
5 next 3 to 4 years. So that's our anticipation,  
6 but we are a fairly mobile community and we are  
7 trying to look at basic trends within our  
8 enrollment right now.

9 But we seem pretty flat for the next 5 to  
10 10 years, unless there is a general turnover in  
11 the community.

12 CHAIRPERSON TRUAX: As long as you're  
13 talking about student enrollment, do you have any  
14 way of tracking or any idea how many West Aurora  
15 students park over there on campus day?

16 MR. CRAIG: A lot more park than we  
17 have spaces for. We have, as I said, a little  
18 over 3740 students. We roughly have 200 parking  
19 spaces for student opportunities right now.

20 So if you think of a class of 900 students  
21 for each of the 4 classes, even if we wanted to  
22 offer it to just to our seniors and assuming only  
23 half of them drove, we are still short. So if we  
24 could provide them this, this provides another

1 160, 170 spaces currently. We are getting closer  
2 to allowing most of our eligible seniors to be  
3 able to drive.

4 CHAIRPERSON TRUAX: Are the parking  
5 lots restricted?

6 MR. CRAIG: Just not enough of them.

7 CHAIRPERSON TRUAX: But it's not like  
8 this is not the senior parking lot, this is the  
9 junior parking lot?

10 MR. CRAIG: I'm not sure if it's a  
11 lottery they use. But they try to prioritize and  
12 it's a first come and first serve and they pay  
13 for the opportunity. Obviously we restrict where  
14 our staff parks to try and get them somewhere  
15 near the bidding.

16 After that, as I said earlier, some of the  
17 concerns -- in fact I think it was my first week  
18 on the job -- that I was approached by several of  
19 our community members and alderman asking to find  
20 some relief on side-street parking.

21 CHAIRPERSON TRUAX: Other questions  
22 for the Petitioners? If not, this a public  
23 hearing. I'm going to open the public hearing.  
24 And those who are interested in making a comment

1 or asking a question, it's your opportunity to do  
2 so. Please remember that if you hear something  
3 already that the last person before you has said,  
4 we are good listeners, we take notes. And you  
5 can say I agree with the points. We don't have  
6 to say everything over and over.

7 We will have people who have questions or  
8 comments address them to the Commission. And  
9 when the public hearing part is over, we will ask  
10 the Petitioners or the staff to respond to the  
11 questions or comments that are raised.

12 We do need to have you sworn in if you wish  
13 to speak at the public hearing. So if everybody  
14 who wishes to address us wants to stand up now,  
15 we will swear you in.

16 (Witnesses sworn.)

17 CHAIRPERSON TRUAX: Two things: One  
18 is that if you want to speak, we would very much  
19 like you to sign in so we have your name. And  
20 also since we have a court reporter, we will ask  
21 you to spell your names because it makes it  
22 easier. So if people want to start at the front  
23 and come up and address us, let's go ahead and do  
24 that.

1                   MR. LUSK: Hi, I'm Joel Lusk.  
2           I reside at 1035 Spruce Street, which is one  
3           block of West High. And I got a couple of  
4           concerns about how they do the construction  
5           operation. One thing is we got avenue from  
6           Fordham to Commonwealth. They just burned down a  
7           house from the Fire Department, and they put dirt  
8           in, and now we are talking about putting a  
9           parking lot in there. I don't see why they  
10          didn't do a Special Use Permit and try having  
11          gravel rather than put dirt in there.

12                   Everybody is trying to save money. But I  
13          have a problem with them putting dirt in. Now  
14          they're going to take the dirt out and put gravel  
15          in if this is all approved. And they did this on  
16          another house that was torn down on Fordham and  
17          the other two houses on Plum Street. So they did  
18          the same thing. I think you're doing double  
19          work. And why wasn't a special permit issued to  
20          try to get it done. I don't know.

21                   The other thing is the house that they  
22          burned down, they are looking at the future and  
23          everything like that. This house a year ago was  
24          in terrible condition. And the realtor or

1           whoever owned it, rehabbed the whole house and  
2           now West Aurora bought it. Now they spent  
3           thousands of dollars on this house. They put a  
4           new garage door on the garage, burned the house  
5           down, tore the garage down, and I just think it's  
6           a terrible waste of money. Nothing before  
7           thinking about this.

8                         CHAIRPERSON TRUAX: We will ask for  
9           answers to your concerns.

10                        MR. LUSK: The avenue from Spruce  
11           street to Commonwealth, there is one street and  
12           only one house now that advised them of taking  
13           that whole avenue of taking that street between  
14           Fordham and Commonwealth -- on Spruce.

15                        If you're looking for parking you're only  
16           talking about one more house. So I think the  
17           lady probably will be selling eventually. But to  
18           close off that property from Spruce to  
19           Commonwealth, that would be good thing for  
20           everybody and be more parking for all the  
21           students.

22                        CHAIRPERSON TRUAX: Thank you. Next  
23           person?

24                        MR. ARMSTRONG: My name is Michael

1 Armstrong. I am at Five North Commonwealth in  
2 Aurora, Commonwealth and Galena. And my question  
3 is with the rezoning, how is this going to affect  
4 property value?

5 CHAIRPERSON TRUAX: Okay. We will  
6 see if we can get an answer to that.

7 MR. SCHINDLBECK: Paul Schindlbeck,  
8 103 East Timberlake Trail in Oswego. But I also  
9 rent out the house at 406 Randall. And  
10 Schindlbeck Trust owns some of the property south  
11 and one lot east of the parking lot at Plum and  
12 Randall. And I have a question on how the use of  
13 the empty land would be affected by the rezoning.

14 And more importantly, it appears that we  
15 own parcel 15, 20, 201, 005, which appears to be  
16 in the parking lot at Plum and Randall. So I  
17 think one of our lots is in your parking lot  
18 because you own the land on either side of it,  
19 but not the one in the middle. I would like to  
20 point that out.

21 CHAIRPERSON TRUAX: We will get an  
22 answer to that.

23 MR. STRIEDL: My name is Frank Striedl.  
24 I live at 1309 West Galena. And I live right



1 next door to the property that's going to be put  
2 in a parking lot there. I am concerned with the  
3 zoning, how close, whatever, they're going to put  
4 in like bushes or a fence, which we were promised  
5 a fence not bushing. Because who is going to  
6 take care of the bushes? It's not the school.

7 And so just concerned how close they are  
8 going to get to my property.

9 CHAIRPERSON TRUAX: So you're  
10 adjacent to the parking lot plan?

11 MR. STRIEDL: Yes, I am west of the  
12 parking lot. That's my main concern.

13 CHAIRPERSON TRUAX: Thank you.

14 MR. VANCE: My name is Tim Vance. I  
15 live at 1119 Plum Street. I just have one  
16 question: will this alleviate the parking  
17 problem? That's all I need to know.

18 CHAIRPERSON TRUAX: That's a good  
19 question.

20 MR. FOX: My name is Terry Fox,  
21 F-O-X. I live at Three South Gladstone. And I  
22 am directly across from the proposed parking lot  
23 off Galena. I appreciate the opportunity to  
24 address this Body. It's been a long time since I

1 have been before you. I appreciate the work that  
2 you do.

3 Also before I start being negative, tell  
4 the school that I appreciate the quality of kids  
5 who walk by my house. We have lived in the area  
6 and at that house since 1994. Kids are always  
7 courteous. The cross-country runners run by at  
8 4:00 or 5:00 in the morning. They are always  
9 polite. We have they never had a problem with  
10 the kids. We have problems with the teachers  
11 coming over and smoking cigarettes at noon in our  
12 yard, but that's a different story.

13 I wanted to just respond to, I think, a  
14 little bit of political hyperbole that was stated  
15 at the start of this by the superintendent, which  
16 is the referendum gives the school district the  
17 power and the voters said "build".

18 I don't think the voter said "build".  
19 I think the voters said: Let's increase ACT  
20 scores and quality of education. The school  
21 sprawled, western from Plum Street -- not Plum  
22 Street, but Calumet on west, has gone on unabated  
23 since 1994 and before when I moved in.

24 They're building closer to the road,

1 building farther to the west. Throwing money at  
2 problems is not going to solve the issue, which  
3 is the quality of education.

4 With that said, let me get to the  
5 specifics. I'm only going to address the request  
6 for the change in the zoning designation and  
7 address the parking lot issue. And I will take  
8 the parking-lot issue first. I have a problem  
9 because there may be lights coming in my house,  
10 coming in my dining room at night when they have  
11 sporting events. I assume that the parking-lot  
12 will not be otherwise heavy used.

13 If they put proper screening and if they  
14 build it where they said there are going to build  
15 it and have the adequate setback, I don't have a  
16 problem with it.

17 If it's got to be built, it's got to be  
18 built across the street from my house, at least  
19 if they will put in appropriate screening and  
20 make it nice, I guess I don't have a basis to  
21 complain much.

22 What I do have a basis to complain about is  
23 the school district trying to shoehorn this into  
24 a Parks and Rec designation. And why they are

1           doing this is patently clear. And it's patently  
2           clear because they don't have any parking lot  
3           restrictions if they can get the zoning  
4           designation changed. And so you guys will not  
5           have the opportunity if you abdicate your powers  
6           here to the school district to rezone this whole  
7           parcel to ever review parking-lot issues on the  
8           west side of Aurora School District 129 at the  
9           high school. Because they can put as many  
10          parking lots in as they want to.

11                 Specifically Title 6.6.1 of the zoning  
12          ordinance is entitled: Paved Parks and  
13          Recreation Districts. 6.2 states that the intent  
14          or purpose of this zoning designation is intended  
15          to regulate public recreational areas which  
16          provide active recreational opportunities within  
17          the City of Aurora.

18                 These facilities offer multiple programs,  
19          programmed activities, including festivals,  
20          concerts, and other recreational and  
21          nonrecreational events. Doesn't sound like a  
22          school.

23                 If you go throughout the zoning code as is  
24          currently drafted, you will find numerous

1 examples where schools are explicitly mentioned.  
2 By the explicit mention of schools, I would  
3 propose to you that the legislature and the City  
4 Council of Aurora met to omit them from parks and  
5 recreational use, which the code appears to give  
6 regulation to the park district and the Fox  
7 Valley Recreational District.

8 If you go to the bottom of that zoning code  
9 and the statute, it states that under  
10 6.6-5.13, Parking and Loading. A: "Parking  
11 facilities may be developed as appropriate to  
12 park use." That means again you're going to give  
13 to the school district the ability to make  
14 parking lots wherever they want to make parking  
15 lots, including as close to 30 feet Galena.

16 This is a residential area. Let's keep it  
17 residential. It's beautiful because the housing  
18 is unique, there is a lot of diversity in the  
19 area, people keep their houses up, people mow  
20 their lawns, let's keep the resident property  
21 owners incentivize to keep their property up and  
22 be proud of where they live.

23 I also want to complain about the Notice.  
24 Because I've never seen any plans provided by

1           anybody to the City or otherwise about what the  
2           school district is going to build, I think what  
3           they have actually provided me was incredibly  
4           deficient because it was certainly a  
5           misapplication of the concept of constitutional  
6           due process and due notice. But I'm not going to  
7           keep you. The Cubs are down 4 to nothing I'm  
8           sorry to report.

9                     But I thank you for the opportunity to  
10           address you.

11                    CHAIRPERSON TRUAX: Thank you for  
12           your comments. Is there anyone else who would  
13           like to make a comment or ask a question before I  
14           close the public hearing?

15                    I'm going to close the public hearing and  
16           we will ask the Petitioners if they would like to  
17           respond to some of these questions. And then we  
18           will see if we have any responses or questions of  
19           our own.

20                    MS. SMITH: I am Angie Smith. We  
21           will go ahead and try to take these in order.  
22           On the question about why we have dirt on some of  
23           the sites on the houses that we took down that is  
24           a requirement. We can't leave the site as is.

1 AUDIENCE MEMBER: Maybe you should --

2 CHAIRPERSON TRUAX: This is not  
3 going to be a debate. The public hearing is  
4 closed. Ms. Smith is addressing the  
5 Commission.

6 MS. SMITH: So we are here tonight to  
7 ask for a variance. Unfortunately there are some  
8 requirements that we have to maintain with the  
9 office of Education that required us to put some  
10 curbing in, to also have that site reseeded.

11 As to the home that is currently still on  
12 Spruce street and the possibility of changing  
13 that into a parkway, we take into approach as a  
14 district that we don't go after homes through the  
15 eminent domain process and try to have people  
16 leave who don't want to sell.

17 So the home that we spoke about that we  
18 took down, we purchased once it was in  
19 foreclosure. We had numerous attempts to try and  
20 work something out before it got to that point.  
21 It was owned by a rather large conglomerate. So  
22 it was difficult for us to even find out who to  
23 purchase it from.

24 Again the improvements that were made were

1 not made on school district's time. They were  
2 made by the bank who owned the property. We were  
3 actually able to recover a lot of those  
4 improvements and will use them elsewhere in the  
5 facilities.

6 But it was not for lack of trying that that  
7 home was not purchased before the improvements.  
8 We just didn't have a willing buyer until that  
9 point.

10 In terms of the property values, we don't  
11 anticipate that this is going to have any  
12 significant change to property values. We are  
13 talking about improving the high school campus.  
14 The campus is still in place. We are not making  
15 any market changes to the campus.

16 And I think I will let you talk about the  
17 drawings.

18 CHAIRPERSON TRUAX: The next question  
19 I have is whether the gentleman's lot was part of  
20 the parking lot.

21 MR. KELSEY: A plat of survey and a  
22 title records search was conducted on all of the  
23 parcels obtained by the school district. There  
24 appears to be -- I think it's the way the plan



1 looks if you look at Plat of Survey. The school  
2 is in ownership of all of the parcels that have  
3 been affected and that are proposed in this plan.

4 MR. WHITT: We will talk to  
5 Mr. Schindlbeck to make sure that we are not  
6 improving his property.

7 CHAIRPERSON TRUAX: Are the parking  
8 lots going to be fenced or landscaped?

9 MR. KELSEY: Earlier this summer,  
10 there was a discussion with the adjacent  
11 landowner on Galena across the street from  
12 Mr. Fox. And at that time the school district  
13 made a commitment to work with the immediately  
14 adjacent landowner. We have honored a 20-foot  
15 setback in that location and the details have not  
16 been worked out with him, but the district is  
17 committed to satisfying the requirements that he  
18 needs in order to have the privacy adjacent to  
19 that lot.

20 With that said, the landscaping would be on  
21 the school district's property and maintained by  
22 the school district and not the responsibility of  
23 the homeowner.

24 CHAIRPERSON TRUAX: I think I know

1 the answer to this already. Will this alleviate  
2 the parking situation?

3 MS. SMITH: As Dr. Craig mentioned,  
4 we are hard pressed for parking. We typically  
5 start each fall with seniors first and we fill  
6 those 200 spaces before we get completely through  
7 the senior class. So will this alleviate our  
8 parking completely? No. It will probably go a  
9 long way into letting us get through the senior  
10 class and a good chunk of the junior class.

11 But obviously depending on the student body  
12 makeup and how many have cars in a given year, it  
13 may or may not. We do charge \$75 for a parking  
14 permit. So we do always have some students who  
15 choose not to pay the parking and prefer street  
16 parking.

17 On the question about that lot in the  
18 front, that lot is going to be designated for  
19 teachers and staff, the lot that is on Galena,  
20 the hope is that teachers that are currently  
21 parking on the east side of the building would  
22 move to the west side of the building, which  
23 would free up more parking on that side of the  
24 building. That parking lot, as we mentioned,

1 will be landscaped. The design of the parking  
2 spaces are such that they will facing to the east  
3 or to the west. They won't face Galena.

4 And I will look into the smoking. Trust  
5 me.

6 CHAIRPERSON TRUAX: And are there  
7 other parking lots lighted?

8 MS. SMITH: We are not proposing any  
9 lighting. There are some lights in that parking  
10 lot on that side of the building, but not in that  
11 lot specifically.

12 CHAIRPERSON TRUAX: Are there other  
13 questions that Commissioners have based on the  
14 testimony we have her heard?

15 Is there anything else you folks want to  
16 ask? I do have a question for Staff, but I will  
17 wait if you want to go ahead.

18 MR. WHITT: All I was going to say in  
19 response to Mr. Fox's concerns about the school  
20 district's "shoehorning" this into a Parks and  
21 Recreations' zoning classification, I have  
22 appeared before the City Council and Planning  
23 Commission for many many years on school issues.  
24 And schools in the good old days always use to

1 peak in the residential zoning classification.

2 when we first approached the City with all  
3 of these projects, the City told us that all of  
4 the West Aurora School District properties, as  
5 well as other school district properties, are  
6 going to be in the Parks Recreation Zoning  
7 Classification.

8 So it's not an issue of a school district  
9 attempting to pull one over on anybody. We  
10 basically got told the first meeting that we had  
11 with Staff.

12 CHAIRPERSON TRUAX: Can you elaborate on  
13 the reasons why the City sees this as a possible  
14 Parks and Recreation zoning?

15 MS. VACEK: So I just pulled up the  
16 zoning map. The majority of this property is  
17 actually Zone P for park. It has been like that  
18 since 1992, right around there. The Staff is  
19 just trying to make it consistent with basically  
20 the main campus so that they would have one  
21 zoning.

22 The only ones that aren't Zoned P are  
23 current acquisitions that have not been rezoned.  
24 And the newest use table in the zoning ordinance

1 does recognize educational services as a Special  
2 Use.

3 In 1992 when they did that, they took all  
4 the public schools as well as public parks,  
5 public -- pretty much infrastructure or public  
6 uses and we put them all under the P district.  
7 So that is why we were trying to keep that  
8 consistent.

9 CHAIRPERSON TRUAX: So basically most  
10 of this property is already zoned?

11 MS. VACEK: Most of the property is  
12 Zoned P for Parks and Recreational. We are just  
13 rezoning the current acquisitions to the P  
14 District.

15 Are there other questions for Staff?

16 COMMISSIONER CAMERON: I would  
17 suggest that with the parking that it might make  
18 some sense if we've got glare from the other  
19 parking lots and such around that it might be a  
20 good time to help alleviate that problem by  
21 making sure that the cutoff and stuff, even  
22 though they are existing, meet City requirements  
23 to help lessen the problem of light density in  
24 there. And that's all I have at the moment.

1 CHAIRPERSON TRUAX: Other questions?

2 MS. PHIFER: I wanted to followup on  
3 Tracey's comment. So the request is to put the  
4 underlying zoning as a P; however, there is a  
5 special Use Plan Development that would be over  
6 the entire property. That's one of the actions  
7 that is before you this evening.

8 One of the things that goes along with that  
9 is that there is a final plan that's being  
10 approved. So any additional parking lots that  
11 would go on, the school district would need to  
12 come back through and revise that final plan.

13 So just with the question would they be  
14 able to continue to add more parking lots, they  
15 would need to come through for approval process  
16 in order to do that. So even with the P zoning,  
17 that oversight would still be in place.

18 COMMISSIONER COLE: I have two  
19 questions: Somewhere in here it talks about if  
20 the school district has ownership on both sides  
21 of a street that that street could be vacated.

22 Will that be the case anywhere on the site?

23 MS. VACEK: Not at this current time.

24 COMMISSIONER COLE: And the other

1 questions is regarding sidewalks. At one point  
2 it says that there will be sidewalks and there  
3 will be concrete. But then in the same paragraph  
4 it refers to sidewalks/paths.

5 MS. VACEK: Usually that's our  
6 standard, sometimes we have paths on one side and  
7 then sidewalks on the other. I believe that this  
8 will be all concrete.

9 COMMISSIONER COLE: Thank you.

10 CHAIRPERSON TRUAX: Other questions?

11 COMMISSIONER CAMERON: One of the  
12 other question is somebody made a comment on the  
13 fact of lack of building elevations and plans.  
14 I would only comment on that that schools are  
15 kind of a strange bird because the zoning and  
16 such is applicable to this Body. But the  
17 building plans, themselves, are not. Now they  
18 did show us some elevations. But that would not  
19 be part of the requirement because the building  
20 plans and elevations are all part of the  
21 jurisdiction of the regional office of education.

22 And so that is the requirements that go  
23 through there, not through the City. The City is  
24 basically allowing what zoning takes place and

1 doesn't really have anything to do with the  
2 building and the facilities that are being built  
3 there.

4 CHAIRPERSON TRUAX: Are there further  
5 questions by the Commissioners? If not, Tracey,  
6 do you have a recommendation?

7 MS. VACEK: Sure. This is the  
8 recommendation for 15-00839. The Staff would  
9 recommend Conditional Approval of the Ordinance  
10 establishing a Special Use Planned Development,  
11 approving the west Aurora High School Campus Plan  
12 Description and amending ordinance Number 3100,  
13 being the Aurora Zoning Ordinance and the Zoning  
14 Map attached thereto, to an underlying zoning of  
15 P Park and Recreation District for the property  
16 located at 1201 West New York Street, with the  
17 following conditions:

18 1. That the Permitted Uses Section  
19 1.3.1(1)j "Scoreboards and videoboard" of the  
20 plan description be modified to add the following  
21 limitation: "When not visible from public right  
22 of ways."

23 2. That the Bulk Restrictions Section  
24 1.4.1(1)a.ii. and 1.4.1.(1)a.iii of the plan



1 description be modified as follows:

2 ii. Randall Road: Ten (10) feet.

3 iii. Fordham Avenue: Ten (10) feet.

4 CHAIRPERSON TRUAX: We've heard the  
5 staff recommendation. What's the wish of the  
6 Commission?

7 COMMISSIONER PILMER: Move for  
8 approval.

9 COMMISSIONER CAMERON: Second.

10 CHAIRPERSON TRUAX: It's been moved  
11 and second. Call the roll, please.

12 SECRETARY JACKSON: Mr. Bergeron?

13 COMMISSIONER BERGERON: Yes.

14 SECRETARY JACKSON: Mr. Cameron?

15 COMMISSIONER CAMERON: Yes.

16 SECRETARY JACKSON: Mrs. Cole?

17 COMMISSIONER COLE: Yes.

18 SECRETARY JACKSON: Mr. Divine?

19 COMMISSIONER DIVINE: Yes.

20 SECRETARY JACKSON: Mrs. Duncan?

21 COMMISSIONER DUNCAN: Yes.

22 SECRETARY JACKSON: Mr. Engen?

23 COMMISSIONER ENGEN: Madam Chairman,  
24 I have to abstain from voting because I am

1 employed with the West Aurora School District.

2 SECRETARY JACKSON: Mr. Pilmer?

3 COMMISSIONER PILMER: Yes.

4 SECRETARY JACKSON: Mr. Reynolds.

5 COMMISSIONER REYNOLDS: Yes.

6 CHAIRPERSON TRUAX: We need to do  
7 Finding of Fact, I believe. So we are going to  
8 evaluate the proposal with respect to the  
9 following:

10 Will the establishment of the proposed  
11 special use be unreasonably detrimental to or  
12 endanger the public health, safety, morals,  
13 comfort or general welfare?

14 COMMISSIONER PILMER: It should be  
15 quite the contrary. The additions in these  
16 improvements should enhance the public health,  
17 safety, morals and comfort and general welfare of  
18 the public.

19 CHAIRPERSON TRUAX: No. 2: Will the  
20 establishment of the proposed special use be  
21 injurious to the use and enjoyment of other  
22 property in the immediate vicinity for the  
23 purposes already permitted?

24 COMMISSIONER BERGERON: It's

1 basically creating a common zoning for the entire  
2 area and the parking situation, while still not  
3 being solved totally, will be improved by the  
4 addition of 164 spaces.

5 CHAIRPERSON TRUAX: No. 3: Will the  
6 establishment of the proposed Special Use  
7 substantially diminish/impair property values  
8 within the neighborhood?

9 COMMISSIONER REYNOLDS: The proposals  
10 and additions that they are doing will certainly  
11 not diminish property values but will stabilize  
12 the area.

13 CHAIRPERSON TRUAX: No. 4: Will the  
14 establishment of the proposed Special Use impede  
15 the normal and orderly development and  
16 improvement of surrounding properties for uses  
17 permitted by their respective zoning districts?

18 COMMISSIONER PILMER: The high school  
19 has been in place since 1953 and it's a  
20 well-established educational facility in the  
21 neighborhood district, and this zoning is  
22 consistent with the existing zoning  
23 classification.

24 CHAIRPERSON TRUAX: No. 5: Are

1 adequate utilities, access roads, drainage and  
2 other necessary facilities provided or shown as  
3 being proposed on the site plan for the proposed  
4 special use?

5 COMMISSIONER PILMER: They are either  
6 in place or will be provided.

7 CHAIRPERSON TRUAX: No. 6: what  
8 effect will the proposed special use have on  
9 traffic or general area? Has ingress and egress  
10 been designed to minimize congestion in the  
11 public streets?

12 COMMISSIONER COLE: With the  
13 additional parking on site, this should help  
14 alleviate some of the congestion in the  
15 neighborhood. Otherwise, ingress and egress have  
16 both been addressed.

17 CHAIRPERSON TRUAX: No. 6: Does the  
18 proposed special use conform in all other  
19 respects to the applicable regulations of the  
20 zoning district in which it is located, except as  
21 such regulations are modified pursuant to the  
22 Plan Commission recommendations?

23 COMMISSIONER PILMER: By virtue of  
24 it's special use, it will conform.

1                   CHAIRPERSON TRUAX: Those are the  
2 Findings of Fact.

3                   Tracey, would you tell us where this goes  
4 onward?

5                   MS. VACEK: This will be next heard  
6 at the Planning and Development Committee on  
7 October 29th here at City Hall, Fifth Floor  
8 Conference Room at 4:00 p.m.

9                   CHAIRPERSON TRUAX: Those in the  
10 audience, after that meeting that Tracey has  
11 referred to, this does go to City Council. So  
12 the City Council is the next spot, and they are  
13 the ultimate people who decide on what this will  
14 look like.

15                   So we thank you for your comments. Our  
16 next item on the agenda is as follows: A  
17 Resolution approving a final plan for West Aurora  
18 High School Campus located at 1201 West New York  
19 Street.

20                   Tracey?

21                   MS. VACEK: Staff would recommend  
22 Conditional approval of the Resolution approving  
23 the final plan for West Aurora High School campus  
24 located at 1201 West New York Street with the

1 following condition: That the proposed parking  
2 lot along Randall Road be shifted 5 feet to the  
3 east to accommodate a 10-foot setback from  
4 Randall Road.

5 CHAIRPERSON TRUAX: You have heard  
6 the Staff's recommendation. What's the wish of  
7 the Commission.

8 COMMISSIONER PILMER: Move for  
9 approval.

10 COMMISSIONER COLE: Second.

11 CHAIRPERSON TRUAX: It's been moved  
12 and second.

13 Sue, call the roll please.

14 MS. JACKSON: Mr. Bergeron?

15 COMMISSIONER BERGERON: Yes.

16 MS. JACKSON: Mr. Cameron?

17 COMMISSIONER CAMERON: Yes.

18 MS. JACKSON: Mrs. Cole?

19 COMMISSIONER COLE: Yes.

20 MS. JACKSON: Mr. Duncan?

21 COMMISSIONER DUNCAN: Yes.

22 MS. JACKSON: Mr. Divine?

23 COMMISSIONER DIVINE: Yes.

24 MS. JACKSON: Mr. Engen?

1 COMMISSIONER ENGEN: I will abstain.

2 MS. JACKSON: Mr. Pilmer?

3 COMMISSIONER PILMER: Yes.

4 MS. JACKSON: Mr. Reynolds?

5 MR. REYNOLDS: Yes.

6 CHAIRPERSON TRUAX: Motion carries.

7 MS. VACEK: This will go to the

8 Planning and Development Committee in City Hall

9 on October 29th, Fifth Floor Conference Room at

10 4:00 p.m.

11 CHAIRPERSON TRUAX: Okay. Thank you.