



City of Aurora

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

Legistar History Report

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In Control: Planning & Development Committee

File Created: 08/14/2015

File Name: West Aurora School District 129 / Freeman Elementary Addition / Special Use/Final Plan

Final Action:

Title: An Ordinance Granting a Special Use for Educational Services (6100) with a Final Plan for West Aurora School District 129 Freeman Elementary located at 153 S. Randall Road

Notes:

Agenda Date: 09/23/2015

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Legal Description, Exhibit "B-1" Final Plan - 2015-09-15 - 2015.160.pdf, Exhibit "B-2" Landscape Plan - 2015-09-08 - 2015.160.pdf, Exhibit "B-3" Building and Signage Elevations - 2015-08-12 - 2015.160.pdf, Exhibit "B-4" Fire Access Plan - 2015-08-12 - 2015.160.pdf, Exhibit "C" Memorandum of Agreement .pdf, Plat of Survey - 2015-08-12 - 2015.160.pdf, Property Research Sheet.pdf, Land Use Petition and Supporting Documents - 2015-08-12 - 2015.160.pdf, Legistar History Report - 2015-09-10 - 2015.160.pdf

Enactment Number:

Planning Case #: AU20/3-15.160-Su/Fpn

Hearing Date:

Drafter: tvacek@aurora-il.org

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Committee of the Whole	08/18/2015	Forward to Planning Council	DST Staff Council (Planning Council)			
	Action Text: This Petition was Forward to Planning Council to the DST Staff Council (Planning Council)						
1	DST Staff Council (Planning Council)	08/25/2015					
	Notes: <i>Representatives Present: Pat Kelsey, Pat Callahan, Pat Dacy</i>						
	<i>I'm Pat Kelsey with WBK. We're the Civil Engineers for the project.</i>						
	<i>I'm Pat Callahan with Studio GC, the Architects for the Project.</i>						

I'm Pat Dacy with the School District.

Mr. Callahan said the addition of Freeman goes, or at least it was decided to be placed at the south end of the east wing, the east north/south wing. There will be a new entry to the school, a visitor entry, at grade level. Currently the school is not handicap accessible to the office area. So there will be an easternmost entrance off of Randall Road. A new office space will be created and also a new gymnasium space with some interior renovations. The siting of it places it virtually over the blacktop in the rear with a little bit on the west end side over the playground area. The total addition is about 9,600 square feet. It is a 2 story volume, but it is actually a stair tower 2 story. The remainder is one 1 story.

Mr. Sieben said there was no change to the existing playground or the paved area. Do you want to just clarify that grey area?

Mr. Kelsey said there is some additional impervious surface. The existing playground that is being covered actually has asphalt underneath it, but there is some turf removal to the Glenwood Place side and we'll still be way under 25,000 square feet, but we'll be about 12,000 square feet total and then the new playground will be a mulched playground on the existing turf location.

Mr. Callahan said the playground that you see out there now is actually a raised playground. It has a perimeter that sits on the asphalt and the wood chips are inside of it.

Mr. Wiet said are you doing anything with the windows on the existing Freeman? Are you replacing those or opening them up?

Mr. Callahan said the only windows on the existing building right now that will change will be the windows in the current gymnasium, the tall windows because that renovated area is going to be turned into classroom space, so those windows are the old Kalwall, which the old version of the Kalwall kind of that milky white fiberglass is changed color, but that's the only one where we will be physically changing the windows.

Mr. Feltman said we talked about this, I believe, but just on record, the way the stormwater control ordinance reads it is 25,000 in aggregate, so this would be tallied up and if you ever had any other additional parking or anything you could end up going over that 25,000, but you are good right now.

Mr. Kelsey said and the other two will be the same. That will change when we come back, but today, all three are the same.

Mrs. Vacek said I will be getting formatting comments out, but I didn't really see anything major with this one.

Mr. Wiet said maybe just to clarify, are all the windows going to be shaded kind of from view the way like the old ones are? Is that the plan for the new?

Mr. Callahan said the box on the left hand side, the majority of that addition is the new gym. The new gym will have windows in it. It is kind of like West High, that milk white Kalwall, which is the diffused light, so the gymnasium will have a diffused light and no direct glass.

Mr. Wiet said but the classroom windows are going to remain?

Mr. Callahan said correct. Those kind of tall skinny windows are the Kalwall windows. They show up as black in the rendering, and then the actual windows on the east elevation on the bottom, those windows to the right are existing. The windows to the left will be new, but those will obviously be clear glass windows.

Mr. Wiet said you are replacing some in clear. You know what I mean is that the rest of the windows are all blocked off from sunlight.

Mr. Callahan said back in the 1980's under Energy Conservation rules, they took the glass out and put in the Kalwall as an attempt to try to mitigate that. We don't have resources to do all of them, but the ones that will be done will be clear glass in the existing gym elevations.

Mr. Wiet said I can understand for a gymnasium for that.

Mr. Krientz said I'll have a couple of comments. I looked over the plan. I had a question. Are you fencing any of the area as far as getting to the building or access anywhere?

Mr. Callahan said we haven't discussed that at this point, I don't believe.

Mr. Krientz said I just want you to be aware that we'll need a lock box if new fencing goes up so we have access to it. Was this one of the structures that was going to get sprinklered or not?

Mr. Callahan said this one does get sprinkled yes.

Mr. Krientz said we'll have some dialogue on that. A couple of them are sprinklered and a couple of them aren't.

Mr. Callahan said the 7,200 square feet is kind of the, when we get to McCleery, I'll explain why we are sprinklering because there is already a sprinkler line that we are cutting right through so we are just going to tap it.

Mr. Krientz said for Freeman are you making any of the existing building harder to access?

Mr. Callahan said no. We're actually improving it to a certain extent. The back stairwell will come off, the existing stairwell that's on the back side. We'll be creating a new stairwell that will go all three levels with an adjacent elevator, so we are going to make the building accessible, so we are actually going to improve the circulation of the building.

Mr. Krientz said I just wanted to make sure that the apparatus lanes stayed intact. That was all I had on this one.

Mr. Feltman said this isn't a new fire service line they are proposing. They are just coming off the existing.

Mr. Callahan said well this building is not sprinklered right now.

Mr. Feltman said so this is going to require a new tap?

Mr. Callahan said correct.

- | | | | | | | |
|---|---|--|-----------|--|------------|------|
| 1 | DST Staff Council
(Planning Council) | 09/01/2015 | | | | |
| | Notes: | <i>Mrs. Vacek said I have finished my comments and I am going to send those out in the next day or two.</i> | | | | |
| | | <i>Mr. Krientz said I sent the a few comments. I've been in contact with them and the Regional Office of Education as well, so they are aware of it.</i> | | | | |
| 1 | DST Staff Council
(Planning Council) | 09/08/2015 | Forwarded | Planning
Commission | 09/16/2015 | Pass |
| | Action Text: | A motion was made by Mrs. Vacek, seconded by Mr. Minnella, that this agenda item be Forwarded to the Planning Commission, on the agenda for 9/16/2015. The motion carried by voice vote. | | | | |
| | Notes: | <i>Mrs. Vacek said I'm actually going to make a motion to move this one forward, so I do make that motion. Mr. Minnella seconded the motion.</i> | | | | |
| | | <i>Mr. Krientz said there are outstanding comments on that, but I'm working with the Office of Education on that, but we can move it forward. The motion carried unanimously.</i> | | | | |
| 2 | Planning Commission | 09/16/2015 | Forwarded | Planning &
Development
Committee | 09/23/2015 | Pass |
| | Action Text: | A motion was made by Mr. Bergeron, seconded by Mrs. Anderson, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 9/23/2015. The motion carried. | | | | |
| | Notes: | <p>4 <i>MS. VACEK: The Subject Property is</i></p> <p>5 <i>located at 153 South Randall Road and is Zoned</i></p> <p>6 <i>P-Park and Recreation District with the Freeman</i></p> <p>7 <i>Elementary School as a longtime grandfathered</i></p> <p>8 <i>use.</i></p> <p>9 <i>The school is actually built in 1928.</i></p> | | | | |

10 There was a ten-room addition that was
11 constructed in 1951 and then renovations were
12 performed in 1976 and 2003. The present capacity
13 of the school is 492 students, not including the
14 two double classroom mobile units currently in
15 use. The current enrollment of the school is 569
16 students; therefore, the building addition is to
17 accommodate the needed classrooms in hope of
18 eliminating the mobile units from the site. They
19 are requesting to construct a 9,550 square foot
20 building addition which will include classrooms
21 and other related educational facilities at the
22 south side of the east wing of the school to
23 accommodate the enrollment that is at the school
24 right now, and they are hoping to eliminate the

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1 mobile units from the site.
2 With that, the Petitioner is here so I can
3 turn it over if you have any questions unless you
4 have questions for me.
5 MS. TRUAX: Any questions for Tracey?
6 MR. ENGEN: I will have to abstain
7 when we get to voting because of my connection
8 with the school district being employed with
9 them.
10 MS. TRUAX: Okay. We will note that.
11 Does the Petitioner want to come forward?
12 (Whereupon, the witnesses were
13 duly sworn.)

14
15 STUART WHITT,
16 called as a witness herein, testified as follows:
17 MR. WHITT: Good evening. My name is
18 Stuart Whitt. My address is 70 South
19 Constitution Drive, Aurora, Illinois, 60506.
20 I am an attorney for the West Aurora School
21 District Board of Education, School District 129,
22 and the Petitioner in this matter, which involves
23 the proposed addition and renovations to Freeman
24 Elementary School, located at 153 South Randall

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1 Road in Aurora.
2 With me this evening is Pat Dacy, the
3 School District's Capital Projects Manager and
4 Dr. Jeff Craig, District Superintendent.
5 Dr. Craig will be making a brief statement
6 this evening. He will be followed by Patrick
7 Kelsey, a principal at the engineering firm of
8 Wills Burke Kelsey Associates, who will discuss
9 the final Plan for this project. Mr. Kelsey will
10 then be followed by Mr. Pat Callahan, a principal
11 at Studio GC, Inc., and lead architect for this
12 project, who will discuss the architectural
13 plans.
14 And then if you have any questions we will
15 attempt to answer them as best we are able.
16 Thank you. Dr. Craig?
17 DR. JEFF CRAIG
18 called as a witness herein, testified as follows:
19 DR. CRAIG: My name is Jeff Craig.

20 My address is 80 South River Street in Aurora,
21 60506. Very briefly, we are here tonight to
22 present three of our projects, the first being
23 Freeman Elementary School.
24 As you know, the public spoke loudly and

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1 very definitively last April with a Tyler
2 Referendum vote. These are tax dollars. We are
3 committed to responding to the desires of the
4 community. And the community and the school
5 share a mutual interest in eliminating the mobile
6 classrooms at Freeman Elementary and this project
7 attends to that issue.

8 PATRICK KELSEY
9 called as a witness herein, testified as follows:

10 MR. KELSEY: Pat Kelsey, 8 East
11 Galena Boulevard, Suite 402, Aurora, Illinois.
12 The final plan is up on the board and you
13 have it in front of you.

14 Freeman Elementary sits on a property that
15 is four acres in size. And with the addition and
16 the addition of some additional paved activity
17 area that is shown in the gray hatch and a
18 building addition in the darker gray, the total
19 lot coverage will be 87,537 square feet or about
20 50 percent lot coverage.

21 So this small school site will remain
22 50 percent open space going into the future and
23 be able to remove the mobile classrooms. There
24 have been no improvements to Freeman Elementary

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1 that increased the lot coverage since the storm
2 water ordinance went into effect in 2001. So the
3 total new lot -- the total new impervious surface
4 would be 21,356 square feet, under the 25,000
5 square foot threshold. So no additional storm
6 water detention is required by this.

7 We are managing the storm water in a manner
8 that will not increase the off-site flows by
9 utilizing every opportunity we have to infiltrate
10 water on the property in order to not increase
11 off-site flows in this neighborhood.

12 Additionally, if you look at the site plan,
13 there are no proposed improvements to public
14 rights of way in this project.

15 PATRICK CALLAHAN
16 called as a witness herein, testified as follows:

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

20 I'd like to discuss the evening the scope
21 of the architectural elements of the project. As
22 was indicated earlier, the project is about 9,540
23 square feet of addition, located on the southeast
24 corner of the existing facility. The project

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1 will encompass renovations to the interior
2 portions of the building for classroom space as

3 well as gymnasium space.
4 The elevations of the building are intended
5 to be masonry in construction and brick matches
6 will be made to match the existing structure.
7 Our objective is to keep the addition somewhat
8 simple and modest for two reasons: Number one,
9 obviously being good stewards of tax dollars; and
10 number two, making sure that the facility,
11 itself, has good long-term maintenance cycles for
12 the school district.
13 The additions, the elevations you see, will
14 encompass not only brick masonry but also
15 windows, new windows, in the addition, as well as
16 some replaced windows in the current east side of
17 the building where the existing gymnasium is.
18 Some of those windows have darkened over
19 the years and that area will be renovated and
20 those windows will be replaced in that area.
21 The east elevation located on the screen in
22 the lower left-hand corner, we will actually be
23 improving the facility and the use of the
24 facility in that the new main entry will be at

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1 grade level. So the facility in its totality
2 will finally be handicap accessible.
3 Obviously built in the early 1900s, there
4 were many level changes and this addition
5 accomplishes the ability for the building to be
6 ADA compliant but also to have a grade-level
7 entry for visitors and parents on the east side
8 located on Randall Road, as you can see in
9 eastern elevation.
10 The landscape plan that you see before you
11 is really intended to provide a balance of two
12 things: One is modest landscaping to ensure that
13 we are not expending a great deal of district
14 resources maintaining plant materials, investing
15 that in the educational process, but recognize
16 that it's important to be a good neighbor and sit
17 nicely in context on the site. And so you will
18 notice that we are proposing some foundation
19 plantings as well as some new trees located on
20 the existing site primarily on the east side.
21 All other elevations or other faces of the
22 facility will face what we call the recess or
23 playground zone of the facility. And currently
24 those areas are difficult during snow times for

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1 plantings to survive because they are used a
2 great deal of the year.
3 We will entertain any questions if you have
4 them.
5 MR. BERGERON: Always with Jefferson,
6 traffic on dismissal has always been a problem.
7 You're increasing the population of the school.
8 Is anything being done to control the traffic?
9 It's horrendous.
10 MR. CALLAHAN: You said Jefferson.
11 You meant Freeman?
12 MR. BERGERON: Freeman. I apologize.

13 MR. CALLAHAN: At this time the
14 student population on site is intended to absorb
15 the existing students in the mobile classrooms.
16 While we are building some additional capacity in
17 the facility, when this work is complete, at that
18 time there will be roughly the same number of
19 students on site.

20 While we recognize that there are certain
21 traffic issues along Randall Road of pickup and
22 drop off, the District is working on
23 administrative plans to try and simplify and
24 minimize its impact on the neighbors during the

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1 early morning hours and the afternoon hours.
2 But at this point the amount of students
3 and staff at that site will remain roughly the
4 same.

5 MR. BERGERON: I'm thinking with
6 Aurora University expanding, it is really a
7 bottleneck in there and there is kids floating
8 all over the place. I am surprised no one has
9 been hurt.

10 MS. TRUAX: The playground. Is the
11 playground remaining intact?

12 MR. CALLAHAN: The playground will be
13 relocated. Portions of it will be no longer
14 usable during construction. They will be
15 relocated and reconfigured after construction so
16 that all the play apparatus will remain on the
17 property. And the additional hard surface,
18 recess, or play area that we are proposing
19 offsets the areas under which the addition is
20 going to sit on the hard surface play areas so we
21 are trying to keep that in balance for the
22 current student population.

23 MS. TRUAX: So it will end up being
24 the same size?

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1 MR. CALLAHAN: It will be a little
2 bit reconfigured when we are finished.

3 MS. TRUAX: And the other question I
4 have is about the chain-link fence, especially to
5 the west of the Freeman playground. That is in
6 pretty bad shape. Is that an element that's
7 going to be taken care of? I mean it caves in in
8 a few places and looks pretty bad.

9 MR. CALLAHAN: I'll let Dr. Craig
10 answer that.

11 DR. CRAIG: Those are great
12 questions, the traffic and the fences. And we
13 are trying to attend to a lot of it. We have an
14 aging infrastructure. This is a 1928 building.
15 It's a young pup compared to some of our other
16 buildings in our district.

17 But, yes, we are trying to attend to as
18 many of those aesthetic pieces and functional
19 pieces, whether it's parking lot, whether it's
20 traffic movement.

21 And we will be talking a little more about
22 that in our future projects. But we realize that

23 we have some challenges. Freeman is one of those
24 sites. It's landlocked and there's not a whole

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1 of places we can go.
2 I mean parking is a challenge. If you have
3 ever been there for a play or musical you're
4 walking. So we plan for that. As far as the
5 fence, yes, we will try to attend to that. It's
6 part of our preventative maintenance program.
7 And so it's on our radar. But right now these
8 projects are what we promised our community and
9 this is what they voted for.
10 And one of the promises I made to them is
11 we weren't going to deviate from that. And we
12 are going to do what we said we're going to do.
13 We're going to try to attend to places, like the
14 fence, to other preventative maintenance
15 programs.
16 Does that make sense?
17 MS. TRUAX: It does. It's a shame to
18 have a beautiful new addition on what is actually
19 a beautiful old school and have to walk down
20 there and look at it. Have you walked down
21 there? And to have to walk down and see the
22 fence, it makes it look very different than I
23 think the District probably wants it to look.
24 DR. CRAIG: We agree. We are going

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1 to continue to work on that.
2 MR. REYNOLDS: I don't have a
3 question. But on a positive note, I think within
4 the last few years they have got sidewalks
5 finally, which I think is a tremendous addition
6 because I have six grandchildren and many of them
7 I dropped off there.
8 And I didn't find the traffic as bad as I
9 thought it would be. I think your staff, the
10 staff at Freeman, have done a tremendous job in
11 getting kids into the classroom and out of the
12 cars quickly and safely. Like you said, you're
13 landlocked, and there is not a lot you can do.
14 But to me, it's a great asset to the
15 neighborhood.
16 DR. CRAIG: They have a great
17 process. Thank you for your comments.
18 MS. TRUAX: Other questions? This is
19 a public hearing. So if there are those in the
20 audience who want to ask a question or make a
21 comment, we will ask you to come forward now.
22 We will swear you in and ask you to sign
23 out sheet.
24

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1 (Whereupon, the witness was duly
2 sworn.)
3 MS. NAVARRO: Hello. My name is Lila
4 Navarro. My address is 1404 Kensington Place,
5 Aurora, 60506. I am all for education. I love

6 my area. I have been there 26 years. I have
7 seen changes, some for better; some for worse.
8 With these new mobile buildings that we
9 have there, I know it's going to be taken care of
10 by adding this addition. We do see a lot of kids
11 right now they are urinating, hiding behind the
12 buildings, even adults.
13 And my concern is parking, the traffic.
14 I was one of the persons that called to have a
15 fence put up because I would see that the kids
16 would run out for the ball and I was concerned
17 that they would get hurt. So things have been
18 for the better. But I'm concerned about the
19 traffic once this addition is put up. I live
20 right by Aurora University and Freeman.
21 Sometimes they block our driveways.
22 There has been cases where a neighbor was
23 late for work because somebody left their car
24 there to go get their child. And I am worried

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1 about more people being there.
2 And I think that's all I really have to
3 say. Other than the grass isn't cut lately very
4 good. I don't know if they changed landscapers.
5 But that's what I have to say.
6 MS. TRUAX: Thank you for your
7 comments.
8 Does anyone wish to make a statement or ask
9 a question?
10 The Petitioner, if you would like to
11 respond to the comment you can do so. You don't
12 have to.
13 DR. CRAIG: We are good. Thank you.
14 MS. TRUAX: I'm going to close the
15 public hearing. Tracey, do you have a
16 recommendation for us?
17 MS. VACEK: Staff would recommend
18 approval of the Ordinance granting a Special Use
19 for Education Services with a Final Plan for West
20 Aurora School District 129, Freeman Elementary,
21 located at 153 South Randall Road.
22 MS. TRUAX: Questions for Staff?
23 Do we have a motion on this issue?
24 MR. BERGERON: I move for approval.

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1 MS. ANDERSON: Second.
2 MR. REYNOLDS: Second.
3 MS. TRUAX: Sue, would you call the
4 roll.
5 MS. JACKSON: Ms. Anderson?
6 MS. ANDERSON: Yes.
7 MS. JACKSON: Mr. Bergeron?
8 MR. BERGERON: Yes.
9 MS. JACKSON: Mr. Divine?
10 MR. DIVINE: Yes.
11 MS. JACKSON: Mr. Engen?
12 MR. ENGEN: Abstain.
13 MS. JACKSON: Mr. Pilmer?
14 MR. PILMER: Yes.
15 MS. JACKSON: Mr. Reynolds?

16 MR. REYNOLDS: Yes.
17 MS. TRUAX: The motion carries. We
18 have Findings of Facts to do. We need to
19 evaluate the proposal with respect to the
20 following: Will the establishment of the
21 proposed Special Use be unreasonably detrimental
22 to or endanger the public health, safety, morals,
23 comfort or general welfare?
24 MR. BERGERON: It should not have any

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1 effect on the current conditions.
2 MR. PILMER: It should actually
3 probably enhance the public health, safety, and
4 morals.
5 MS. TRUAX: Will the establishment of
6 the proposed Special Use be injurious to the use
7 and enjoyment of other property in the immediate
8 vicinity for the purposes already permitted?
9 MR. PILMER: The addition looks like
10 it's designed in order to enhance the use and
11 enjoyment of other property already established
12 or permitted in the general area, open space on
13 site will remain available for public use when
14 the district is not using it.
15 MS. TRUAX: Will the establishment of
16 the proposed Special Use substantially
17 diminish/impair property values within the
18 neighborhood?
19 MR. PILMER: Again, it will not
20 diminish or impair property values. It will
21 stabilize it. It's a great addition to the
22 neighborhood and property values will not be
23 affected at all.
24 MS. TRUAX: No. 4: Will the

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1 establishment of the proposed Special Use impede
2 the normal and orderly development and
3 improvement of surrounding properties for uses
4 permitted by their respective zoning districts?
5 MR. PILMER: The surrounding areas
6 are low density, residential on all sides, and
7 should have no impact with the existing zoning.
8 MS. TRUAX: No. 5: Are adequate
9 utilities, access roads, drainage and other
10 necessary facilities provided or shown as being
11 proposed on the site plan for the proposed
12 Special Use?
13 MS. ANDERSON: Seems all utilities,
14 access roads, drainage, and other necessary
15 facilities are all in place.
16 MS. TRUAX: No. 6: What effect will
17 the proposed Special Use have on traffic or
18 general area? Has ingress and egress been
19 designed to minimize congestion in the public
20 streets?
21 MR. PILMER: It is already in place
22 and will remain relatively unchanged.
23 MS. TRUAX: We have had testimony
24 about the difficulties of traffic. But I guess

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1 *this is a neighborhood that's pretty well*
2 *established. The school has been there for a*
3 *very long time. It's difficult to see, other*
4 *than through the administration of the school,*
5 *how you can do anything else with the streets*
6 *than what has already been done.*

7 *No. 7: Does the proposed Special Use*
8 *conform in all other respects to the applicable*
9 *regulations of the zoning district in which it is*
10 *located except as such regulations are modified*
11 *pursuant to the Planning Commission*
12 *recommendations?*

13 *I believe it does conform to applicable*
14 *regulations.*

15 *Those are the Findings of Facts. Tracey,*
16 *can you tell us where this is going?*

17 *MS. VACEK: This will be next heard*
18 *at the Planning and Development Committee on*
19 *Wednesday, September 23rd, here at City Hall,*
20 *Fifth Floor Conference Room at 4:00 p.m.*

21 *MS. TRUAX: Thank you.*

Aye: 5 At Large Bergeron, At Large Pilmer, Aurora Twnshp Representative
Reynolds, At Large Anderson and At Large Divine

Abstain: 1 At Large Engen
