



City of Aurora

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

Legistar History Report

File Number: 16-00801

File ID: 16-00801

Type: Petition

Status: Draft

Version: 2

General Ledger #:

In Control: Planning & Development Committee

File Created: 08/17/2016

File Name: Wayside Cross / 215 E New York St / 34 N Lincoln Ave / Connecting Buildings / Final Plat

Final Action:

Title: A Resolution Approving the Final Plat for the Resubdivision of Lot 1 of Wayside Cross Ministries Subdivision, located at 215 E. New York Street and 34 N. Lincoln Avenue being the southwest corner of New York Street and Lincoln Avenue (Wayside Cross Ministries - 16-00801 / AU22/3-15.255-Fsd - SB - Ward 2)

Notes:

Agenda Date: 09/15/2016

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit A Final Plat.pdf, Property Research Sheet - 2015-10-20 - 2015.255.pdf, Land Use Petition and Supporting Documents - 2016-08-16 - 2015.255.pdf, Legistar History Report - 2016-09-01 - 2015.255.pdf

Enactment Number:

Planning Case #: AU22/3-15.255-Fsd

Hearing Date:

Drafter: sbroadwell@aurora-il.org

Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	08/23/2016	referred to	DST Staff Council (Planning Council)			
	Action Text: This petition was referred to the DST Staff Council (Planning Council)						
1	DST Staff Council (Planning Council)	08/30/2016	Forwarded	Planning Commission	09/07/2016		Pass
	Action Text: A motion was made by Mr. Broadwell, seconded by Mr. Beneke, that this agenda item be Forwarded to the Planning Commission, on the agenda for 9/7/2016. The motion carried by voice vote.						
	Notes: Mr. Broadwell said we are just waiting for some signatures and then we are seeking to vote it out of Planning Council.						
	<i>Mrs. Vacek said we need to vote this out because this is going next week on September 7th to Planning Commission so we do need to vote this out today.</i>						
	<i>Mr. Broadwell said I make a motion to move this forward to the September 7th Planning Commission. Mr. Beneke seconded the motion. The motion carried unanimously.</i>						

Mr. Van Kley said so we are all done? We're with Wayside.

Mrs. Vacek said I'm sorry. I didn't realize you guys were here. You guys are done. We voted you out. It will be at Planning Commission next week.

Ms. Phifer said and just to explain a little bit of what that case is, so you guys are putting in a catwalk, right, on the second story of your building?

Representatives Present: Kenneth Van Kley and James Lukose

Mr. Van Kley said it was really asked for by the Aurora permitting group because we are basically tying two buildings together. From a fire code issue, they wanted everything on the same lot, so that's what this is for. We didn't have this in the original plan because we didn't have the money and we were blessed to get the additional money last winter, last December, and this enabled us to basically fund this link. What this will enable us to do is we have like 95 guys in the program and before they would have had to walk all the way up the sidewalk and around the sidewalk to the chapel and now they won't have to do that. They will take this connecting link and basically it will be internal. The Fire Department also wanted this because we only had one good exit out of our chapel and we could have 100 people in there and the other exit actually went upstairs so it wasn't ADA compliant and this enables us to have a second exit out of our chapel, which will then go to the new building which has approved access as far as getting people out. So that's what it does. It basically helps us for having everything internal and we can take food directly out of our kitchen directly into the chapel because they often serve food in the chapel and without having to take it all the way outside. So it really benefits us a great deal to have that done.

Ms. Phifer said you are loving the new building right?

Mr. Van Kley said yes. It's been a long project. It was 2 stages of demolition and to keep everything in the same footprint as we had before.

Ms. Phifer said it looks great.

Mr. Van Kley said thank you. We are happy with it.

2	Planning Commission	09/07/2016	Forwarded	Planning & Development Committee	09/15/2016	Pass
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Action Text: A motion was made by Mrs. Cole, seconded by Mrs. Anderson, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 9/15/2016. The motion carried.

Notes: Mrs. Vacek said so Wayside Cross is looking to consolidate their property at 215 E. New York Street and 34 N. Lincoln Avenue. They are going to actually consolidate the lots to facilitate the construction of a second story catwalk between the new and the existing buildings. So in order for them to do that per the Building Code, they do need to consolidate the lots. The Petitioner is here. I can turn it over to him. I believe this is going to help a lot with their being able to use the two buildings without having to leave one building and go into the other, but I'll let the Petitioner expand on that.

My name is Ken Van Kley. I'm the owner's rep for the Wayside Cross project for the last 3 years approximately getting the building going. We had occupancy last July, initial occupancy. We got some additional funding last December and that's where the idea came up to incorporate this walkway between the new building and the adjoining building, which we use for Chapel services and also maintenance and there is also the store in the adjoining building. This walkway is about 500 square feet in total area and it would enable all of the residents, of which there could be up to 95 according to occupancy, plus about 15 of our resident staff, to be able to go in between the buildings internally without having to walk around on the sidewalk. That's really a benefit to Wayside and also it keeps the guys off the street. Basically that's the purpose. The Fire Department also has asked that we have a second exit out of our Chapel, which is in the old building, because all of those guys would be in the Chapel at times. Right now we only had the front entrance and a stairway entrance, which went into the store, but the store entrance also had a stairway, so it was not ADA compliant. So the Fire Marshall asked that we have a second exit out of the Chapel, which this connecting link would enable. That's the reason that we are asking for this to be considered.

Mrs. Vacek said staff would recommend approval of the Resolution approving the Final Plat for the Resubdivision of Lot 1 of Wayside Cross Ministries Subdivision, located at 215 E. New York Street and

34 N. Lincoln Avenue being at the southwest corner of New York Street and Lincoln Avenue.

MOTION OF APPROVAL WAS MADE BY: Mrs. Cole

MOTION SECONDED BY: Mrs. Anderson

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

NAYS: None

Mrs. Vacek said this will next be heard at the Planning and Development Committee meeting on Thursday, September 15, 2016, at 4:00 p.m. in the 5th floor conference room of this building.

Aye: 10 At Large Bergeron, At Large Cole, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Anderson, At Large Divine, At Large Engen, SD 204 Representative Duncan, Fox Valley Park District Representative Chambers and At Large Owusu-Safo
