



City of Aurora

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

Legistar History Report

File Number: 18-0521

File ID: 18-0521	Type: Petition	Status: Draft
Version: 2	General Ledger #:	In Control: Planning & Development Committee
File Name: West Aurora SD / Development of West Aurora Campus / Final Plan		File Created: 06/14/2018
		Final Action:

Title: A Resolution Approving a Final Plan located east of Reimer Drive, between W. Galena Boulevard and Downer Place for Educational Services (Whitt Law LLC - 18-0521 / AU19/2-15.273-SUPD/Fpn - TV - Ward 5)

Notes:

Agenda Date: 07/26/2018

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Final Plan - 2018-06-27 - 2015.273.pdf, Exhibit "A-2" Landscape Plan - 2018-06-27 - 2015.273.pdf, Exhibit "A-3" Building Elevations - 2018-07-17 - 2015.273.pdf, Building Rendering - 2018-07-16 - 2015.273.pdf, Fire Access Plan - 2018-06-14 - 2015.273.pdf, Land Use Petition and Supporting Documents - 2018-06-14 - 2015.273.pdf, Plat of Survey - 2018-06-14 - 2015.273.pdf, Address Plat - 2018-06-27 - 2015.273.pdf, Legistar History Report (Final Plan) - 2018-07-11 - 2015.273.pdf

Enactment Number:

Planning Case #: AU19/2-15.273-SUPD/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	06/19/2018	Forward to Planning Council	Planning Council			
	Action Text:	This Petition was Forward to Planning Council to the Planning Council					
1	Planning Council	06/26/2018					
	Notes:	<i>Representatives Present: Stu Whitt, Angie Smith, Kelly Schomer and David Burroughs</i> <i>I'm Stuart Whitt on behalf of the West Aurora School District.</i> <i>I'm Angie Smith, Assistant Superintendent for Operations for West Aurora School District.</i>					

I'm Kelly Schomer, Architect with Cordogan Clark & Associates.

I'm Dave Burroughs with Engineering Enterprises.

Ms. Schomer said so the project is located at the old Dreyer location off of Galena bordering Reimer and W. Downer Place. The Dreyer building is currently under renovation to transform it from a clinic building to an early education center and some other programs that the School District has. We are renovating some of the parking lot to accommodate drop-off, parent drop-off and pickup. The other portion of the project is a new building called the Weisner Family Center for Career Development and it is going to house some vocational labs, vocational classrooms. It has a yard associated with it. It is about 12,000 square feet. We are improving the perimeter of the detention pond, but otherwise not touching the detention area. Pretty much the parking is as is. The layout of the parking lot is as is, except we did add the center median directly south of the main entrance to that old Dreyer building.

Ms. Smith said one thing I'll just correct real quick, you'll see on there that it is a future building. We are intending to approve the alternate for that building so it will be roughly 16,000 square feet.

Mr. Sieben said so you are going to build the whole thing?

Ms. Smith said we are going to build the whole thing at one time. It won't necessarily be used as classroom space, but from a construction standpoint, this is the most reasonable pricing we're ever going to get so we are going to go ahead and do it all at once.

Ms. Schomer said that's it in a nutshell.

Mr. Sieben said do you want to touch on the elevations real quick?

Ms. Schomer said the new building elevation we are looking at, the structure itself is a prefab metal building structure. We did have a couple of colors for the metal panel and with some minimal brick. In talking through with you guys, we discussed adding more brick to kind of help transfer a little bit more, so we did increase the height of the brick on the north, east and west sides and then we added brick along the south end as well and we went to kind of change the colors a little bit to be a little bit more in tune with the surrounding buildings in the area.

Mrs. Vacek said so I did send comments out. I know that you got those. The one thing, obviously, we did send comments out on the elevation. We were looking to maybe change out or do an alternative to the metal panels to do some kind of like either concrete panels or there's that product called Nichiha. I don't know if you guys have taken a look at that.

Ms. Schomer said we did receive the comments. We also reviewed the landscape comments that you had as well, so we are just going through those right now.

Mrs. Vacek said if you need anything from me, just let me know about landscaping comments.

Ms. Smith said I will say that this project barely came in at budget. In making some of the changes with the brick, we've already had to go over budget, so we'll need to look carefully at some of the suggestions and see what the budgetary impacts might be.

Mr. Feltman said Engineering is in review. We talked about the water main and the water service. I think we are pretty squared away. It should be pretty straightforward from our standpoint.

Mr. Burroughs said as was mentioned, the Dreyer building is under construction so they've got the main part of the parking lot, the asphalt has been removed, so they are trying to get that done this summer because they are anticipating occupying the early learning center in January. One of the key things to that is for the Weisner building we've got a sanitary sewer service that is running north out of there up to Galena Boulevard, so we need to get that in before the middle of July, so I'm trying to look for approval to put that sanitary service line in there. We're under the 1,500 gallons per day,

so we don't need a sanitary sewer permit. I've talked to Fox Metro about that as well. The submittal has been made to them, so we are looking for them to respond as well. That's really only the key thing for this summer to get that sanitary in there so we can get the parking lot paved.

Mr. Feltman said we'll take a look at it.

Mrs. Vacek said this is set for the July 18th Planning Commission. It will go to the Planning Commission on the 18th, P&D on the 26th and in August it will go to Committee of the Whole and City Council.

1 Planning Council 07/03/2018

Notes: Mr. Sieben said is the old Dreyer campus. This is to repurpose the old Dreyer building and also to construct a new career center. Tracey has sent out comments. We actually have a meeting with Cordogan Clark this afternoon to finish going over some of the proposed elevations for the new Weisner Center, but otherwise, this is proceeding to the July 18th Planning Commission.

Mr. Feltman said we are under review. I know that their initial push is to try to get the sanitary service in. I think we are looking at that. We're going to make sure that Fox Metro is okay with it and maybe give them some kind of a prior approval.

Mr. Beneke said I think we approved it.

1 Planning Council 07/10/2018 Forwarded Planning Commission 07/18/2018 Pass

Action Text: A motion was made by Mr. Sieben, seconded by Mr. Minnella, that this agenda item be Forwarded to the Planning Commission, on the agenda for 7/18/2018. The motion carried by voice vote.

Notes: Representative Present: Dave Burroughs

Mr. Sieben said this is the old Dreyer facility campus at Galena and Reimer and Downer. This is for approval of a Special Use Planned Development for educational purposes and then a Final Plan for the same property. We just really had one item remaining on this. We are going to vote this out today. It is going to go to the July 18th Planning Commission next week. I think all items have been resolved. We think we might be at an agreement point on the elevations for the Weisner Center with John and I and Cordogan Clark and Dr. Craig. I'm not going to make a formal condition because we're still, I think finalizing that this week. We should have an answer by Friday. I think we've agreed on an elevation with maybe some additional landscaping per an e-mail on the south and west sides of the proposed building, so we may add a staff condition on Friday. It just depends on where we're at the end of the week. I just wanted to put that on the record. What about everything else?

Mr. Burroughs said the only thing was the cross access easements and Stu Whitt was doing some research and he thinks he has found easements that are already in place that cover all of that. I got them just yesterday and I reviewed them. They cover the access and then they also cover utilities. That was the other thing. We wanted an easement for the sanitary service. I'm going to send them to you today. I think we are covered. They were set up back in the 60's when the original development was done.

Mr. Feltman said we reviewed the utilities. I know that you wanted to get the sanitary.

Mr. Burroughs said sanitary service and I did get comments back from Fox Metro. They were pretty minor. They need a street address. I don't know when that happens, but we need a street address for Fox Metro.

Mr. Sieben said it will come.

Mr. Feltman said you need a what?

Mr. Burroughs said a street address for the new building, for the Weisner building.

Mr. Feltman said we are working on it.

Mr. Frankino said our review is ongoing so I think we should have something to you within the week.

Mr. Burroughs said so the game plan, just so everybody knows and Dan kind of insinuated, they are working on the Dreyer building, which is going to be the Pre-K program, so they want to get the parking all paved before school starts.

Mr. Sieben said which is all being done now. We are fine with that.

Mr. Burroughs said that was the only need for getting that sanitary service in for the other building.

Mr. Sieben said I'll make a motion to move this forward to the July 18th Planning Commission. There may be a condition. Hopefully it may be for just for some additional landscaping. We've had some e-mail discussion, so we may need to codify that when we do the staff report on Friday. Mr. Minnella seconded the motion. The motion carried unanimously.

2	Planning Commission	07/18/2018	Forwarded	Planning & Development Committee	07/26/2018	Pass
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Action Text: A motion was made by Mr. Chambers, seconded by Mr. Cameron, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 7/26/2018. The motion carried.

Notes: See Attachment for Items 18-0520 and 18-0521.

Aye: 7 At Large Cameron, At Large Cole, Aurora Twnshp Representative Reynolds, At Large Anderson, Fox Metro Representative Divine, Fox Valley Park District Representative Chambers and SD 129 Representative Head

Attachment for Items 18-0520 and 18-0521:

15 CHAIRPERSON TRUAX: Our
16 next item is an ordinance establishing a Special
17 Use Planned Development and approving the West
18 Aurora Campus Plan description for the property
19 located east of Reimer Drive between West Galena
20 Boulevard and Downer Place by Whitt Law, LLC,
21 Ward 5, and this is a public hearing.
22 MS. VACEK: Can you read the next
23 one, please.
24 CHAIRPERSON TRUAX: The related

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1 resolution is a resolution approving a final plan
2 located east of Reimer Drive, between West Galena
3 Boulevard and Downer Place for Educational
4 Services, also Ward 5.
5 MS. VACEK: The subject property is
6 the former Dreyer Medical Clinic Campus with O(S)
7 Office zoning, which is part of the Clinic
8 Corporation Special Use Planned Development. In
9 November of 2016, the West Aurora School District
10 acquired this property through a three-party
11 agreement involving the Dreyer Medical Clinic,
12 the West Aurora School District and the City of
13 Aurora.
14 The Petitioner is requesting approval to
15 establish a new Special Use for a Planned
16 Development for the Subject Property. The
17 details of the request include modifications to
18 the standard Office zoning regulations allowing
19 Education Services and related uses as additional
20 permitted uses. The Plan Description allows for
21 three signs adjacent to the entrance along each
22 of the public right of ways. It also codified
23 the reduced setbacks from the previously approved
24 special use planned development.

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1 Concurrently with this proposal, the
2 Petitioner is requesting approval of a Final
3 Plan. The details of the request include the
4 reuse of the existing 31,858 square foot building
5 for the District's Learning Center which is
6 located along West Galena Boulevard.
7 The Petitioner is also proposing the
8 construction of the 16,500 square foot Weisner

9 Family Technical Center just north of the
10 detention pond within the parking area along
11 Reimer Drive.

12 I will let the Petitioner kind of go into
13 the details of the use of those two buildings.
14 But to touch on a couple of things: The building
15 elevations consist of a combination of metal wall
16 panels and brick. The north, east, and west
17 facades are majority blue metal panels with an
18 accent of red metal panels and red brick while
19 the south facade consists entirely of blue metal
20 wall panels. There is a metal canopy over a
21 portion of the east elevation which matches the
22 grey metal roof of the building.

23 I will let the school district go into a
24 little bit more of that. They are again

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1 providing a fenced paved area on the south side
2 of the Weisner building, which will be primarily
3 used for delivery, trash recycling, and
4 occasional overnight storage of materials before
5 they move it into the workshops. The parking lot
6 is being slightly reconfigured to accommodate the
7 proposed building and a student drop-off zone.
8 The campus will have a total of 299 parking
9 spaces. They are doing some landscaping along
10 the Weisner Family Technical building. The
11 Petitioner is also improving the detention pond
12 by removing the existing weeds and dead
13 vegetation and adding new rip rap stone and
14 additional landscaping around it.

15 With that, I will turn it over to the
16 Petitioner. They can kind of go into a little
17 more detail unless you have any questions for me.

18 CHAIRPERSON TRUAX: Any questions for
19 Staff before we hear from Petitioner?

20 (No questions.)

21 (Whereupon, the witness was
22 duly sworn.)

23 MR. WHITT: Good evening. Thank you
24 for hearing us. My name is Stuart Whitt of Whitt

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1 Law, LLC, 70 South Constitution Drive, in Aurora,
2 60506. I am the Petitioner in this matter on
3 behalf of the Board of Education of West Aurora
4 School District 129.

5 With me this evening is: Dr. Jeff Craig,
6 Superintendent of the School District; Angie
7 Smith, Assistant Superintendent of Operations for
8 the School District; Allyson Herget, Board Member
9 for the School District; David Burroughs of
10 Engineering Enterprises, the civil engineer; and
11 Craig Welter of Cordogan Clark and Associates,
12 the architects.

13 Mr. Burroughs will begin with a brief
14 description of the site plan and infrastructure.
15 He will be followed by Mr. Welter and Ms.
16 Schomer, who will describe the structures.
17 Dr. Craig will then describe the importance of
18 this project to the School District, its
19 students, and the community as a whole.

20 We will also be happy to answer any
21 questions you may have.

22 Mr. Burroughs?

23 CHAIRPERSON TRUAX: Can we swear in
24 all the people who are going to testify?

23

1 (Witnesses sworn.)

2 MR. BURROUGHS: I am Dave Burroughs
3 with Engineering Enterprises, 52 Wheeler Road,
4 Sugar Grove, Illinois, 60554.

5 And we are the site civil engineer that
6 Staff mentioned. This is the old Dreyer building
7 parcel. And currently the parcel is two parcels
8 there. So there is one around the existing
9 building and the parking lot to the south is
10 another parcel. So the parking lot to the south,
11 that parcel was the one that's going to be the
12 Weisner Family Technical Center.

13 And we are in the process of remodeling the
14 Dreyer building currently. And if you have
15 driven by lately, you have seen the parking lot
16 and we have taken off the old pavement and we're
17 going to be resurfacing that.

18 As part of the Weisner center, we are
19 adding -- it's a new building, so it will have a
20 new water service, which is coming off of Reimer
21 and also a new sanitary sewer service, which will
22 be coming off of west Galena Boulevard so that
23 will be running up there.

24 As Staff mentioned, there is an existing

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1 detention base along the site. And actually at
2 the end of our development of this new building,
3 we will have less impervious area than there
4 currently is because basically we are putting the
5 building right where the parking lot was so we
6 will be adding some green space around the
7 building so there will be less runoff than there
8 was before.

9 And that's pretty much it. Again, we are
10 just meeting all the setbacks that were
11 established in the POD from several years ago.

12 CHAIRPERSON TRUAX: Okay. Are there
13 any questions? Thank you.

14 MR. WELTER: Craig Welter of Cordogan
15 Clark and Associates, the architects. I'd like
16 to share with you a little more description of
17 what the elevations of Weisner.

18 Do we also have the three-dimensional?
19 I think it's a little easier to read the
20 three-dimensional images than it is of the
21 elevations.

22 So what we are looking at is a career
23 center to serve the students of West Aurora and
24 other community school districts nearby. And

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1 it's been developed 16,000 plus square feet. It
2 has four shops inside the building. The south
3 elevation, which basically has four different
4 operable coiling doors to service those shops is
5 within the lower elevation here. That falls
6 within the gated area and it's designed to
7 support and allow easy access for materials that
8 will be utilized in the shops as well as provide
9 a yard for drop off of metal, plastic,
10 whatever -- we haven't totally defined all of the
11 uses of this building for the career path at this
12 time.

13 The District is working through that. We
14 have a welding shop and a machine shop currently
15 in two of those. And the elevations, the
16 building, itself, is designed as a very simple
17 building with celebrating the school colors of
18 the district. And we utilize the metal structure
19 to create an economical building and to create as
20 much and build as much space as we could for the
21 students for the district.

22 The ability to combine the school colors,

23 the brick color ties into the rest of the campus.
24 So I think it's going to create a nice anchor for

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1 this campus and really celebrate the community
2 and the school district within the confines of
3 this campus.

4 Any questions?

5 MR. CAMERON: The chained fenced-in
6 area on the south, is that basically storage for
7 all kinds of stuff that goes in the building or
8 is the storage inside?

9 MR. WELTER: There is storage inside.
10 Really this is for at times where maybe shipment
11 is dropped off. We don't want to leave those
12 overnight in an unsecured area. So the idea is
13 that the majority of the storage would be held
14 inside these spaces.

15 We have garbage refuse from different tiers
16 of use that we wanted to confine within that as
17 well.

18 MR. CAMERON: Is it an opened
19 chain-link fence?

20 MR. WELTER: Well, it's slated.

21 MR. CAMERON: Because I know that
22 some of these workshop areas tend to be a real
23 disaster, particularly when you happen to have a
24 car shop or stuff that looks like a junkyard.

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1 And the people to the south will not be
2 appreciative of a non-shielded area.

3 MR. WELTER: With that fence, the
4 intent is not to have a car-type-of-program in
5 that facility. But the intent is that if there
6 are materials that do need to be stored
7 temporarily onsite, that they are screened and
8 doesn't have the look that sometimes you see with
9 this type of facility.

10 MR. CAMERON: I would hate to see
11 that type of environment here.

12 MR. WELTER: I think the District
13 understands.

14 CHAIRMAN TRUAX: So this is south of
15 the building area? So it's visible? It's the
16 part of the building that would be visible to the
17 neighbors who are in the subdivision to the
18 south?

19 MR. CAMERON: Or to the north of the
20 lake.
21 MR. WELTER: It's a long distance
22 away from the edge of the property. So you see
23 there is a large detention on the site and the
24 driveway as well as we talked and was mentioned

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1 there is a landscaping plan around that southern
2 side and all sides of this building too. The
3 pond also has a growth around it and mature trees
4 and we are improving the edges of that pond to
5 help clean it up. And hopefully your eye will go
6 to the pond and the beautiful building in the
7 background.

8 CHAIRPERSON TRUAX: Is the berming
9 on the pond going to change as well?

10 MR. WELTER: No. We are just dealing
11 with the edge of the actual -- cleaning up the
12 edge to that.

13 CHAIRPERSON TRUAX: Are there any
14 questions?

15 MR. CAMERON: I would just say the
16 reason I worried about that is I spent nine years
17 in charge of the facilities for the Kane County
18 Regional Office of Education. And I know what
19 can happen and how difficult it can be to
20 maintain. So that's my interest in maintaining
21 that.

22 MR. WELTER: Understood.

23 MS. COLE: I do have a question
24 concerning the fence. How tall is the fence and

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1 you said it was slatted. If you tell me how tall
2 it is, then I can answer.

3 MR. WELTER: It's an eight-foot fence
4 and carries around the perimeter of that entire
5 closed area.

6 MS. COLE: So really people from the
7 south, if they view this area, what they're going
8 to say for the first eight feet is a slatted
9 fence?

10 MS. COLE: Correct.

11 MR. CAMERON: Is that woven slat that
12 slides in?

13 MR. WELTER: It is.

14 CHAIRPERSON TRUAX: Are there any

15 further questions?

16 MR. WELTER: I'm sorry. I want to
17 clear this up. It's a six-foot fence around that
18 perimeter.

19 CHAIRPERSON TRUAX: Thank you.

20 MR. CRAIG: Good evening. I
21 appreciate the opportunity tonight. My name is
22 Jeff Craig, and I'm the superintendent of the
23 West Aurora School District. So I appreciate the
24 time to be able to address our project and maybe

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1 even resolve some of your concerns.

2 The Weisner Family Center for Career
3 Development is the third and final piece to the
4 west Aurora Campus. Our 15.1 acre campus where
5 we have our district administration and central
6 registration right along there on Downer Place.
7 And then with the former Dreyer Clinic, we will
8 be moving our pathway to prosperity classes from
9 the high school. We will be up on the third
10 floor.

11 The early childhood center will be on the
12 second floor. And our alternative and transition
13 programs coming back over from the Randal campus
14 will come over on the first floor.

15 I know that the question was raised about
16 keeping a tidy house. And we certainly, given
17 all of those pieces that will be on that campus,
18 sharing that property, it's in our best interest
19 that our best foot is put forward.

20 As you will notice the way we have kept our
21 property around the District administration
22 office, we have an expectation that that's our
23 pledge to our community. And I agree with you
24 that the way the potential pond is now it's a

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1 trash collection. And we want to eliminate that.
2 I think there was a question about how we are
3 going to attend to that. And it will look very
4 similar to the detention ponds immediately to the
5 west, right along Downer there as you move
6 towards some of those centers. So we're going to
7 try to emulate that where they have a substantial
8 rip rap and clean up with some plantings around
9 there that will be palpable to the neighbors and
10 to the community.

11 As I was alluding to, the Weisner Family
12 Center for Career Development it's a premier
13 capstone for our community. We will be able to
14 offer quality welding certification, precision
15 machining, and Mechatronics, which is a
16 combination of our electrical and mechanical
17 engineering courses.

18 And these are capstones from our kids that
19 are taking our prerequisites as freshman and
20 sophomores and then leading into these junior and
21 senior level courses where they will be earning
22 certifications.

23 And the intent of all of our pathways, as
24 you know the City of Aurora and the four

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1 immediate school districts, 204, 308, 131, 129,
2 and Waubensee Community College have been engaged
3 in these conversations over the past seven years.

4 And because of the generosity and confidence of
5 our taxpayers and the west side of Aurora, we
6 were granted the opportunity of an \$84.2 million
7 referendum two-and-a-half years ago.

8 And so this is the final piece of that
9 entire two-and-a-half year effort to pull this
10 altogether. And this was a main topic for our
11 community was that we provide opportunities for
12 our kids, not just in terms of jobs, but in terms
13 of careers. And so these aren't for kids that
14 are just interested in gaining credit for
15 graduation. These are an opportunity for those
16 20 percent of our graduates who don't necessarily
17 go on to a post secondary opportunity but want to
18 have a skill that they can take away and earn a
19 living and be a viable member of our community
20 again.

21 And we think it's timely, given all of the
22 investments made by our state and federal
23 government on building a bridge and highway
24 infrastructures. And I don't know if you notice,

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1 but the average age of a welder in the United
2 States of America is 56 years' old.

3 And so the abundance of work force is
4 minimal and we want to be a part of the solution
5 to help provide some of those quality work force.

6 So as I said, this is a capstone for not

7 only District 129, but there has been many other
8 school districts that have shown interest in what
9 we are about to offer.

10 In the three areas of our pathways, which
11 is our health occupation services, our
12 information technologies, and our advanced
13 manufacturing. And so those are the three pieces
14 that we are focusing on, and this puts a quality
15 of lab space in place for those offerings.

16 Any questions that I can answer for you?
17 Concerns?

18 CHAIRPERSON TRUAX: The decision to
19 use metal for the building, is that a financial
20 decision or a design decision?

21 MR. CRAIG: I think there are several
22 pieces. Obviously, yes, we want to make sure we
23 stay within budget. But also the type of
24 functionality that will take place, this was an

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1 opportunity for us to be able to not only be part
2 of our long heritage of West Aurora School
3 District, but also it seems to make sense because
4 we're going to be investing in a lot of equipment
5 inside of the building. So it was a tradeoff.
6 There are thousands and thousands and thousands
7 of dollars of training equipment and stuff for
8 our kids to be able to learn on that we had to
9 invest on the internal side. So it was a
10 combination of that.

11 CHAIRPERSON TRUAX: Are there others
12 questions?

13 MS. COLE: I have a question. On the
14 old clinic building, on the third floor it says
15 something about a babysitting space?

16 MR. WELTER: There is a space up
17 there. It's a space for our parents of our early
18 childhood students. When they meet, it's called
19 a Parent Advisory Counsel and they meet probably
20 four times a week. And they get -- we have
21 people that teach our parents how to parent. And
22 so there is probably 30 or 40 parents that are
23 there every day.

24 And so this is a place when they have young

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1 ones and they are trying to attend to learning,
2 we have a space up there for the kids.

3 MS. COLE: Thank you.

4 MR. CAMERON: I think the choice, in
5 my opinion, the choice of the type of building
6 was a good one because I think it reflects the
7 more industrial-type purposes of the school and
8 it allows a splash of color that you normally
9 don't get from the building. So I think that
10 will work out well.

11 MR. WELTER: I appreciate that. And
12 just for your own consideration, I know there was
13 commentaries about the brick. And so there is
14 brick on the current administration building,
15 there is brick that's on the old Dreyer Clinic
16 that was as you remember it's pretty yellow and
17 blondish looking, back from the 1964 build.

18 And so we will be staining that brick to
19 much the match the facade that we have on our
20 district administration. And then the brick
21 accents that will go onto the Weisner Career
22 Center will be of a similar tint. So we are
23 trying to blend those together.

24 CHAIRPERSON TRUAX: So it will be

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1 stained to match the old Dreyer?

2 MR. WELTER: The old Dreyer is going
3 to be stained a little darker just for
4 consistency and continuity.

5 CHAIRPERSON TRUAX: Other questions?
6 Other members of the Petitioner's team wish to
7 speak?

8 If not, this is a public hearing. So if
9 you wish to speak, this is your opportunity to do
10 so.

11 (Witness sworn.)

12 MR. FRANKO: My name is Carl Franco.
13 I am the alderman for the Fifth Ward. And I
14 wanted to make a comment that I am very happy
15 that School District 129 shows that particular
16 area to set up shop. It's going to be a shot in
17 the arm for that community with our moving on
18 west plaza and that whole area, that the foot
19 traffic that they bring in and the number of
20 people in that area is going to be a plus for us.

21 I don't really have any concerns with the
22 School District 129 keeping their property up, as
23 we have a number of schools in the fifth ward.
24 They always keep them up very nice. And the few

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1 times I make a call on something, they're on it
2 immediately so that's good.

3 The fence that's an intriguing thing. And
4 I was not quite sure what the fence was going to
5 look like, I thought it might be wood. But it's
6 going to be six-foot high with slats in there. So
7 that's fine.

8 And then my other comment is that I am so
9 happy that the pond is going to look better. But
10 I've noticed in ponds in the Fifth Ward is that
11 those that don't have flows, the water is moving,
12 and they get very stagnant. And I believe in
13 that particular pond there may have been an
14 aerator back in the day so if we could throw an
15 aerator back in there to get that water moving
16 again so the pond scum doesn't form that will be
17 wonderful.

18 Again, I'm so happy that you guys are
19 coming over there, and these plans are great, and
20 I wish you the best of luck, and thank you for
21 choosing the Fifth Ward.

22 CHAIRPERSON TRUAX: Anyone else in
23 the audience wishes to address the Commission?

24 MR. WITT: I just have a question.

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1 My understanding with regard to the Special Use
2 is that we need a majority of the entire Planning
3 Commission or a majority of those present?

4 MS. VACEK: Of those present.

5 MR. WITT: Of those present. Thank
6 you.

7 MS. VACEK: Staff would recommend
8 approval of the ordinance establishing a Special
9 Use Planned Development and approving the West
10 Aurora Campus Plan description for the property
11 located east of Reimer Drive between West Galena
12 Boulevard and Downer Place.

13 CHAIRPERSON TRUAX: You have heard
14 the Staff's recommendation. What's the wish of
15 the Commission?

16 MR. CAMERON: Move for approval.

17 MR. REYNOLDS: Second.

18 CHAIRPERSON TRUAX: Moved for
19 approval and seconded. Would you call the roll
20 please.

21 MS. JACKSON: Mrs. Anderson?
22 MR. REYNOLDS: Yes.
23 MS. JACKSON: Mr. Cameron?
24 MR. CAMERON: Yes.

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1 MS. JACKSON: Mr. Chambers?
2 MR. CHAMBERS: Yes.
3 MS. JACKSON: Mrs. Cole?
4 MS. COLE: Yes.
5 MS. JACKSON: Mr. Divine?
6 MR. DIVINE: Yes.
7 MS. JACKSON: Mrs. Head?
8 MS. HEAD: Abstain.
9 MS. JACKSON: MR. Reynolds?
10 MR. REYNOLDS: Yes.
11 CHAIRPERSON TRUAX: Motion carries.

12 We will need to do Finding of Fact.

13 We need to evaluate the Proposal with
14 respect to the following:

15 1. Is the proposal in accordance with all
16 applicable official physical development polices
17 and other related official plans and policies of
18 the City of Aurora;

MS. COLE: These are listed in the staff report.

19 2. Does the proposal represent the logical
20 establishment and/or consistent extension of the
21 requested classification in consideration of the
22 existing land uses, existing zoning
23 classifications, and essential character of the
24 general area of the proper in question;

MR. REYNOLDS: The proposal represents the highest and best use of the property.

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1 3. Is the proposal consistent with a
2 desirable trend of development in the general
3 area of the property in question, occurring since
4 the property in question was placed in its
5 present zoning classification, desirability being
6 defined as the trend's consistency with
7 applicable official physical development policies
8 and other related official plans and policies of
9 the City of Aurora;

MR. REYNOLDS: Again, the proposal represents the highest and best use of the property.

10 4. Will the proposal maintain a compatible
11 relationship with the traffic pattern and traffic
12 volume of adjacent streets and not have an
13 adverse effect upon traffic or pedestrian

14 movement and safety in the general area of the
15 property in question;

MR. CHAMBERS: It should not have any adverse effect.

16 5. Will the proposal allow for the
17 provision of adequate public services and
18 facilities to the property in question and have
19 no adverse effect upon existing public services
20 and facilities;

MS. HEAD: They are already in place.

21 6. Does the proposal take adequate
22 measures of will they be taken to provide ingress
23 and egress so designed as to maximize pedestrian
24 and vehicular circulation ease and safety,

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1 minimize traffic congestion, and not
2 substantially increase the congestion in the
3 public streets?

4 MR. CAMERON: There should be less
5 activities than there was under the previous
6 uses.

7 CHAIRPERSON TRUAX: We also need to
8 do number 9A and B.

9 No. 9A: Will the special use not preclude
10 the normal and orderly development and
11 improvement of surrounding properties due to the
12 saturation or concentration of similar uses in
13 the general area;

MR. CAMERON: The adjacent areas are basically already developed.

14 9B: Is the special use in all other
15 respects in conformance to the applicable
16 regulations of the district in which it is
17 located, except as such regulations may in each
18 instance be modified by the City Council pursuant
19 to the recommendations of the Plan Commission.

MS. ANDERSON: It is all in conformance.

20 Those are findings of fact. We appreciate
21 the project. It's nice to have that area come to
22 life again. We appreciate the project.

23 Tracey, we need to do the recommendation on
24 the second part.

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1 MS. VACEK: So the Staff would
2 recommend conditional approval of the Resolution
3 approving a Final Plan located east of Reimer
4 Drive, between West Galena Boulevard and Downer
5 Place for Educational Services with the following

6 conditions: That the vinyl banner on the
7 existing signs be replaced with a permanent sign
8 face.

9 CHAIRPERSON TRUAX: You heard Staff
10 recommendation. What is the wish of the
11 Commission?

12 MR. CHAMBERS: Move for approval with
13 the conditions that the Staff has in their
14 report.

15 MR. CAMERON: Second.

16 CHAIRPERSON TRUAX: Approved and
17 seconded. Would you call the roll, please.

18 MS. JACKSON: Mrs. Anderson?

19 MS. ANDERSON: Yes.

20 MS. JACKSON: Mr. Cameron?

21 MR. CAMERON: Yes.

22 MS. ANDERSON: Mr. Chambers?

23 MR. CHAMBERS: Yes.

24 MS. JACKSON: Mrs. Cole?

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1 MS. COLE: Yes.

2 MS. JACKSON: Mr. Divine?

3 MR. DIVINE: Yes.

4 MS. JACKSON: Mrs. Head?

5 MS. HEAD: Abstain.

6 MS. JACKSON: Mr. Reynolds?

7 MR. REYNOLDS: Yes.

8 CHAIRPERSON TRUAX: Motion carries.

9 Tracey is going to tell where it goes next.

10 MS. VACEK: Both of these will go to
11 our Planning and Development Committee on
12 July 26th here at City Hall at 4:00 p.m.

13 CHAIRPERSON TRUAX: Okay. Thank you
14 for coming.