



City of Aurora

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Legistar History Report

File Number: 15-00593

File ID: 15-00593	Type: Resolution	Status: ATS Review
Version: 3	General Ledger #:	In Control: Planning & Development Committee
File Name: DuPage Swimming Center / 480 N. Oakhurst Drive / Final Plan		File Created: 07/01/2015
		Final Action:

Title: A Resolution Approving a Final Plan on Lot 14 for Phase II of Fox Valley Properties, LTD Subdivision located at 480 N. Oakhurst Drive

Notes:

Agenda Date: 08/27/2015

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Final Plan - 2015-08-13 - 2015.137.pdf, Exhibit "A-2" Landscape Plan - 2015-08-13 - 2015.137.pdf, Exhibit "A-3" Building and Signage Elevations - 2015-08-13 - 2015.137.pdf, Exhibit "A-4" Fire Access Plan - 2015-08-13 - 2015.137.pdf, Property Research Sheet - 2015-06-02.pdf, Land Use Petition and Supporting Documentation - 2015-06-30 - 2015.137.pdf, Plat of Survey - 2015-06-30 - 2015.137.PDF, Legistar History Report - 2015-08-12 - 2015.137.pdf

Enactment Number:

Planning Case #: NA20/1-15.137-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	07/07/2015	Forward to Planning Council	DST Staff Council (Planning Council)	07/14/2015		
	Action Text: This Petition was Forward to Planning Council to the DST Staff Council (Planning Council)						
1	DST Staff Council (Planning Council)	07/14/2015					
	Notes: <i>Representatives Present: John Tebrugge and Ross Seymour</i>						

Mr. Seymour said I'm the owner of DuPage Swimming Center. We've been in the area since 2003. Business has done well. We are in dire need of more parking. We have another business inside DuPage Swimming Center called Swimming Pool Management Systems. We need more warehouse space, office space, and we are in desperate need of parking. We lost the parking in front of the building several years ago. On weekends and evenings, especially wintertime and spring and

summertime, there is no parking available in the area. It is fully booked out all over and this lot became available and we're requesting to add a small building to the site and additional parking for the overflow for our clients that come into the facility. We are in desperate need of this parking lot to begin as soon as possible.

Mr. Sieben said has the city restricted street parking there?

Mr. Seymour said yes. It is restricted. It was not restricted when we moved in. It became restricted after the volleyball center was built. I think it existed, but the condo complex to the west of us was not built.

Mr. Sieben said east.

Mr. Seymour said east, I'm sorry, east, was not built. The area is doing well. It is becoming a dangerous situation. We need to relieve the congestion in the area.

Mr. Sieben said and you are adding how many new spaces with this?

Mr. Seymour said 69 parking places, which will satisfy our needs. We have a relationship with the volleyball place across the street for overflow and they can use ours when we are not busy. We plan on making it visually attractive and keep up with the landscaping. It will enhance our area and make the area safer for all concerned.

Mr. Sieben said I did compliment you. Your current facility, the landscaping is excellent. It is kind of matured out almost. We do have certain landscaping. We'll review the landscape plan on this understanding that you've got some perimeter stuff already right next to you there, so we'll take a look at that. Tracy, you are going to be reviewing this then?

Mrs. Vacek said yes.

Mr. Sieben said Dan, did you have any initial comments?

Mr. Feltman said we are reviewing it right now. Like we said in the meeting, we need to take a look at that access drive and decide whether it makes sense to line up with O'Brien or not. I understand your concerns. I'd like to talk to the city Traffic Engineer about it. We may make a comment about it, but we can discuss it further.

Mr. Sieben said so you will be getting comments in the next week or two. No need to come back here again unless there is a request to. This will be reviewed. Do we have a tentative date for this Tracey?

Mrs. Vacek said we will be getting it to you.

Mr. Sieben said in the next week to two for Planning Commission. But again, this is not a public hearing so no need to do notices or anything like that.

Mr. Seymour said my concern with O'Brien is that it could be a major intersection where there is speeding going on and I'd hate to see them mistake that exit and run right into the parking lot at the same time. We have a lot of little kids running around. It could be an issue. I know the police are there a lot, almost 2 or 3 times a week monitoring traffic and anything we can do to prevent the occasional idiot from driving straight down that lot would be greatly appreciated.

1 DST Staff Council 07/21/2015
(Planning Council)

Notes: Mrs. Vacek said I will be reviewing this this week. It is my understanding that Engineering will ask that they shift the access to match up with the street across the road.

1 DST Staff Council 07/28/2015
(Planning Council)

Notes: Mrs. Vacek said I still need to review this.

Mr. Feltman said I think we sent out comments.

Mr. Sieben said I believe Engineering sent out comments last week.

Mrs. Vacek said and you did ask for them to align with the street across?

Mr. Feltman said yes.

1 DST Staff Council 08/04/2015
(Planning Council)

Notes: Mrs. Vacek said I need to review this.

Mr. Sieben said I think Engineering went out on this.

Mr. Feltman said yes.

1 DST Staff Council 08/11/2015 Forwarded Planning 08/19/2015 Pass
(Planning Council) Commission

Action Text: A motion was made by Mrs. Vacek, seconded by Mr. Beneke, that this agenda item be Forwarded to the Planning Commission, on the agenda for 8/19/2015. The motion carried by voice vote.

Notes: Mrs. Vacek said I sent out comments on this one. This is going to the August 19th Planning Commission. I make a motion to move this ward. There may be conditions depending on their resubmittal.

Mr. Feltman said so you have not received a resubmittal?

Mrs. Vacek said I have not. They are supposed to be sending that to me tomorrow. I did see they PDF'd me something over with the access changed.

Mr. Sieben said it all works now for us. There is actually a small administrative variance in the rear, but it does meet our administrative variance.

Mr. Feltman said I think for that whole corridor it would be a lot better to have that access lined up.

Mr. Sieben said it works okay now.

Mrs. Vacek said so they did move that.

Mr. Beneke seconded the motion. The motion carried unanimously.

2 Planning Commission 08/19/2015 Forwarded Planning & 08/27/2015 Pass
Development Committee

Action Text: A motion was made by Mrs. Anderson, seconded by Mrs. Cole, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 8/27/2015. The motion carried.

Notes: Mrs. Vacek said the proposal includes the construction of a 2,050 square foot building at the northwest corner of the property. The building will house a small office and storage area for pool equipment and pool cleaning supplies. There will be a total of 69 parking spaces, which will provide for the proposed building and also overflow for DuPage Swimming Center, which is just north of the subject property. There is an Administrative Variance that is being approved along with this Final Plan for the encroachment of the parking lot within the rear setback to maximize the parking spaces. The access will be off of Oakhurst Drive just directly across from O'Brien Drive. Landscaping has been implemented throughout the site and it does meet our landscaping requirements and stormwater management has already been taken into account with the overall subdivision. There is a sidewalk being constructed along Oakhurst Drive also. That's pretty much everything in a nutshell. I can turn it over to the Petitioner unless you have any questions for me.

My name is Ross Seymour. I'm the owner of DuPage Swimming Center. We are in desperate need of additional parking in the area. We've been in the area since 2003. At certain times of the year with the other businesses in the area, we have a lot of kids in the area and there is a lot of traffic now and we need to get more cars off the street. We plan on having an attractive parking lot building to be similar to the DuPage Swimming Center. It will be irrigated and it will improve our parking conditions. It will improve business and it will be well landscaped and we think it will add to the general location of the area.

Mrs. Vacek said staff would recommend approval of the Resolution approving a Final Plan for Lot 14 of Phase 2 of the Fox Valley Properties, LTD Subdivision located at 480 N. Oakhurst Drive.

MOTION OF APPROVAL WAS MADE BY: Mrs. Anderson
MOTION SECONDED BY: Mrs. Cole

AYES: Mrs. Anderson, Mr. Cameron, Mrs. Cole, Mr. Divine, Mr. Engen, Mr. Reynolds

NAYS: None

Mrs. Vacek said this will next be heard at the Planning and Development Committee next Thursday, August 27, 2015, at 4:00 p.m. in the 5th floor conference room of this building.

Aye: 6 At Large Cameron, At Large Cole, Aurora Twnshp Representative Reynolds, At Large Anderson, At Large Divine and At Large Engen
