



City of Aurora

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

Legistar History Report

File Number: 16-00179

File ID: 16-00179	Type: Petition	Status: Draft
Version: 2	General Ledger #:	In Control: Planning & Development Committee
File Name: CLA Childcare Centers / Final Plat / SWC of 75th & Meadowridge		File Created: 02/24/2016
		Final Action:

Title: A Resolution Approving the Final Plat for the CLA of Aurora Subdivision, being Vacant Land located at southwest corner of 75th Street and Meadowridge Drive (Children's Learning Adventure Childcare Centers - L16-00179 / NA28/3-15.274-Fsd/Fpn - AM - Ward 8)

Notes:

Agenda Date: 04/14/2016

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Final Plat - 2016-03-31 - 2015.274.pdf, Property Research Sheet, Land Use Petition and Supporting Documents, Legistar History Report (Final Plat)

Enactment Number:

Planning Case #: NA28/3-15.274-Fsd/Fpn

Hearing Date:

Drafter: aminnella@aurora-il.org

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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1	Committee of the Whole	03/01/2016	Forwarded to the Planning Commission	DST Staff Council (Planning Council)			
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Action Text: This Petition was Forwarded to the Planning Commission to the DST Staff Council (Planning Council)

1	DST Staff Council (Planning Council)	03/08/2016	Notes: 3/1/2016 meeting under DISCUSSION:				
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Mr. Sieben said we do have one more item. We have the representatives here of the Children's Learning Adventure. This is for the proposed Final Plan and Plat. There were some scheduling issues that Michael was able to fly in today, so we are going to take testimony, but this will show up on next week's agenda. If you guys want to come up, we have the Final Plan up on the TV here. As everyone knows, this went through a Preliminary a couple of months ago, so this is coming in for the development of the CLA lot and then the detention. If you want to just briefly introduce yourselves and just kind of go over the proposal.

I'm Dwayne Gillian with V3 Companies. The Final Plan and Plat and Engineering and all the supporting documents have been submitted to the city last week. It is all in essential conformance with the Preliminary Plan and Plat. I don't think there are any surprises on here. Michael flew in from Arizona and Matt Brolley is here as well.

Mr. Sieben said this is basically identical to the Preliminary. Is that correct, the site plan?

Mr. Brolley said the site plan and the lot lines that are shown are exactly the same as they were before. As a courtesy we also sent the wetland submittal to Kane County and I gave them Mary Garza's information to kind of coordinate with her on that too because we are going to mitigate for the wetland impact in our basin because it is a low quality wetland, low quality farm, so apparently there is a provision that allows for it, so we are going to try that.

Mr. Feltman said okay.

Mr. Sieben said and then the proposed detention lot, this would suffice for the development of the CLA lot, correct?

Mr. Brolley said yes, and there is no extra capacity for the future development to the south. They would be doing their own detention, which is what we had planned in Preliminary.

Mr. Gillian said and there are no plans at this point on the lot to the south. It is still as it was.

Mr. Sieben said and where are you at with DuPage Highway with the access point?

Mr. Gillian said we got an e-mail saying that they are okay with a right-in/right-out configuration. We did a little bit of striping on the roadway off of 75th Street in accordance with their comments and we are making our formal submittal for construction permits this week.

Ms. Phifer said can you give us an update on your timing?

Mr. Paddison said well really it is contingent on our approvals, so once we get our approvals, I'm unofficially going to kick off construction drawings in the next couple of weeks. That's how confident I am in the process and how it has come along this far. We wanted to go a little at risk for it.

Ms. Phifer said so you are hoping to be under construction yet this summer right, in the spring?

Mr. Paddison said that would be wonderful.

Mr. Sieben said we'll shoot for that.

Mr. Paddison said kind of we are targeting permit approval, I think, and construction start by July some time.

Mr. Sieben said what is your timeframe for construction?

Mr. Paddison said probably about 10 months to get open.

Mr. Seiben said so you are looking at early spring next year to open?

Mr. Paddison said yes, which would be perfect. Just in time for summer school.

Mr. Sieben said any other comments from Engineering, Fire or Building?

Mr. Feltman said we are just going to have to review the plans. Your Preliminary was pretty far along, so I don't think there is going to be any issues in Final.

Mr. Paddison said we did go back and revise the signage package that we submitted to conform with regard to the site, the monument sign that we talked about. We had a larger, much larger monument sign and we reduced that.

Mr. Sieben said right. Alex Minnella will be the planner that will be handling this, so Alex will guide you through the process. You do not need to be here next week, so we will just incorporate the testimony into that. It is actually being referred tonight. It needs to be referred prior to the first meeting here, so

sorry about the confusion.

Mr. Brolley said then it will probably 2 or 3 weeks then before we come back for the next Planning Council?

Mr. Sieben said I'm not sure that you guys even need to come back for that. We'll keep you posted on the next step and what Planning Commission it will be on.

3/8/2016 Meeting:

Mr. Seiben said we actually took discussion on this last week due to some scheduling conflicts, so the minutes will be added.

Mr. Minnella said I'm reviewing the plans that were submitted. Comments will be sent out soon.

Mr. Feltman said Engineering is in review right now.

Mr. Sieben said is BP and Fire reviewing or did you already send comments Javon?

Mr. Beneke said we had looked at this on a preliminary previously. This is just the final.

Mr. Sieben said there is no change from the preliminary.

Mr. Beneke said I don't know that we received the plans on this.

Mr. Cross said we haven't seen anything yet.

Mr. Sieben said we'll make sure you get that, but the daycare portion, there should be no change from the preliminary, but we want to make sure you formally get that.

Mr. Beneke said we had some comments on the preliminary, but I don't recall what they were.

1 DST Staff Council 03/15/2016
(Planning Council)

Notes: Mr. Minnella said staff has sent comments to the Petitioner and we are waiting to hear back from them.

Mr. Feltman said we are in review. We will probably be sending out comments in the next day or two.

1 DST Staff Council 03/22/2016
(Planning Council)

Notes: Representative Present: Michael Paddison

Mr. Minnella said we received last Friday the resubmittal and staff is reviewing the submittal documents. Minor comments will be sent out shortly.

Mr. Sieben said okay, so we did just get a resubmittal?

Mr. Minnella said we did receive the resubmittal on Friday. I reviewed the landscaping plan yesterday. There are just a few comments and I will send those out.

Mr. Feltman said Engineering sent out comments late last week. Since we just sent them, obviously, your engineer hasn't responded back yet.

Mr. Paddison said we are working on them.

Mr. Sieben said did we have a tentative date?

Mr. Minnella said for Planning Commission on April 6th.

Mr. Sieben said so this will go on April 6th.

Ms. Phifer said did you have any substantive comments or mostly things that should be easy?

Mr. Feltman said I don't think there was anything major. When I went over it with Mary, there weren't any major comments.

Mr. Beneke said we do have a couple of comments.

Mr. Feltman said was it going to move hydrants?

Mr. Beneke said actually the fire lanes, there is one of the fire lanes that is too small. The issue is that you have a roof that is over 30 feet high. Because of that, all the lanes have to be 26 feet wide minimum all the way around the building and the back side is only 24 and you need an aerial apparatus lane at that location and lock boxes on the gate access. The other one was, I guess you guys had discussion with John and Dan about a Fire Department Connection. That needs to be on the building. It sounded like you discussed maybe (inaudible) the sprinkler room and putting it there, but it's got to be on the wall.

Mr. Paddison said so it can't be a standpipe?

Mr. Beneke said no. They don't do that, but it doesn't actually have to be there at that location. It can move down the wall a little bit as long as it is facing 75th Street.

Mr. Paddison said okay.

Mr. Cross said make sure the sprinkler room on the Fire Access Plan is actually labeled. Make sure that it is clearly labeled where that is at. The clear access to the FDC, making sure that that sidewalk as it comes off the FDC doesn't go to a parking space. If there is parking there it kind of defeats that access, so make sure that it is hashed out there in that area to make sure it is a clear access.

Mr. Beneke said one of the lanes has to be an aerial apparatus that has to be at least 15 feet and no more than 30 feet from the face of the building. I believe the back one, once you make it 26 feet wide, will meet that. That dimension has to be face to face, not back to back. I think we looked and it looked like that one might be the one that's going to be the one to be able to comply.

Mr. Feltman said the southern, the south?

Mr. Beneke said the yes the one that's on the bottom area. The other lanes, I think, actually meet the sizing requirements. It is just that one that will have to be increased and it's because of the feature up on the front that's actually the higher roof condition. Now if you drop that below 30 then we are fine. That's your other option.

Mr. Paddison said that 32 foot roof line, take it to 30?

Mr. Beneke said that's what's hitting you with that aerial apparatus because they have to be able to get up there. Basically they are going to bring a ladder truck in, so that's going to be due to that height. It is based on the roof itself, not on the parapet. Like we said, the gates into the fenced areas, or whatever, will need to have a lock box added for the Fire Department or they will need to (inaudible) so they can get in and out. I assume you are going to want to lock them, so they will need to have access for those services.

Mr. Paddison said okay.

Mr. Feltman said we had a question too. Did Lot 3, which is the detention basin lot, did that change? Did the lot lines change from the preliminary?

Mr. Paddison said no.

Mr. Feltman said I thought that under the preliminary you showed like a proposed driveway or road and then there were detention basins on either side?

Mr. Paddison said right.

Mr. Feltman said well it was a question we had.

Mr. Paddison said those aren't defined yet, so those were really theoretical at the time of the preliminary. It didn't change our detention.

Mr. Feltman said so the detention basin lot stayed the same?

Mr. Paddison said yes. Lot 3...

Ms. Phifer said and we checked that too when it came in.

Mr. Cross said the last thing as far as on the Fire side is just making sure that the hydrant, that access, that main one that goes to the FDC, making sure it is between 50 feet and 100 feet from the building. Just make sure that's clear on the plan.

Mr. Beneke said so in this case if you are sitting on the east side of the building, that hydrant up there in the landscaped area, just make sure it is within the 50 to 100 feet on that side. If the thing slips down somewhere, just wherever you locate the FDC, make sure you label it on the plan where it is going to be located.

Mr. Cross said you are going to get notes today.

Mr. Paddison said I'll go over those with the engineer.

Ms. Phifer said so I think we are still shooting for April 6th. We have until next week to kind of vote this out. We could even vote this out the week after if we needed to just to get all the comments addressed.

Mr. Paddison said okay.

Mr. Beneke said if you can get them to get our comments back real quick and just get a hard copy to us then we'll confirm that everything complies.

Mr. Paddison said after this I'll contact the engineer and let him know.

Mr. Beneke said and if they have any questions, have them call.

1	DST Staff Council (Planning Council)	03/29/2016	Forwarded	Planning Commission	04/06/2016	Pass
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Action Text: A motion was made by Mr. Minnella, seconded by Mrs. Vacek, that this agenda item be Forwarded to the Planning Commission, on the agenda for 4/6/2016. The motion carried by voice vote.

Notes: Mr. Minnella said staff sent comments and CLA sent comments back, at least the Final Plan. We are still waiting on the landscaping plan and I make a motion to vote this out to the April 6th Planning Commission.

Mrs. Vacek said will there be conditions on the landscape plan?

Mr. Minnella said yes.

Mrs. Vacek said so there are going to be some conditions. Once we get the landscape plan back we will be adding conditions on that. I'll second that motion.

Mr. Beneke said I believe Fire still has a couple of comments that need to be taken care of on this.

Mr. Sieben said that was the width of the lane, like another foot or so?

Mr. Cross said yes.

Mrs. Vacek said so if you have any conditions...

Mr. Wiet said is the lane necessary only for that front entrance feature being large?

Mr. Beneke said it is associated with the aerial apparatus and the size of the (inaudible) and everything.

Mr. Wiet said so if they reduce that front...

Mr. Beneke said below 30, then they are good like they are.

Mr. Wiet said so this all is done just to have their little taller entrance feature?

Mr. Cross said and I e-mailed them and told them precisely that.

Mr. Wiet said that if they went down to 30 feet they don't need to even have a fire lane?

Mr. Cross said they need a fire lane, but it wouldn't need to be 26 feet.

Mr. Beneke said it doesn't have to be 26 feet wide except where hydrants are located.

Mr. Wiet said so they first designed it not being 26 and with that one 32 feet...

Mr. Beneke said they originally told us that all the roofs were lower than the 30 feet, so we didn't have any issues there. It is all related to access and the aerial apparatus lane itself actually ends up having to be that other lane because that's the one closest enough to the building.

Mr. Cross said then FDC stuff, there wasn't clear access on the plan for that as well.

Mr. Beneke said if they pulled it down a couple of feet or whatever, they would be good to go.

Mr. Sieben said the staff report needs to be done by tomorrow, so we will need those conditions if you guys don't have that back yet.

Mr. Sieben said we have a motion to move this forward with probable conditions. The motion carried unanimously.

2	Planning Commission	04/06/2016	Forwarded	Planning & Development Committee	04/14/2016	Pass
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Action Text: A motion was made by Mr. Engen, seconded by Mr. Reynolds, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 4/14/2016. The motion carried.

Notes: *Chairman Truax said our next item is a Resolution approving the Final Plat for the CLA of Aurora subdivision being vacant land located at the southwest corner of 75th Street and Meadowridge Drive by Children's Learning Adventure Childcare Centers in Ward 8.*

Mr. Minnella said Mrs. Truax said I would like to ask you a favor if you could also read the description of the following item for the final Plan, which is concurrent.

Chairman Truax said that would be a Resolution approving the Final Plan for Lot 1 and Lot 3 of CLA of Aurora Subdivision being vacant land located at the southwest corner of 75th Street and Meadowridge Drive by Children's Learning Adventure Childcare Centers, also in Ward 8.

Mr. Minnella said before you tonight, the Petitioner, CLA, Children's Learning Childcare Center, came before you seeking your approval for a Preliminary Plan and Plat back in January. They are now here seeking your approval for a Final Plat of vacant land located at the southwest corner of 75th Street and Meadowridge. The vacant land is currently zoned B-2(S), which allows a daycare at this location, so it is a permitted use within the Ocean Atlantic Special Use Planned Development. As part of the proposal, they are proposing a daycare facility, like I said, on Lot 1 and on Lot 3, which is southwest facing you at Meadowridge, a stormwater management facility.

Mrs. Cole said if I remember, we had some questions about their drop-off plan. The parents are required to park in the parking lot and physically walk the children into the facility.

Mr. Minnella said that is correct.

Mrs. Cole said but what provisions do they have for, I know they are doing after school programs, and I assume that these children will be picked up with a little mini-bus and how will the children access that mini-bus?

Mr. Minnella said I will have the Petitioner come forward and provide you the answer that you are looking for.

Good evening. Michael Paddison with Children's Learning Adventure. I do recall we had discussed this and you had asked that question at the last meeting. The provision for the busses are we have locations that we'll pull the busses into the parking spaces and then unload the children onto the

sidewalk and then they will be taken into the building.

Mrs. Vacek said I just wanted to briefly just talk through the conditions that are on the plan. There are conditions for both landscaping for Lot 1 and Lot 2. Landscaping for Lot 1 – we are just asking them to revise the plan so that the canopy trees and the understories along 75th Street be spread out so that they can create a consistent planting disbursement along the entire frontage, and that's including at the right-in/right-out. In you packets, you'll see kind of they are showing no landscaping there, so we would like to have them fill that kind of in. Then also they are not showing any landscaping around both their monument signs, so we are asking them to plant some landscaping around their signage. Lastly, the landscape plan for Lot 3, we are asking them to revise it to be closer reflected to the plantings shown on the landscape plan submitted on March 18, 2016 and we also did attach that one. Right now the proposed one that they have in the packet, which was March 31st, they are not really showing much landscaping, so we would like them to go back to the March 18th one. We have been working with the Petitioner. There are a few things that are kind of happening. That's why they didn't put the landscaping in, so we are kind of working with them. With that being said, as we proceed, this might end up being a 2 lot subdivision instead of a 3 lot subdivision. It is all based on ownership, so we are kind of working through that with the Petitioner. I just wanted to bring that to your attention.

Mr. Chambers said are there any plans to have any activities after hours that may affect any type of traffic flow, for instance, like graduation or anything like that?

Mr. Paddison said the simple answer to that would be no. We don't have any kind of extra circular activities that go beyond our operating hours, nor do we have anything on the weekends.

Chairman Truax said I think we've had the staff recommendation and conditions. What's the wish of the Commission? Let's do the Final Plat motion first.

MOTION OF APPROVAL WAS MADE BY: Mr. Engen
MOTION SECONDED BY: Mr. Reynolds
AYES: Mr. Bergeron, Mr. Cameron, Mr Chambers, Mrs. Cole, Mr. Divine, Mrs. Duncan, Mr. Engen, Mr. Garcia, Mr. Pilmer, Mr. Reynolds
NAYS: None

Chairman Truax said let's vote next on the Resolution approving the Final Plan.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mrs. Cole
MOTION SECONDED BY: Mrs. Duncan
AYES: Mr. Bergeron, Mr. Cameron, Mr Chambers, Mrs. Cole, Mr. Divine, Mrs. Duncan, Mr. Engen, Mr. Garcia, Mr. Pilmer, Mr. Reynolds
NAYS: None

Mr. Minnella said this will next be heard at the Planning and Development Committee meeting on Thursday, April 14, 2016, at 4:00 p.m. in the 5th floor conference room of this building.

Aye: 10 At Large Bergeron, At Large Cameron, At Large Cole, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Divine, At Large Engen, SD 204 Representative Duncan, SD 131 Representative Garcia and Fox Valley Park District Representative Chambers
