



City of Aurora

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Legistar History Report

File Number: 18-0789

File ID: 18-0789	Type: Petition	Status: Draft
Version: 2	General Ledger #:	In Control: Planning & Development Committee
File Name: Aurora University / Final Plan / Parking Deck / Part of 347 S. Gladstone, 1424 Southlawn, 1419 Prairie, 1433 Prairie		File Created: 08/30/2018
		Final Action:

Title: A Planning and Development Committee Resolution Approving a Final Plan for a Parking Deck on Lot 1 of Aurora University 2nd Resubdivision and Granting a height variance located north of Prairie Street, east of S. Evanslawn Avenue, and south of Southlawn Place (Aurora University - 18-0789 / AU20/4-18-125-V/Fsd/Fpn/R - TV - Ward 4)

Notes:

Agenda Date: 10/11/2018

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Final Plan - 2018-10-02 - 2018.125.pdf, Exhibit "A-2" Building and Signage Elevations - 2018-10-02 - 2018.125.pdf, Exhibit "A-3" Landscape Plan - 2018-10-03 - 2018.125.pdf, Fire Access Plan - 2018-09-24 - 2018.125.pdf, Planning and Zoning Staff Review Comments - 2018-09-25 - 2018.125.pdf, Fire Prevention Bureau Staff Review Comments - 2108-09-25.pdf, Land Use Petition and Supporting Documents - 2018-08-28 - 2018.125.pdf, Address Plat - 2018-10-02 - 2018.125.pdf, Legistar History Report (Final Plan) - 2018-09-25 - 2018.125.pdf

Enactment Number:

Planning Case #: AU20/4-18-125-Fsd/Fpn/R

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	09/04/2018	Forward to Planning Council	Planning Council			
	Action Text:		This Petition was Forward to Planning Council to the Planning Council				
1	Planning Council	09/11/2018					

Notes: *Representative Present: Bruce Goldsmith*

Mr. Goldsmith said so in response to a lot of requests to try to deal with the parking situation, reduce off campus parking, AU decided to build a parking deck. When we initially talked about it, it was going to be 300 and some spaces. We now added a 4th level. It is now just over 500 spaces. It is basically where Randall was extended and where Southlawn was before they were vacated. It is at the southwest corner of the campus. It is pretty straightforward once you start talking about parking decks. It is precast with a brick reveal built into the precast, so it will have a very similar look to the rest of the campus. There is one elevator shaft. Otherwise, it is just straightforward. It is a double helix design, which allows them to maximize the number of cars in the parking lot. It has 2 entrances, 1 at the far east and 1 at the far west to allow the flow of traffic through the double helix design.

Mr. Sieben said we do not have Engineering in here.

Mr. Goldsmith said I can talk about that. Within the footprint of the parking deck will be a stormwater detention facility, basically structured detention like we've done elsewhere. It will have the capacity for this project. Dan, in the plans it showed, I think, the outlet is on the east side coming down to Prairie.

Mr. Feltman said I thought it was on the south side.

Mr. Goldsmith said but southeast.

Mr. Feltman said well we just got the latest version on Friday. It is in review. We do have a couple of questions. A lot of it revolves around access, specifically to the vault and what's going on around it. We just need a little more detail and we need to review the stormwater.

Mr. Goldsmith said we've talked to you for some time about what the calculations are. I think it is .61, but I know the acre feet of storage is consistent with what we've talked about as being with the footprint we'd generate in terms of pervious area.

Mr. Feltman said as far as the structure.

Mr. Goldsmith said right and we are not trying to do more than that.

Mr. Feltman said that's my understanding.

Mr. Goldsmith said I'm not asking you to pre-judge it, but I'm just telling you we've talked about it and we followed through consistent with our conversations.

Mr. Feltman said originally we talked about having a vault system outside of this, so this would be the first time we actually have it inside a structure, so it just brings up a lot of access questions.

Mr. Goldsmith said I actually did one in Naperville 15 years ago and it is still working fine. It is the Main Street Promenade if you want to actually talk to Jim Kneff about it. It is working just fine.

Mr. Sieben said the other thing you are doing is you are adding an extra turn lane on old Randall to Prairie there, so you have a left and a right out?

Mr. Goldsmith said right, just to manage the amount of traffic. Until Southlawn is fully vacated, we only have really one access. You could come in somehow from the north. Basically we just wanted to improve the access at the south end. One thing you may want to consider is whether stop signs ought to be put on Prairie.

Mr. Sieben said that's something we can discuss.

Mr. Goldsmith said I don't think it is justified by a traffic study, but it might be prudent.

Mr. Sieben said there are a lot kids walking across too.

Mr. Goldsmith said well hopefully there will be less. Just programmatically to make sure that this is used well, staff and faculty will be required to park in the deck, so that will substantially improve the likelihood that students will have on campus surface lots to use. It should make everything better.

Mr. Sieben said Bruce, one thing I wanted to ask you, you still have those 3 homes fronting on Prairie, those are going to temporarily remain during this construction?

Mr. Goldsmith said I think the one on the east end may not because it seems to me there is a construction access they are going to have to come in off of.

Mr. Sieben said well you've got 3 homes along Randall right now.

Mr. Goldsmith said I think there are 5 homes that are going to be demolished as part of this project. I have to check about the one, but I know we were talking about having a construction access and staging area in the southerly area of the campus. I just don't remember if that left 1 or more of those houses removed.

Mrs. Vacek said can you confirm that?

Mr. Goldsmith said yes.

Mr. Sieben said so Dan, you've still got several issues. Souts just started looking at it, right?

Mr. Feltman said this is the first time seeing the access improvements, but it makes sense.

Mr. Goldsmith said we are in a position where there is 1 house to go, but she has no intention of moving at this time, so we're not pressing the issues and so she can stay there as long as she wants and as long as she does we won't have access from Southlawn.

Mrs. Vacek said and then Bruce I know I had a conversation with you on Friday about Southlawn.

Mr. Beneke said so fire-wise, I haven't talked to the Fire Marshall yet, but I took a quick glance at it and we definitely have some fire access things. The hose stretch does not make it around this building and 26 foot fire lanes. It looks like I do have an aerial apparatus along the one side. Without talking to him, I'm not sure how we'd go without having more access to that. It is just not making the stretch.

Mr. Goldsmith said plus John we had talked about this.

Mr. Curley said well at one time there was going to be a lane on the south. Herman, did you try to park the pumper on Prairie at all?

Mr. Beneke said yes.

Mr. Curley said so you can't make from Prairie to Southlawn?

Mr. Beneke said no and it is not a sprinklered building either. We have...

Mr. Curly said 150 feet of hose?

Mr. Beneke said yes and we don't make it within the 300.

Mr. Goldsmith said he can't make it from Randall or Southlawn?

Mr. Beneke said well the problem is I've got to make it around the building. I've tried all methods I

can think of. Now it can be a fire only lane, so that's something that we can look at whether there's an access. I don't know if something coming off of Prairie straight in or something coming through with a turn around. If you blow up on that a little bit Ed you can see some of the dimensions. You have 348 just there.

Mr. Sieben said you've got 127 depth.

Mr. Beneke said I just took a quick glance at it and I couldn't find any way to get access with the way it is proposed.

Mr. Curley said so Bruce I would look to see what kind of paving you have for those homes as just a temporary way of resolving this possibly. It's got to be 20 feet wide. It's got to be able to support an engine, but maybe there is something that could be worked out that way.

Mr. Goldsmith said the problem is I think those 2 homes we intend to keep for a while, so I don't know if we could work off a driveway and just go around.

Mr. Beneke said are you using them as a residence or an office space?

Mr. Goldsmith said they are offices now.

Mr. Beneke said so maybe somehow because it is your property you can work it off of their drive.

Mr. Goldsmith said well I was saying maybe, but then we'd have to go 20 feet and then bring it around the building. Then the question is what do you do? Do you put a hammerhead up there or something like that?

Mr. Curley said no you won't need a hammerhead. What was the gap there?

Mr. Sieben said 191.

Mr. Curley said 191 and what was the other dimension?

Mr. Sieben said 348 is the width.

Mr. Curley said so you don't need a hammerhead until your dead-end fire lane is more than 150 feet.

Mr. Goldsmith said but once I get there, what do you do with the truck?

Mr. Curley said they can use the reverse gear.

Mr. Beneke said well at 150 you can just back out. Basically if you come up from Prairie 150 feet, it stops there. Then they can back it out. When it gets beyond that, that's when they've got to do some type of turn around.

Mr. Sieben said anything else Herman specifically?

Mr. Beneke said I took a quick look. It looks like we've got a gate with a lock box, so that's good. I think that's okay. I've got to look at the fire lane for Southlawn. Is that an existing lane now or is that going to be built?

Mr. Goldsmith said so let's talk about that because maybe it affects the other part of this question. So Southlawn is a street until you get to 80 feet into the site. We just have a gate there right now. The question I have is if we move the gate west to the edge of the property line and the truck came in off Southlawn, would that be good enough?

Mr. Beneke said well it doesn't do my access around the building, but yes, they can unlock the gate and go through it, so that's not a dead-end.

Mr. Goldsmith said still the problem is somewhere on the backside of the building you can't get to as it is designed right now.

Mr. Sieben said the back meaning the south side?

Mr. Goldsmith said yes.

Mr. Beneke said the south and the west are your areas of concern. Then the lane size is 26 feet with your height, which that's why I'm asking the question about Southlawn.

Mr. Goldsmith said well I'm sure on Southlawn we have 26 feet because the isles are that wide for the existing parking lot that's there.

Mr. Beneke said so I may need you to increase that to 26 feet along the rest where your parking is. On the north side there where Southlawn extends to the east, it is only showing 22 feet. You need to get that to 26.

Mrs. Vacek said that whole lane?

Mr. Beneke said yes.

Mr. Sieben said that might be difficult.

Mr. Beneke said why?

Mr. Sieben said because it is already existing with parking.

Mr. Beneke said well that's what I need to know, if there is existing or whatever it looks like we are adding something in there.

Mrs. Vacek said as we discussed on Friday, I think we decided that we were going to vacate that little portion.

Mr. Goldsmith said maybe I can just describe the whole platting. It has been AU's goal to re-plate the whole campus every time we add new properties. There are 4 new properties being added, 1 on Gladstone, 2 on Prairie and 1 on Southlawn. As part of this round, we are re-platting all that into a single lot and as part of that as well, we are going to vacate that portion of Southlawn that extends up to that little dotted out section.

Mr. Sieben said so right where the driveway comes in, that lot is still not vacated.

Mr. Goldsmith said that little piece of Southlawn has not been vacated yet.

Mr. Sieben said correct.

Mr. Goldsmith said but it is in front of the house that's coming in as part of this round, so we are going to vacate it at that time.

Mr. Feltman said so it is the far west?

Mr. Goldsmith said far west of that lot, which is 15 feet beyond the parking deck itself.

Mrs. Vacek said so we are still in discussion about that because I'm not sure we need to necessarily do it right now, but we're still discussing it. The problem is that there are actually 2 variances that we are going to need as we go through this because Southlawn is not vacated, but it is the entire Southlawn. So just vacating this piece, I don't know if it really helps you. It doesn't solve the problem. Do we just wait and vacate the rest of it all at once or do we vacate this little portion? It solves the

problem a little bit. You are not asking for as much of a variance. It is still going to be a variance.

Mr. Goldsmith said why would it have to be a variance?

Mrs. Vacek because it is still not meeting the setback and it is still not meeting the height requirement.

Mr. Sieben said based on that setback.

Mr. Goldsmith said but those are based on being on, the way that it's written if you're facing a street that has been vacated there is no setback required.

Mr. Sieben said I would like to see that language that says that because that's not the way I read it, but we can talk about that.

Mrs. Vacek said even if it is a variance, obviously staff is going to support it.

Mr. Goldsmith said I understand, but it means another process.

Mrs. Vacek said it isn't. It is not another process because how it is worded in the Plan Description we can vary the bulk restrictions, which both of these fall under the bulk restrictions, without having to go through a public hearing.

Mr. Sieben said without a public hearing, without signage and without notice we can do it as just incorporated into the Final Plan. We will notice it and for the record if anything meets the criteria of a variance it is this. It is just a timing issue with the vacation.

Mr. Goldsmith said it is a timing issue plus 80% of the site meets it already.

Mr. Sieben said we understand. We just want to make sure the I's are dotted and the T's are crossed.

Mr. Goldsmith said that's fine. I still disagree with you on the language.

Mr. Sieben said we'll talk about it afterwards. If you can call into Tracey and then we'll get on the speaker.

Mrs. Vacek said I have comments for you. I will be getting them out right after today. It really was kind of depending on our conversation about if we are vacating that portion or not.

Mr. Goldsmith said regardless of whether you want to give us a variance or not, we'd just as soon vacate it now.

Mr. Sieben said that's fine.

Mrs. Vacek said I have to rework my comments a little bit.

Mr. Goldsmith said that's fine. It didn't make sense to even have an issue.

Mr. Sieben said 6 of 1, half dozen of the other, but if it helps your case, that's fine.

Mrs. Vacek said I'll rework my Final Plat comments and I will get it over to you today. This will be set for the October 3rd Planning Commission and then it will go to P&D on October 11th. That's basically when it will be done.

Mr. Goldsmith said that's really tight because we want to start...

Mr. Sieben said we just got all this stuff Friday.

Mr. Goldsmith said I'm just saying it's really tight. If we want to start demolishing..

Mr. Sieben said that's totally fine.

Mrs. Vacek said you can go ahead and demolish.

Mr. Goldsmith said theoretically well we could grade.

Mrs. Vacek said at your own risk.

Mr. Goldsmith said for 4 days or whatever. I have no idea what the weather will be like. Sometime after the 13th we want to start this project. There is a big event on the 13th. After the event then we would like to start.

Mr. Sieben said I think we are good.

Mr. Goldsmith said and John I know you said you've looked at the foundation.

Mr. Curley said don't we have something in already for the deck?

Mr. Beneke said the whole building came in.

Mrs. Vacek said I heard there is an office now in the deck also.

Mr. Goldsmith said not that I'm aware of.

Mr. Sieben said up in the north central part.

Mrs. Vacek said that's what the engineering plans are showing.

Mr. Sieben said Souts do you want to show him.

Mr. Thavong said engineering came in and dropped off new revised plans.

Mr. Goldsmith said it may be for security.

Mr. Thavong said it is this little corner here. The other plan did not show that.

Mrs. Vacek said so I'll get my comments out.

Mr. Frankino said if you want to stay on schedule, just have a contractor who is going to be taking those buildings down, have him get ahold of us for repair permits for the abandonment of the sanitary services for those 5 structures. Those are no charge, but we want to be able to do an inspection on those permanent abandonments.

Mrs. Vacek said also Bruce, I don't know about the SSA, I don't know if that was brought up, but you might have to expand your SSA because I think a couple of those buildings were not in the SSA.

Mr. Feltman said or part of the current. So it is just a matter of getting those additional lots into the SSA.

Mr. Goldsmith said I just had a conversation with Rick Veenstra this morning about DPV. It is just we file a consent to start the process? There has been uncertainty as to how the city now processes the SSA.

Mr. Feltman said yes. It is a matter of getting the plats and the meets and bounds description of the lots into legal as well as their initial sheet that says you will add...

Mrs. Vacek said so there is an initial sheet that you need to fill out and then you need to get all of that over and I can send you a link to that.

Mr. Goldsmith said okay, that's fine. They are all existing platted lots so there won't be meets and bounds.

Mr. Feltman said okay, but it will just be bringing those lots into the SSA. You'll just be giving your consent that you won't object.

Mr. Goldsmith said right. Not a problem. There was some confusion as to how you start the process. I know on DPV it is a standard comment you've got to get the SSA. I keep calling Rick and with the transition it is not exactly clear how you start that process.

Mrs. Vacek said there is a sheet that you just need to fill out and get to them so I will send that link to you.

1 Planning Council 09/18/2018

Notes: Mrs. Vacek said I sent out comments on this so I'm just waiting for revisions. This is tentatively set for the October 3rd Planning Commission.

Mr. Feltman said comments went out the other day for Engineering. They are pretty minor.

Mr. Curley said I think we're still trying to work out if any paving off of Prairie can be counted as part the fire access because they don't really need the hose stretch.

Mr. Sieben said I thought you guys were looking at maybe possibly using the driveway between those houses or a slight extension also.

Mr. Curley said that's the way initially he had proposed it back a year ago. That's when it worked. We'll see if something on Prairie would work as well.

1 Planning Council 09/25/2018 Forwarded Planning Commission 10/03/2018 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 10/3/2018. The motion carried by voice vote.

Notes: Mrs. Vacek said I did get revisions as of yesterday. This is going to the October 3rd Planning Commission. There will be, I believe, two variances that they are going to ask for. It will not be a public hearing. As per the Plan Description, we can go ahead and vary those. It's really due to the Southlawn public right-of-way, which will eventually be vacated. This will also go along with a vacation of a portion of Southlawn too and a consolidation of all of the University's properties so there will be one parcel for pretty much all of their properties, except the properties north of Marseillaise.

Mr. Sieben said Herman the new fire plan is not in here, but did you see the new fire plan?

Mr. Beneke said I haven't seen anything other than this and I do need to see something because our fire access...

Mrs. Vacek said I will get you a copy right after this.

Mr. Sieben said so what they've done is between these 2 houses they've greatly expanded the driveway up to the south end of that parking deck there, but again, you'll have to take a look at it. It did not appear they dimensioned, which was not good either.

Mr. Beneke said yes because we are going to need that. I did talk to Javan also about the lane width on the north side of Southlawn and he is okay with accepting that as an existing condition and not requiring them to expand to 26 feet. But we do need the access in there. We'll take a look at that.

Mr. Sieben said we will get that to you ASAP.

Mrs. Vacek said I do make a motion to move this forward to the October 3rd Planning Commission. I probably will have one condition that they just meet the review comments that I am drafting right now. Mr. Minnella seconded the motion.

Mr. Beneke said and then I'm going to have to put a contingent on whatever that is. Hopefully that fire access is resolved, otherwise they are going to have to resolve that.

The motion carried unanimously.

2	Planning Commission	10/03/2018	Forwarded	Planning & Development Committee	10/11/2018	Pass
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Action Text: A motion was made by Mr. Chambers, seconded by Ms. Tidwell, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 10/11/2018. The motion carried.

Notes: See Attachment for Items 18-08-0788 and 18-0789.

Aye: 9 At Large Cole, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Anderson, Fox Metro Representative Divine, SD 204 Representative Duncan, Fox Valley Park District Representative Chambers, SD 131 Representative Hull and At Large Tidwell

Attachment for Items 18-0788 and 18-0789:

Mrs. Vacek said the subject property is currently the Aurora University campus. The Petitioner is requesting approval of 3 items tonight, but only 2 are before the Commission tonight. It is going to be a Final Plat Revision, a Final Plan with a Variance and then a Vacation. The Vacation is actually for Southlawn and that will actually be heard at Planning and Development Committee next week along with the 2 that you have before you tonight. With that being said, the Final Plat Revision is to consolidate the property that is currently owned by Aurora University into 1 lot. With the approval of the 2018 Plan Description and Master Plan, it was always anticipated that the University's own lots would be consolidated, as well as the Southlawn right-of-way would be vacated as properties are acquired and then they would be all incorporated into the University Master Plan and then consolidated into the 1 parcel. That's before you tonight. It is more of a cleanup for the Final Plat. The second thing that is before you tonight is the Petitioner is requesting approval of a Final Plan with a Variance. The details of the request includes the construction of a 147,600 square foot, 4 story parking deck with a total of 503 parking spaces. This will bring the total campus parking up to 1,516 parking spaces. As part of the proposal, the Petitioner is requesting a Variance to increase the height of the parking deck from 35 feet to the average of 42 feet with a maximum of 55 for the elevator shaft. The Variance can be approved with the Final Plan. It does not need a public hearing per the Aurora University Plan Description, so I just wanted to kind of make that clear. With that being said, staff did review the height variance to the Southlawn Place right-of-way and staff does feel like this is really a temporary use, or a temporary issue. As I said before, it's always been contemplated that Southlawn would be vacated. Once Southlawn is vacated, it will then meet all of the regulations. The intent of really the height regulations were from let's say the exterior of the boundary of the University, which are kind of Prairie, Evanslawn, Gladstone and Marseillaise to the north. So that was really the intent. It does meet that height variance. It is just not meeting the height requirement to Southlawn, but that is to be vacated. There is just one property owner that is still living there, so we can't vacate it until they move. Lastly, I just wanted to talk a little bit about the parking. In the 2018 Plan Description, staff and the University did decide that we were going to up the on campus parking, so with this parking deck, they will actually now meet the new ratio. As you all know, this is a great thing for the area. The Petitioner is here or if you have questions for me I can answer them.

Mrs. Anderson said have any residents come forward opposing this structure being built that you know of?

Mrs. Vacek said not that I know of.

Ms. Tidwell said and just to clarify since I'm new, it's a great thing for the area because it takes the cars off the streets?

Mrs. Vacek said absolutely. This is kind of in the middle of a neighborhood. We have always known that there was going to be some parking on the neighborhood streets. However, it has become quite clear that there is more than there should be. This will help a lot.

Mr. Pilmer said I have a question probably for the Petitioner, I'm sure it's already been asked, but is the University doing anything to encourage people to utilize the parking deck once it is up?

Mrs. Vacek said he can answer that, but I can also answer it. I know that they've been talking to their faculty, so the main people that will be using it will be their faculty. I know that they have been talking to them. I think there is going to be something in place.

Mr. Pilmer said they are shuttling them now, aren't they? I think they are shuttling and doing some things. I just was curious.

Mrs. Vacek said Bruce can answer that.

Good evening. I'm Bruce Goldsmith, the one who got Greenfield Commons approved. To start with your question and to answer your question, the University wants to maximize the use of the parking deck. To do that it is going to require staff and faculty to use the deck and actually third party employees. The shuttle right now is because Sodexo is our maintenance and food provider. They have a number of employees who basically work at the University. In order to deal with the construction that's going on right now and the lack of additional parking until we get done with this construction project, they are being shuttled from off campus. They may be some students who are being shuttled as well. We are going to have more parking than the ratio requires because we are going to have a cushion. So we are going way beyond what's required under the 2018 plan, but the goal is to have enough viable parking so that we encourage the use of the other surface lots by the students and, therefore, reduce the demand in the neighborhood. It goes to your question. Part of the problem in the neighborhood is there are no curbs and gutters and the streets are narrow, so even with an enforcement policy, the University has been very successful in getting its students to park where they are supposed to park on the street as opposed to into the yards or crossing driveways. There is still a need to get more of them on campus and to relieve the neighborhood. So a combination of the parking deck and forcing the use of the parking deck will increase the capacity for the surface lots to the extent that the students won't necessarily use the deck.

Ms. Tidwell said how will you enforce the requirement that the parking ramp be used?

Mr. Goldsmith said the University is committed, just like they were to taking the Sodexo employees off campus to minimize the impact during the construction process. The University is quite confident that its employees will follow its edict.

Ms. Tidwell said so there is threat there or...

Mr. Goldsmith said there is a strong encouragement.

Ms. Tidwell said I'm just reminiscing about the 25 billion parking tickets my son got when he was in college and just wondered if that's the sort of thing that you use.

Mr. Goldsmith said well we won't, hopefully, have to get there because we will have enough surface parking for the students. We do have, as you might know, residential students as well, so we have to kind of divvy up the locations of spaces. The surface parking serves various communities within the campus as well.

Chairman Truax said there are students parked on streets that would have to be a much longer walk than the parking deck would be, so I would think that they would want to maybe be in the parking deck.

Mr. Goldsmith said the issue was, well I think she might ascribe to the proposition that students are lazy, but not in the sense of necessarily avoiding walking, avoiding taking the time to park somewhere that might be more sensible to park. It is the life learning experiences that need to be accelerated I think. As a practical matter, it may be that we will require residential students to park in the deck, but the hope is that we will control it with the people who are employed by the University. That is a very large part of the population.

Mr. Pilmer said we've talked about a deck for over 10 years. I'm sure they will make sure it is filled.

Mr. Goldsmith said and actually the University went beyond. Originally when we talked, we were talking about 3 stories and 300 spaces and the University decided to go 4 stories. The design of the parking deck is called double helix, so the ramps go like this and that maximizes the number of parking spaces so we get more parking spaces and that's how we got to 500.

Mr. Hull said will there be full road improvements to Evanslawn? I know you talked about no curb and gutter.

Mr. Goldsmith said well there is no curb and gutter on most sides of the campus, I think with the exception of Gladstone. The prior Alderman was interested in trying to get a Special Service Area to get curb and gutter and storm sewer in that area. The residents up to now have not been willing to share in that cost. The University had committed to paying its portion if there is an SSA approved, but there seems to be no motivation to go that route, so we are just trying to get as many cars off the street as possible. By the use of no parking on one side of the street, the city has reduced the number of parking spaces in the immediate area.

Mrs. Vacek said I did have a condition in both the Final Plan and the Plat that they incorporate Planning and Zoning's staff review comments into the documents and they have done that. I did get those today and we did update your Legistar, so they do have the new documents in there. My recommendation has changed from the staff report, but I would just recommend approval of the Resolution approving the Revision to the Final Plat north of Prairie Street, east of S. Evanslawn, south of Marseillaise and west of S. Gladstone and establishing Lot 1 of Aurora University 2nd Resubdivision.

Ms. Tidwell said one more question, I think I know the answer, is this recommendation consistent with prior?

Mrs. Vacek said yes.

MOTION OF APPROVAL WAS MADE BY: Mr. Pilmer

MOTION SECONDED BY: Mrs. Anderson

AYES: Mrs. Anderson, Mr. Chambers, Mrs. Cole, Mr. Divine, Mrs. Duncan, Mr. Hull, Mr. Pilmer, Mr. Reynolds, Ms. Tidwell

NAYS: None

Mrs. Vacek said this will next be heard at the Planning and Development Committee on Thursday, October 11, 2018, at 4:00 p.m. on the fifth floor of this building.

Mrs. Vacek said I would recommend conditional approval of the Final Plan with the following condition:

1. That the documents be revised to incorporate the Fire Prevention Bureau staff comments. I believe that they may have been resubmitted, but I don't know that for sure.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Ms. Tidwell

AYES: Mrs. Anderson, Mr. Chambers, Mrs. Cole, Mr. Divine, Mrs. Duncan, Mr. Hull, Mr. Pilmer,
Mr. Reynolds, Ms. Tidwell

NAYS: None

Mrs. Vacek said this will next be heard at the Planning and Development Committee on Thursday, October 11, 2018, at 4:00 p.m. on the fifth floor of this building.