



City of Aurora

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Legistar History Report

File Number: 16-00941

File ID: 16-00941	Type: Petition	Status: Draft
Version: 2	General Ledger #:	In Control: Planning & Development Committee
File Name: Accion Latina USA / 544 S. Lake Street / Special Use Planned Development & Final Plan		File Created: 09/21/2016
		Final Action:

Title: An Ordinance Establishing a Special Use Planned Development and Approving the Plan Description for Property Located at 544 S. Lake Street (Accion Latina USA - 16-00941 / AU28/2-16.031-Su - ES - Ward 4) (PUBLIC HEARING)

Notes:

Agenda Date: 11/14/2016

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Legal Description, Exhibit "B" Plan Description - 2016-09-20 - 2016.031.pdf, Property Research Sheet - ID 21345 - 2016-02-23 - 2016.031.pdf, Land Use Petition and Supporting Documents - 2016-09-20 - 2016.031.pdf, Plat of Survey - 2016-09-20 - 2016.031.pdf, Final Plan - 2016-09-20 - 2016.031.pdf, Fire Access Plan - 2016-09-20 - 2016.031.pdf, Legistar History Report - 2016-10-18 - 2016.031.pdf, Findings of Facts - 2016-10-18 - 2016.031.pdf

Enactment Number:

Planning Case #: AU28/2-16.031-Su

Hearing Date:

Drafter: esieben@aurora-il.org

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	09/27/2016	referred	DST Staff Council (Planning Council)			
	Action Text:	This Reports/Studies was referred to the DST Staff Council (Planning Council)					
1	DST Staff Council (Planning Council)	10/04/2016					
	Notes:	<i>Mr. Sieben said myself and John have been working with Frank. This is the old Columbia Pipe property on south Lake Street and Frank has both a community center and then he's gone ahead and has put in an indoor soccer facility and a boxing facility down in the lower level.</i>					

Representatives Present: Frank Navarro and Javier Rabadan

My name is Frank Navarro. I'm the President of the United Soccer Association and the Accion Latina USA located at 544 S. Lake Street. This is Javier Rabadan. He is the Director of the immigration program that we currently have there. Basically, what we have in that location is the community center. Accion Latina is a community social service agency trying to provide services that are highly needed in our community. We have a number of programs that we are currently providing now and we have a number of programs that are put on hold because of the adjustments that we have to make with the building and the transition that we are going through. We also have recreational programs such as soccer for youth, boxing for youth and also Tae Kwon Do for youth and we have a senior citizen program that is for 50 and up to whatever age you can make. Basically, that's the Golden Age Hispanic Social Club. What we are trying to do is to be able to make adjustments in the building so that we can use that from the previous use of being a warehouse to now a community center. So we are trying to just do whatever is required from our end so that this can be a completed process.

Mr. Sieben said so regarding the zoning, and I do want to compliment you guys, we have been in the building, you've made some very nice improvements physically to the building. So one of the things with, especially with the sporting uses that you have down there, where at times you get some additional players or parents or fans there, you've got some current parking that is actually along 2nd Avenue along the building, but as part of the plan you guys are going to remove some areas of the old loading dock in the back of the building and that will have a nice off-street parking lot, which currently is not there. So that, I think, would help with the situation and then as part of the Special Use it would basically state that that parking then is legal for your use there.

Mr. Navarro said definitely the plan is to tear down kind of like a shelter that we have in the back and provide a lot of additional parking. As soon as we get the appropriate permits, that's on the agenda for us.

Mr. Sieben said we've already got a date for you. It will be Wednesday, November 2nd at 7:00 p.m. Frank, I know you are going to Rome tomorrow or something, so if you could provide me with, I'll send it to you, but if you have another contact also...

Mr. Navarro said which would be Javier.

Mr. Sieben said okay. If you could give me that I'll send the notices out. It will probably be tomorrow or Thursday I'll get the notices out to you.

Mr. Navarro said Javier will be following up on that and that's why he is here today as well to make sure that we do that.

Mr. Sieben said so Zoning should then be taken care of, so we'll move that along. There is really nothing to review. We've already kind of gone over pre-review comments. As far as the building goes, I know you are looking at getting an architect. I would suggest that your team meet with John and Herman separately. I think there has already been some correspondence this morning with Lane Allen, so that can be done outside the zoning process, but we know that has to be done as part of this. Herman is that correct?

Mr. Beneke said that is correct. There is some requirements for some remodels to happen to be able to get the building to the point of what you're desired use is. I know John has been in communication with a couple of different people along with yourself to get that thing going. So as soon as you can get it to that point and get those permits into us then we can start reviewing that, but that does affect your occupancy.

Mr. Navarro said we have Lane Allen that just put together a proposal for us. We had hired someone from outside the city, but we feel it is for our benefit to have someone that's local that knows the area and what we need in order to comply. So we are already in the process to do that. We'd like to expedite whatever is needed. I think it's been a long overdue process and we want to be able to do whatever is required. So we are on our way with that.

Mr. Beneke said my understanding is that John has heard from Lane. I think Lane is just waiting on you to work on a contract.

Mr. Navarro said I'll be meeting with him today after this as well.

Mr. Sieben said do you have your contact information? I'll copy both of you or whoever we have on the list, plus Javier here. So like I said, that will go out to you this week.

1 DST Staff Council 10/11/2016
(Planning Council)

Notes: *Mr. Sieben said the notice info has gone out to the Petitioner late last week. They will be sending out the notices this week and this is slated to go to the November 2nd Planning Commission meeting.*

1 DST Staff Council 10/18/2016 Forwarded Planning 11/02/2016 Pass
(Planning Council) Commission

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 11/2/2016. The motion carried by voice vote.

Notes: *Mr. Sieben said one is all ready to go. This will go to the November 2nd Planning Commission. Notices have gone out. I don't think any other departments had any issues with this. Herman, you have a separate ongoing building issue.*

Mr. Beneke said we are still waiting to resolve all the building issues.

Mr. Sieben said right, which is separate from the zoning. I'm not here next week. Can we vote this one out today?

Ms. Phifer said yes.

Mr. Sieben said I make a motion to move this forward to the November 2nd Planning Commission meeting. Mr. Minnella seconded the motion. The motion carried unanimously.

2 Planning Commission 11/02/2016 Forwarded Planning & 11/14/2016 Pass
Development Committee

Action Text: A motion was made by Mr. Bergeron, seconded by Mrs. Duncan, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 11/14/2016. The motion carried.

Notes: *Mr. Sieben said the Petitioner, Accion Latina USA, is requesting the establishment of a Special Use Planned Development on the property at 544 S. Lake Street. This is the northeast corner of Lake Street and 2nd Street. The Plan Description would allow as a permitted use the special purpose recreation facility. Specifically what they have in there a small indoor soccer facility and a boxing ring. Also, the community center is a permitted use within the B-3 zoning district. Again, the subject property is at 544 S. Lake. It is an existing 16,000 square foot building, which was built in 1926. It was home for many years to the Columbia Pipe and Supply Company. The property was acquired in 2015 by Accion Latina USA, a 501c3 not-for-profit to be used as a community center with recreational uses. The facility has spaces and offices for the Golden Age Hispanic Social Club, United Soccer Association, and Aurora Soccer Academy. The upper level consists of office and gathering space and the lower level has a boxing ring and a small indoor soccer field. The city staff has been working with the Petitioner to bring the property into zoning and building compliance for the new uses, as the Petitioner was not initially aware of the code of requirements for the change in use of the property. The Petitioner has made many improvements to the property from when it was the pipe company, many of them real great improvements to the property. Besides the 16 parking spaces that are long the south side of the building along 2nd Street, the Petitioner was requested to maximize the off-street parking for the new uses. As a result, the plan as you see on the screen there, is to remove the old loading dock and storage bins from the rear of the property and make it into a 28 space off-street parking lot, which would result in a total of 44 parking spaces. The Special Use would allow the 44 spaces to meet the zoning requirement in lieu of the 79 spaces that would typically be required for the total square footage of the building, both the office and the recreational square footage. Staff does feel the improvements to the property with the additional off-street parking and the nature of the not-for-profit status and limited size of the recreational uses along with the typically non-overlapping recreational use with the office use at the same time would be sufficient to meet the parking needs. I can have the Petitioner go into a little bit more of how the space is used and the total number of people. Again, we have been in there many times and I think with the 16 spaces along the street, it's a little under parked for what their needs are with the soccer, but I think definitely with the 28, the relatively small space of the soccer facility, I believe it is 5 on 5 teams, they can explain that, it is not a typical full size soccer field, so it is a little bit limited. There is also limited spectator space in there only at one end of the indoor field. There is a very small portable bleacher, so there would be very limited spectators, probably for some parents that would be there. Unless there are questions for me, I can turn it over to the Petitioners.*

The Petitioners were sworn in.

My name is Frank Navarro. Our location is 544 S. Lake Street in Aurora. First of all, I'd like to thank you for giving us the opportunity to talk and present. We're looking to present our facility as a community service agency where we provide services to the community at large, and we also provide some recreational services. At this point in time, we have a very small, what we call fustal. It is mini, mini indoor soccer field, which is like 3 on 3, at the most 5 on 5. It is a small facility and it is for youth. We also have a boxing area where we have youth, both boys and girls, and a few parents that have decided to join as well. On the upstairs main offices we provide community services for the need of the community. As you know, the Aurora area is in high need of service to our community members and we are trying to provide that as a non-for-profit agency. At this point in time, we have put some of our services on hold until we get all the approvals. We do have quite a bit of demand from the community, but not until we get everything in place. Right now we have hired an architect to follow through with any changes that are required by the city and we are trying to comply with anything and everything because we do want to provide the services that are in need.

Mr. Bergeron said what are the ages of your boxing and your soccer?

Mr. Navarro said the ages, they start from 5 years old, boys and girls, mostly boys, and then we have some adults that do participate.

Mr. Bergeron said what about soccer?

Mr. Navarro said I'm talking about soccer.

Mr. Bergeron said what about boxing?

Mr. Navarro said boxing is mostly from about 8 to about 18, but mostly kids that we have. We have a few of the parents from the kids that participate as well, but it is youth mostly, 8 to the average of, I would say, about 13.

Mr. Chambers said how many parking spaces? Can you repeat that again? How many parking spaces will this site provide?

Mr. Navarro said 44, the exact total.

Mrs. Cole said for the boxing, will there be any competitive boxing?

Mr. Navarro said no. This is where the kids come in and they do the punching of the bag and they do a little bit of, we have a ring, but they go in to show the motions. If they do competition, they do go somewhere else to the city. If they come up to a higher level, we do have a trainer for some people that they feel that they can compete and then they go and participate like in Chicago or a local area where they do boxing titles, but not here. We don't have that.

Mr. Bergeron said how many do you expect at one time? For that area, for Columbia Pipe, I know where that is and Lake Street is awfully busy.

Mr. Navarro said yes it is. Basically, what we have is the services for the community and they are for mostly during the day. Then some of the recreations, they are mostly like after 5 o'clock. So we have only 3 days designated for boxing out of the weeks from 6:00 to 8:00 and then we have soccer either earlier or later, so we don't really have a lot of people. You have to remember that the field only holds at the most 5 on 5, so it is not that many. Well thank you and have a good night and go Cubs.

The public input portion of the public hearing was opened. No witnesses came forward. The public input portion of the public hearing was opened.

Mr. Sieben said staff does recommend approval of the Ordinance establishing a Special Use Planned Development and approving the Plan Description allowing the 2 additional uses and the site plan for the property located at 544 S. Lake Street

MOTION OF APPROVAL WAS MADE BY: Mr. Bergeron

MOTION SECONDED BY: Mrs. Duncan

AYES: Mr. Bergeron, Mr. Cameron, Mr. Chambers, Mrs. Cole, Mr. Divine, Mrs. Duncan, Mr.

Pilmer, Mr. Reynolds

NAYS: None

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

FINDINGS OF FACT

1. Is the proposal in accordance with all applicable official physical development policies and other related official plans and policies of the City of Aurora?

Mrs. Cole said these are listed in the staff report.

2. Does the proposal represent the logical establishment and/or consistent extension of the requested classification in consideration of the existing land uses, existing zoning classifications, and essential character of the general area of the property in question?

Mr. Cameron said it puts a currently unused building back into active use again and also it is enlarging the parking lot and removing some of the previous loading docks and permanent storage in that area.

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

Mr. Reynolds said the proposal is consistent with what's going on in the neighborhood and that's a great addition for our youth in the City of Aurora.

4. Will the proposal maintain a compatible relationship with the traffic pattern and traffic volume of adjacent streets and not have an adverse effect upon traffic or pedestrian movement and safety in the general area of the property in question?

Mrs. Duncan said with the addition of the parking spaces that they will be adding onto the property, this should take care of it with the number of people they serve at one time.

5. Will the proposal allow for the provision of adequate public services and facilities to the property in question and have no adverse effect upon existing public services and facilities?

Mr. Bergeron said all the services are there and are present.

6. Does the proposal take adequate measures or will they be taken to provide ingress and egress so designed as to maximize pedestrian and vehicular circulation ease and safety, minimize traffic congestion, and not substantially increase the congestion in the public streets?

Mr. Cameron said part of the parking has been provided off-street. The existing parking along the street has been in place for some time and would be no new addition of those spaces, so it shouldn't affect the traffic.

9a. Will the Special Use not preclude the normal and orderly development and improvement of surrounding properties due to the saturation or concentration of similar uses in the general area?

Mrs. Duncan said this is a unique use of that property and so it will help the development improvement of the area.

9b. Is the Special Use in all other respects in conformance to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the City Council pursuant to the recommendations of the Plan Commission?

Chairman Truax said I believe it does conform to the regulations.

Aye: 8 At Large Bergeron, At Large Cameron, At Large Cole, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Divino, SD 204 Representative Duncan and Fox Valley Park District Representative Chambers