



# City of Aurora

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

## Legistar History Report

**File Number: 16-00770**

<b>File ID:</b> 16-00770	<b>Type:</b> Resolution	<b>Status:</b> ATS Review
<b>Version:</b> 3	<b>General Ledger #:</b>	<b>In Control:</b> Planning & Development Committee
<b>File Name:</b> East Aurora High School / Final Plat / 500 Tomcat Lane		<b>File Created:</b> 08/09/2016
		<b>Final Action:</b>

**Title:** A Resolution Approving the Final Plat East Aurora High School Subdivision located at 500 Tomcat Lane being on the south side of 5th Avenue between State Street and Smith Boulevard

**Notes:**

**Agenda Date:** 09/29/2016

**Agenda Number:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Exhibit "A" Final Plat - 2016-09-16 - 2016.040.pdf, Property Research Sheet 29147-29591.pdf, Land Use Petition and Supporting Documents - 2016-08-09 - 2016.040.pdf, Plat of Survey - 2016-08-09 - 2016.040.pdf, Legistar History Report (Final Plat) - 2016-09-16 - 2016.040.pdf

**Enactment Number:**

**Planning Case #:** AU26/3-16.040-Su/Fsd/Fpn

**Hearing Date:**

**Drafter:** tvacek@aurora-il.org

**Effective Date:**

### History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Committee of the Whole	08/16/2016	Forward to Planning Council	DST Staff Council (Planning Council)			
	<b>Action Text:</b>		This Petition was Forward to Planning Council to the DST Staff Council (Planning Council)				
1	DST Staff Council (Planning Council)	08/23/2016					
	<b>Notes:</b>	<i>Mrs. Vacek said we took a look at this and sent out comments, so we are just waiting for a resubmittal to our comments.</i>					
		<i>Mr. Thavong said Engineering is taking a look at it right now. It is under review. We did make some comments regarding stormwater management. EEI did revise their site design to accommodate stormwater management, but we have not formally sent out comments yet. It looks like they are under construction. I'm not sure how that's...</i>					
		<i>Mrs. Vacek said I think they are doing the demo of everything.</i>					

Mr. Sieben said it is part of the demo of the stadium. I think they were getting some, some of it is temporary parking in place for the school year and then kind of getting some of the other stuff ready too.

Mr. Thavong said did we issue a demo permit?

Mr. Sieben said yes.

Mr. Wiet said they seem to be taking liberties with the demo permit. They are doing a lot of construction out there now, so we've got to probably catch up with this.

Mr. Cross said we just had one area of concern that would be with the concession building. I think the plan is for it to be 6,700 square feet and so I just want to see about the sprinkling of it, the FDC and all that stuff. But other than that, everything else is fine. I haven't done any comments on that yet. I have been in contact though. I met with their GC a couple of times over the last week just with some concerns that we have as far as access. So I'm already talking to John and we'll get some comments together for that.

1 DST Staff Council 08/30/2016  
(Planning Council)

**Notes:** Representatives Present: Dave Burroughs, Craig Welter, and Alex DiMare

I'm Dave Burroughs with Engineering Enterprises and Craig Welter with Cordogan Clark.

I'm Alex DiMare with East Aurora School District.

Mr. Burroughs said basically we are redoing the whole parking area. If you recall previously, Tomcat Lane had like two entrances onto 5th Avenue, one coming in, one going out, parking mixed in, and then the football field. So we are redoing the football field, the parking lot, as well as some classroom building additions to upgrade things, including the kitchen and maybe Craig if you want to talk about the building.

Mr. Welter said the building has been over-utilized for a number of years and is continuing to grow as far as population. There was a grant that was made available, a low interest grant, a no interest grant I should say, for the school to take advantage of. The challenge was to meet those needs of the growing population, so we are looking a 20 classroom, 2 story addition onto the existing High School, as well as some new fine arts rooms, some art rooms, and a new entry lobby off the west side of the building, as well as a new stadium. The stadium has been in very poor condition and has not been utilized for years as a competitive track and the bleachers have had issues. This project was carried on to address those and when that grant became available in April I think it was, March/April, the District decided we want to move. We are already overcrowded, we've got more students coming in, so this project really lead to changing the site and trying to improve some things that we know have been challenges there for a long time. We are very constrained on this site with the flood plain location, so in order to do it in an efficient and effective manner, we've tried to arrange it so we don't have to get in the flood plain and delay the project for years. The need is now and this project is really designed to meet that need for the upcoming future. Dave can get into the details of the site design unless there are any questions regarding the building addition.

Mr. Burroughs said a couple of things; we were proposing some detention underneath the parking lot and had some discussion with Engineering. So we've revised that and now we're able to move that detention to the south side of the proposed parking lot where that discus throw is. We were able to grade it such that we could put the discus throw area right in the detention basin. One other thing we are doing is out on S. State Street we are adding some on street parking, which we have been in contact with the city about on that. We met yesterday morning, Craig did, with the Alderman to review things with him and the school is scheduling a public meeting at the school to present things.

Mr. DiMare said a week from Wednesday in the evening to invite the neighbors and give an opportunity to comment on the project and ask questions.

Mr. Burroughs said the meeting went real well with the Alderman. He had some concerns about parking, which were discussed. I think one of the issues, and I don't know Alex if you want to talk to it, but we are adding parking on site. We met yesterday, actually, with Tracey to find some additional spaces at the south end of the proposed parking lot, but one of the issues that the school has is they charge a small fee for parking. Some of the students prefer not to pay that fee, so they are parking off

campus and that's something that the school is trying to deal with. You don't have a lot of options, I guess, there, but that was one of the issues that the Alderman had. I think it was mainly to the east side of the school.

Mr. DiMare said they park in the subdivision, plus we have some parents, because of Gates School's proximity too, we have some staff and visitors park on the street too, so that becomes an issue sometimes.

Mr. Welter said the District this year incorporated another staggered start to their elementary and high school to help hopefully improve traffic in that corner between Gates and the high school. It is not an ideal flow through and we know it gets backed up there, but they are hoping that that improves things to some extent. They are some very limited challenges that are hard to overcome in this corner of the world.

Mr. Burroughs said one of the things we are doing on Tomcat Lane is we are combining that all to a 3 lane section so that there is a drop-off going north. One of the current issues we have is up on 5th Avenue with people dropping off their kids and trying to turn around, because if you recall the streets north of 5th Avenue, they are blocked off so you can't turn onto those streets. So what people do if they are coming from the west, is they drop the kid off and then they are pulling into somebody's driveway and trying to turn back to go west so by rerouting everybody through Tomcat Lane we're hoping one of two ways – they can come down S. State Street, come through the parking lot and drop their kid off right in the front and then exit back out onto 5th Avenue or also we've added a drop-off lane at the north end of the school too, so they could pull into there and drop the kids off. So we are trying to free up that traffic up on 5th Avenue.

Ms. Phifer said and Dan you might want to talk a little about some of the things that Eric has worked with the School District on, but I think, isn't that one of the things you're implementing to get the busses off?

Mr. Burroughs said correct, yes.

Mr. DiMare said that road is in and we are using it now and it seems, we are only in our actual 3rd day of school, we started Friday, that where the busses are coming off, it has really helped a lot on 5th because there are no placards or anything holding up that traffic. So it is working out well now. Even with the construction, we are parking on the old football field until we get things ready, but things are moving along over there.

Mr. Burroughs said and the staggered start time. One thing we discovered when we did a traffic study is you have a lot of kids that walk, so they are both walking to the high school and the elementary, that pedestrian traffic was creating issues getting in and out of Tomcat because you had 2 driveways. The kids were crossing at just odd locations and they were going to both schools. It just created a lot of volume of pedestrians through there.

Ms. Phifer said and now, like you say, you are going to try to have the drop-off actually come through the parking lot, right?

Mr. Burroughs said there is going to be a new main entrance on the west side there. You see it about half way down the building, and that's where we are going to have the kids funnel through. That gives us the ability to stack a lot of cars.

Mr. Phifer said a lot more stacking, right? There is a lot more queuing area.

Mr. Burroughs said right. They can stack right on through the parking lot.

Mr. Welter said the hope is that if we use 6th, by the time you get through Tomcat it will take a lot of the pressure off 5th Avenue up there and hopefully make that flow better and get people off the streets quicker and still have a safe environment for all of that.

Mr. Burroughs said and like Alex said, even since we've done the entrance out front and got the busses off that's helped tremendously.

Mr. DiMare said also we are reconfiguring the way we are going to have the high school kids come into the building, so they will be coming in through those west exits, so nobody will be coming around to the front, so you won't have all that traffic coming up, so they will be dropping off further back in the lot

so they can get into those buildings now, get into the building that way. Things should move up easily that way.

Ms. Phifer said Dan, did you have anything else about traffic?

Mr. Feltman said no. I think we've talked through all the issues.

Ms. Phifer said I think the city shares the Alderman's concern with regard to people parking in the neighborhood and I think it is in the School District's best interest as well to try to get people to park on the property versus parking in the neighborhoods and being in people's front yards. I think that's just something that we will continue to work with you guys on to try to brainstorm ideas on how to get more utilization of that parking lot that you are building. I mean, you are spending money building parking spaces and you want to make sure they get used.

Mr. DiMare said our main intention is to be good neighbors, so we understand that parking is very important to everyone.

Ms. Phifer said you guys are having a public meeting at the school you said next Wednesday and then we are scheduled for a public hearing at Planning Commission on the 21st, so we'll have a couple of good public meetings then in September.

1 DST Staff Council 09/06/2016  
(Planning Council)

**Notes:** Mrs. Vacek said I sent out comments and I am just waiting for a resubmittal.

1 DST Staff Council 09/13/2016 Forwarded Planning 09/21/2016 Pass  
(Planning Council) Commission

**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 9/21/2016. The motion carried by voice vote.

**Notes:** Mrs. Vacek said we did receive a resubmittal. I have not had time to take a look at them, but I will take a look at them today. I'm actually going to vote this out today. This is going to Planning Commission next week, so there may be a few conditions on there, depending on what their resubmittals look like. I do make a motion to move this forward to Planning Commission.

Mr. Feltman said Engineering would like to put a condition that it is subject to us reviewing the stormwater management. We are still going through a third iteration with the school. We still don't have a full stormwater submittal for the current location of the pond.

Mr. Frankino said we're waiting for IEPA to approve the sanitary permits.

Mr. Sieben said Tracey made a motion. I need a second. Mr. Minnella seconded the motion. The motion carried unanimously.

2 Planning Commission 09/21/2016 Forwarded Planning & 09/29/2016 Pass  
Development  
Committee

**Action Text:** A motion was made by At Large Anderson, seconded by Fox Valley Park District Repr Chambers, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 9/29/2016. The motion carried.

**Notes:** See Attachment for 16-00769 (Special Use Planned Development), 16-00770 (Final Plat), 16-00771 (Final Plan).

Aye: 10 At Large Bergeron, At Large Cameron, At Large Cole, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Anderson, At Large Divine, At Large Engen, At Large Truax and Fox Valley Park District Representative Chambers

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See Attachment for 16-00769 (Special Use Planned Development), 16-00770 (Final Plat), 16-00771 (Final Plan).

- 16-00769 An Ordinance Establishing a Special Use Planned Development, Approving the East Aurora High School Campus Plan Description and Amending Ordinance Number 3100, being on the Aurora Zoning Ordinance and the Zoning Map attached thereto, to an underlying zoning of P(S) Park and Recreation for the property located at 500 Tomcat Lane being on the south side of 5th Avenue between State Street and Smith Boulevard (East Aurora School District #131 - 16-00769 / AU26/3-16.040-Su/Fsd/Fpn - TV - WARD 3)
- 16-00770 A Resolution Approving the Final Plat East Aurora High School Subdivision located at 500 Tomcat Lane being on the south side of 5th Avenue between State Street and Smith Boulevard
- 16-00771 A Resolution Approving a Final Plan on Lot 1 & 2 for East Aurora High School Subdivision located at 500 Tomcat Lane being on the south side of 5th Avenue between State Street and Smith Boulevard for an Educational services (6100) Use

7           CHAIRMAN TRUAX: Our first item for business is an  
8 Ordinance establishing a Special Use Planned  
9 Development approving the East Aurora High School  
10 Campus Plan Description and Amending Ordinance Number  
11 3100, being the Aurora Zoning Ordinance and the Zoning  
12 Map attached thereto, to an underlining zoning of P(S)  
13 Park and Recreation, for the property located at 500  
14 Tomcat Lane, being on the south side of 5th Avenue  
15 between State Street and Smith Boulevard (East Aurora  
16 School District #131 in Ward 3.)

17                   This is a public hearing.

18           MS. VACEK: Can you also read in the next two?

19           CHAIRMAN TRUAX: I can do that.

20           MS. VACEK: Thank you.

21           CHAIRMAN TRUAX: The next one is a Resolution

22 approving the Final Plat of East Aurora High School

1 Subdivision located at 500 Tomcat Lane, being on the  
2 south side of 5th Avenue between State Street and Smith  
3 Boulevard by East Aurora School District 131 in Ward 3.

4                   And the third related Resolution is a  
5 Resolution approving a Final Plan on lot 1 and 2 for  
6 East Aurora High School Subdivision located at 500  
7 Tomcat Lane, being on the south side of 5th Avenue  
8 between State Street and Smith Boulevard for  
9 educational services use by East Aurora School  
10 District 131 in Ward 3.

11               MS. VACEK: Thank you.

12                   The subject property is located at 500  
13 Tomcat Lane and is home of the East Aurora High School  
14 campus in John Gates Elementary School, both long-time  
15 grandfathered uses opened in the late 1950's.

16                   The property is currently zoned P Parks  
17 and Recreational District, and R-1 Single-Family  
18 Dwelling District.

19                   What's before you tonight is a rezoning of  
20 the subject property to P(S) Park and Recreational,  
21 with a Special Use Planned Development.

22                   The Plan Description does include the

1 modification to the Aurora Zoning Ordinance and a  
2 modification to the Aurora Sign Ordinance.

3                   The modification to the Aurora Zoning  
4 Ordinance is to allow for educational services as a  
5 permitted use in the P District. And the modification  
6 to the Aurora Sign Ordinance is to allow the proposed  
7 electronic message board to be up to 50 percent of the  
8 sign space.

9                   The Plan Description also establishes that  
10 that's for the East Aurora High School campus.

11                   Concurrently with that proposal the  
12 petitioner is proposing a Final Plat. The Final Plat  
13 will consolidate all of the various parcels that the  
14 District owns into two lots; Lot 1 consisting of the  
15 East Aurora High School campus and the John Gates  
16 Elementary School, and then Lot 2 would consist of a  
17 vacant property at the end of Binder Street that is  
18 owned by the School District, but is bisected by Binder  
19 in Pleasant Place right away.

20                   The Final Plan proposal that is also being  
21 reviewed or before you tonight consists of a  
22 substantial upgrade to the east high school campus



1 increasing the capacity of the school from  
2 approximately 3,800 students to 4,400 students.

3                   The improvement includes three building  
4 additions which will house 20 new classrooms, a fine  
5 arts center and a cafeteria room remodel.

6                   A new stadium, concession building and  
7 storage building is also being proposed, as well as a  
8 new parking facility, traffic flow improvements and  
9 storm water facilities.

10                   I'll let the petitioner kind of go into  
11 all of those kind of the buildings and everything and  
12 what they are actually doing on there. But I do want  
13 to touch really quickly on the parking improvements.

14                   So the parking improvements include the  
15 expansion of the lot south of the proposed stadium and  
16 the new perpendicular parking along State Street. This  
17 will increase the parking count from 652 parking spaces  
18 to 702 parking spaces, which is a net gain of 50  
19 parking spaces. There is also 65 parking spaces that  
20 are banked which are shown on the plan to serve future  
21 need.

22                   In order to encourage students to utilize

1 the campus parking spaces, the East Aurora School  
2 District will set policies through new potential  
3 hurdles to students use of the on-campus parking in  
4 light of the parking levels on the campus. The School  
5 District will report those parking levels to the city  
6 on an annual basis; and if the city determines that the  
7 additional banked parking is needed, the School  
8 District will construct said parking within 12 months  
9 of being requested by the city to do so.

10 The traffic flow improvements include a  
11 new bus drop off along 5th Avenue along the front of  
12 the building and the reconfiguration of Tomcat Lane to  
13 accommodate an on-site drop-off lane for parents and  
14 students through the center of the parking facility.

15 I'll turn it over to the petitioner unless  
16 you have questions for me, and then we can go from  
17 there.

18 CHAIRMAN TRUAX: Okay. Any questions from staff?  
19 Thank you.

20 MR. SIEBEN: Raise your right hand, please.

21 (The oath was thereupon duly  
22 administered.)

1           MR. PETESCH: Good evening. I am Rick Petesch. I  
2 am with Whitt Law in Aurora. I'm one of the attorneys  
3 for the Board of Education. My offices are at 70 South  
4 Constitution in Aurora.

5           All I'm here to do tonight is to introduce  
6 our crew who have all the answers hopefully for you.

7           First is Craig Welter. He's the architect  
8 from Cordogan, Clark & Associates. David Burroughs is  
9 next. He's the engineer from Engineering Enterprises.  
10 Marina Kosak on the end is the interim principal of  
11 East Aurora High School, and she can, as well as  
12 others, talk about the parking issues. And then Alex  
13 DiMare is the Director of Buildings and Grounds for  
14 East Aurora School District.

15           Between the four of them, hopefully, I  
16 believe they can answer any questions that you might  
17 have.

18           On behalf of the Board of Education, we  
19 thank you for all your time this evening and your  
20 consideration of our project. Thank you.

21           MR. WELTER: Craig Welter with Cordogan, Clark  
22 Architects. We've been working with the District. 960



1 to the stadium is going to be a mixture of masonry  
2 construction brick matching the existing building. We  
3 want to --

4                   The idea with this whole addition was to  
5 try to tie and create a nice matching addition that  
6 relates well into the existing building.

7                   We're providing a track with a new  
8 football stadium, a soccer field that will allow them  
9 to be in par with adjacent school districts.

10                   The stands, we have got new home stands  
11 that will seat 2,500. Visitor stands are 1,000 seating  
12 population. We've actually reduced the length of those  
13 stands on the visitors' side. They were 300-plus feet  
14 long. They are now about 160 feet long.

15                   There is a press box on the west side of  
16 that site. The height of that west side, I know  
17 there's some concern about as you're building your  
18 right-of-way is trying to maintain the level of what's  
19 existing. But we feel that we're actually three feet  
20 shorter than what the existing bleachers are.

21                   The press box brings the height up, but  
22 again, it's a shorter distance than what was there.

1                   And the brick facade again is a very nice  
2 upgrade from the painted that you currently had at the  
3 buildings. So a lot of positive improvements.

4                   The parking as was mentioned again has  
5 been expanded upon discussion with the neighborhood and  
6 this staff. So I think a lot of positive things going  
7 on in the building.

8                   We're very excited. The School District  
9 is very excited about the improvements. We had a  
10 public meeting at the District last week. I had a good  
11 turnout. It was really exciting to see the kids and  
12 the students that are going to use this facility  
13 looking at the images of the building and knowing that  
14 in a year from now they will be in this brand new  
15 facility, very much better ease through the building,  
16 very beautiful spaces, have enough area for them to  
17 meet in areas and create the new educational model of  
18 being able to learn in all facets of a building, rather  
19 than tight hallways where you can't get through and  
20 you're bumping into each other.

21                   So a lot of positive things going on in  
22 this addition and the improvements to this site. So

1 thank you very much.

2 CHAIRMAN TRUAX: Okay. Do other folks have  
3 presentations?

4 MR. BURROUGHS: I'm Dave Burroughs with  
5 Engineering Enterprises. 52 Wheeler Road in Sugar  
6 Grove.

7 Just to comment on the traffic flow. Of  
8 the existing driveway, there was one lane coming in,  
9 one lane going out with parking intermixed. And we've  
10 taken all -- the proposal is to remove all that and  
11 we're going with a three-lane driveway, one driveway  
12 coming in, and moving all the parking to the south so  
13 we can better facilitate the dropping off of kids and  
14 not having the conflicts with the parking that we  
15 previously had. So we feel that's going to be way more  
16 efficient to get the kids in and out.

17 Also as Craig mentioned, there's a dropoff  
18 for the busses right in the front off of 5th Avenue to  
19 alleviate some of that dropping off that was going on  
20 on 5th Avenue itself. So we'll be able to get that  
21 traffic off of 5th Avenue and do that all on-site.

22 CHAIRMAN TRUAX: Okay. Thank you.

1                   Are there questions for the petitioners by  
2 the Plan Commission members?

3           COMMISSIONER COLE: Yes. I have a couple of  
4 questions.

5                   How many seats are currently in the  
6 stadium?

7           MR. WELTER: Currently the stadium has about 4,000  
8 seats.

9           COMMISSIONER COLE: So you're reducing the number  
10 of seats?

11          MR. WELTER: There is a slight reduction.

12          COMMISSIONER COLE: Because 4,000 was mentioned  
13 twice in the report, but there's going to be 2,500 for  
14 home and 1,000, so that will be 3,500?

15          MR. WELTER: We did have an alternate that the  
16 Board elected not to take to expand the bleachers on  
17 the visitors' side to meet that 4,000, but they elected  
18 not to accept that alternative.

19          COMMISSIONER COLE: And do you know what the  
20 current number of students are at East Aurora High  
21 School?

22          MR. WELTER: Just over 3,800.



1           COMMISSIONER COLE:  And you talked about parking  
2 and drop-off and pick-up for during school hours, but  
3 when they have activities at the stadium, that will be  
4 3,500 people, possibly, coming in, vying for 702  
5 Parking places?

6           MR. WELTER:  Right.

7           COMMISSIONER COLE:  Is there a parking plan so all  
8 these cars aren't disbursed throughout the  
9 neighborhood?  And I guess this has been a situation  
10 here for a number of years.

11          MR. WELTER:  I think as was mentioned, we are  
12 limited in space in this location due to the floodplain  
13 and some of the challenges of providing fields for the  
14 students to utilize for their learning activities.

15                        So it's been a very challenging part of  
16 this design process, is trying to balance that.

17                        And we understand there's an occasional  
18 event where you do have a full house.  And it's  
19 something, they don't design a church parking lot for  
20 at Easter or the Christmas event, as they say.

21          COMMISSIONER COLE:  Unfortunately, sometimes they  
22 do.  And we have real excessive parking spaces in some

1 of these institutions. And I realize that this is a  
2 really tight area. I'm very familiar with the area.

3 MR. WELTER: And we have looked at the potential  
4 to expand where we can on-site, but from the initial  
5 budget for the project and trying to achieve all the  
6 academic needs, there were some tradeoffs that went on  
7 as well.

8 COMMISSIONER COLE: They have not ever considered  
9 off-site parking for events? Obviously not.

10 MR. WELTER: No, it doesn't sound like it. I  
11 don't know that they have.

12 I know that the nearest location for  
13 parking might be Phillips Park and bus people in from  
14 there, but those are some decisions that would have to  
15 be made by the School Board.

16 The District understands the challenges as  
17 well with the parking. That was discussed quite a bit  
18 through the process, trying to make plans to expand in  
19 the future where we can. Again, it's the challenges of  
20 the site do make it difficult. I think the District  
21 continues to look for opportunities to improve that.  
22 And they will continue to.

1 COMMISSIONER COLE: Thank you.

2 CHAIRMAN TRUAX: Other questions for the  
3 petitioner?

4 I will open the public hearing in a  
5 moment. Right now we need to have the Commissioners  
6 see if they have enough information.

7 Okay. I thank you. This is a public  
8 hearing. So if folks in the audience would like to ask  
9 a question or make a comment, this is your opportunity  
10 to do so. We would ask you to sign in if you already  
11 haven't. We would ask you to be sworn in all together.  
12 If you find yourself thinking of a comment and you  
13 haven't been sworn in, we can also swear you in at the  
14 time.

15 So we do listen to comments from the  
16 public hearing. We are having them recorded. So if  
17 someone ahead of you makes the same comment you wish to  
18 say, you don't need to repeat it for us. We are pretty  
19 good listeners and we will take your comments into  
20 consideration and pass them along to City Council who  
21 is the ultimate body that decides this question.

22 So if you would like to ask a question or

1 make a comment, if you can please stand now? And then  
2 we'll swear everybody in.

3 MR. SIEBEN: Do you want to all stand up and raise  
4 your right hands?

5 (The oath was thereupon  
6 duly administered.)

7 CHAIRMAN TRUAX: Okay. Someone from the front row  
8 can come up and start if you'd like. We would like you  
9 to talk to us. We'll take note of all the questions  
10 and comments and answer them all at once when everyone  
11 is through making comments or raising questions.

12 MS. VACEK: If you can state your name and your  
13 address for the record?

14 MS. GOETSCH: I guess you can all hear me. My  
15 name is Mary Goetsch. I live right across the street  
16 from East High. Address, 8085th Avenue. I've lived  
17 there for 25 years.

18 It's just a simple question. I get  
19 alarmed when I receive letters and I don't understand  
20 why in the proposal zoning it doesn't include R1  
21 single-family zoning. Is this proposed zoning just to  
22 do away with the homes? And just as tonight at the



1 plans for 6th Avenue is a private easement, a debate  
2 between a private easement, and it's been maintained by  
3 the city, deeded to I believe everybody that lives on  
4 it. I know I have it on my plat as a separate parcel.

5 Does the School District have plans,  
6 thoughts, machinations about what they would do with  
7 6th Avenue?

8 CHAIRMAN TRUAX: Okay. We'll take note of all the  
9 questions and have them answer them all at once. Thank  
10 you.

11 Who else is down here? Okay, sir?

12 MR. PEDERSON: I'm Ronald Pederson. I live down  
13 at 714 Gates Street in front of Gates School.

14 And now they build a new parking lot  
15 halfway back into what used to be right behind the  
16 soccer field. How are people going to get back behind  
17 Gates School for their football games, practice  
18 sessions, band runs back there right now? Because they  
19 don't have anyplace to practice.

20 My property backs right up to the Gates  
21 School property, along with five others in that area.  
22 And they are using it now for a thoroughfare to put my

1 fence up, but they still drive down through there to  
2 get to the other end. And they need to do something  
3 with it to come off of one of the other streets down  
4 there if they own that school all that to the south is  
5 school property. If they come off of Sims Street or  
6 one of those down at the other end.

7 CHAIRMAN TRUAX: Okay.

8 MR. PEDERSON: And what is this going to do to our  
9 taxes?

10 CHAIRMAN TRUAX: Okay. We'll ask both those  
11 questions.

12 Is there someone else in the first few  
13 rows? Okay, sir.

14 MR. SCHNEIDER: I'm Dale Schneider, 7466th Avenue.  
15 I've been a resident there for 24 years. My question  
16 was, what is going to happen with State Street? It's  
17 abysmal at best for in and out.

18 I'm curious if there was any plans to  
19 maybe convert it to a one-way street, or have no  
20 parking whatsoever on one side of 6th. Because there's  
21 special permits, everything else, issued.

22 You can only get one car down that street

1 at a time. It's not two-way passthrough. Thank you.

2 CHAIRMAN TRUAX: Okay. Thank you.

3 We're working our way back. So if you're  
4 in like the fifth or sixth row and you want to make a  
5 comment?

6 MR. WILSON: Brent Wilson. I live at 826 5th  
7 Avenue. I have for nearly 40 years and seen the growth  
8 in the school and the number of studies and the parking  
9 situation is incredibly bad as traffic is.

10 The plan is not very well thought out in  
11 relation to traffic patterns or anything else. I don't  
12 believe that any kind of study was done.

13 Cars in the morning now are parked from  
14 the school all the way to Phillips Park on both sides,  
15 up 6th Avenue, anywhere and everywhere that there  
16 aren't signs.

17 I truly believe that even in giving up  
18 some athletic fields, we need more parking, and a way  
19 to get the kids in there.

20 I know there's issues with running  
21 driver's licenses and insurance issues that the school  
22 needs, but we've got to kid the kids in the parking lot



1 and off the streets. Because it's impossible to get  
2 out of your house. Literally, I live right across the  
3 street. It's impossible to get out of your house  
4 between 7:15 or 8:00, or back in, or around the corner,  
5 because there is no control over traffic on Smith or  
6 5th Avenue at all.

7                   The bus pull-off has done absolutely zero  
8 in drop-off for the busses only. And it's handicapped.  
9 But to ease 5th Avenue or Smith, it hasn't made any  
10 difference at all and it will not.

11                   As it increases more drivers, younger  
12 drivers, parents dropping off. Smith is loaded with  
13 cars at school pick-up from one end to the other. The  
14 parents are coming in about 2:00 to pick their kids up  
15 and they park, sometimes triple park. You can't get  
16 down Smith any direction.

17                   I don't think it's a very well thought-out  
18 plan in relation to traffic and parking. I applaud  
19 them wanting to grow the school, but other issues are  
20 involved besides that.

21                   So I appreciate your listening, and I hope  
22 you take this into consideration. Thank you.

1           CHAIRMAN TRUAX: Okay. Thank you. The next row?

2           MS. GUMZ: Hi. Michelle Gumz. I live at 788  
3 Morningside Avenue. I just have a couple of questions.

4                    You said there were three new buildings  
5 that were going to be constructed. We're already in a  
6 floodplain, so I wondered if that's going to affect the  
7 houses surrounding. That's always a concern for us  
8 back there.

9                    The parking has never been good. It never  
10 will be good. The key is to get the students into the  
11 parking lot. Whatever their hurdles are, I think that  
12 has to be addressed.

13                   And also, where do we get a copy of the  
14 plan? It's hard to come up with concerns and issues  
15 would you tell all the information. So I would be  
16 interested in more information.

17                   That's pretty much it. Thank you.

18           CHAIRMAN TRUAX: Okay. Thank you. Anyone else?

19                   Okay. If there's nobody else who wants to  
20 address us, I'm going to close the public hearing and  
21 we'll see if we can get some answers to the questions  
22 that were raised.

1                   6th Avenue, what will happen to 6th  
2 Avenue? Does somebody on the petitioner want to tackle  
3 that one? This is apparently a private easement.

4           MR. WELTER: There's no plan to change any  
5 configuration on 6th Avenue or make any connection to  
6 that. So it will remain closed.

7           CHAIRMAN TRUAX: Okay. How are people going to  
8 get back behind Gates School? Can someone give us an  
9 idea what's going to happen there?

10          MR. WELTER: Yes. Currently, we're just using  
11 that for practice area, so the kids are walking from  
12 the high school down through the parking lot to get to  
13 those fifths in the back to the south.

14          CHAIRMAN TRUAX: And no one from outside is going  
15 into that area?

16          MR. WELTER: No.

17          CHAIRMAN TRUAX: It's just students?

18          MR. WELTER: Just students, yes.

19                    There's the baseball field that's there,  
20 and the soccer field off of 6th, and both of those can  
21 be accessed from the parking lot.

22          CHAIRMAN TRUAX: Why don't you just stay up there,

1 because I think you'll need to.

2                   The question was asked of what this will  
3 do to our taxes. And I'm afraid we're not the people  
4 that can handle that question for you. That's going to  
5 have to be a School Board or school administration  
6 question.

7                   What about State Street? Could it  
8 possibly be one-way or possibly on one side? And maybe  
9 that's a question that staff can chime in on the  
10 process it would take to make that happen.

11                  MR. WELTER: Yes. That would have to be something  
12 done in conjunction with the City.

13                   We did do a traffic study of the area per  
14 city requirements. And again, we're looking to once  
15 the parking lot is completed, we'll be able to get that  
16 stacking that's currently happening on State Street on  
17 into the parking lot. So we'll get them off the  
18 street. We still have that ability currently because  
19 we're under construction. But once everything is  
20 completed, that traffic will route down that new Tomcat  
21 Lane where that drop-off will be.

22                  CHAIRMAN TRUAX: Okay. So you would expect this

1 would alleviate some of the problems on State Street?

2 MR. WELTER: Yes, it will.

3 COMMISSIONER ANDERSON: I have a question.

4 Is there any regulations or cap on the  
5 amount of studies that can park at the school or drive  
6 to school? I know some schools have a cap on the  
7 amount of studies driving to school.

8 MR. PETESCH: There's currently no cap at all.  
9 There are some guidelines, some regulations that are  
10 imposed. It's a fee of \$28.00 per year for the student  
11 parking. And if there's hardship involved, the fee can  
12 be worked out.

13 Some things that we haven't worked out and  
14 haven't waived at this point in time was that the  
15 student has to have a valid driver's license to park in  
16 our lot. And the student also has to show proof of  
17 insurance. And those are two big issues that have been  
18 followed and we've decided at this point in time that  
19 those should not be waived.

20 COMMISSIONER ANDERSON: Those should not be waived  
21 after all, I agree.

22 MR. PETESCH: So those are the only requirements

1 and impediments to students deciding to park in the  
2 lot.

3 COMMISSIONER COLE: I'm sorry. If you only have  
4 700 and some parking spaces and you have close to how  
5 many students? 3,800 students, how do you decide? You  
6 can only issue the number of parking passes that you  
7 have spaces for, right?

8 MR. PETESCH: Right. And we've never had to issue  
9 anywhere near capacity.

10 COMMISSIONER COLE: Oh, really?

11 MR. PETESCH: Correct.

12 COMMISSIONER COLE: So apparently, children,  
13 students are parking in the neighborhood when they  
14 could be parking in the parking lot?

15 MR. PETESCH: That's correct.

16 COMMISSIONER COLE: Have you looked at working  
17 with the Aurora Police Department for parking permits  
18 for neighbors that live on the street get a parking  
19 permit that they are able to post on their car and if  
20 there's someone parked there who should not be? I have  
21 a feeling that once a kid's car got towed once, it  
22 would never happen again.

1 MR. PETESCH: We certainly would cooperate with  
2 the City in any endeavor of that nature.

3 We would love to have the kids park in our  
4 lot, be fully insured and licensed. That would be the  
5 goal.

6 CHAIRMAN TRUAX: So what's the ratio? How many  
7 students do park in the lot? What's the ratio of --

8 MR. DI MARE: Alex DiMare, Director of Operations  
9 for the School District.

10 Last year we issued around 200, less than  
11 200 parking permits. So the average parking in there  
12 would be 200 and under.

13 Right now if you go by the stadium, it's  
14 set for about 420 parking spots that can park by the  
15 old stadium in that temporary parking lot. If you look  
16 at it, it's about half full every day. So they are  
17 getting a lot of cars parked, but we have room in our  
18 lot.

19 COMMISSIONER BERGERON: Is that because of the  
20 \$28.00 fee that these kids are not parking there?

21 MR. DI MARE: I couldn't tell you, because a lot  
22 of people that are unable to pay the fee, they would

1 waive them. So I'm not sure exactly why they wouldn't  
2 be getting a permit.

3 COMMISSIONER CAMERON: Probably more due to  
4 insurance?

5 COMMISSIONER COLE: So I assume that you work  
6 closely with the neighborhood.

7 MR. DI MARE: Very much so.

8 COMMISSIONER COLE: Have they ever looked at doing  
9 parking permits?

10 MR. DI MARE: On the street?

11 COMMISSIONER COLE: For the neighborhood? There  
12 are I think there are some areas in Aurora that  
13 actually do this.

14 MR. DI MARE: Similar to like what Wrigley Field  
15 does, those type of things like that?

16 COMMISSIONER COLE: Yes.

17 MR. DI MARE: That is something we've talked to  
18 the Traffic Department about.

19 Other things that we've tried to do is  
20 alleviate some of the problems. The Teachers' Union  
21 has allowed us to reschedule the Gates start time and  
22 end time so you don't have that real big glut at 3:05



1 where everybody is there. It's still congested, but at  
2 least there's a little bit of a time gap so those kids  
3 can come in, the elementary school can load and unload  
4 and the high school can load and unload. So that seems  
5 to be helping a little bit.

6 But the parking is something we're open  
7 to, and we're willing to work with the City whatever we  
8 need to do.

9 MR. SIEBEN: We do have Eric Galt, the City's  
10 Traffic Engineer in the audience. So he would be  
11 willing to respond to that.

12 COMMISSIONER COLE: Okay. That would be good.

13 CHAIRMAN TRUAX: Has the District administration  
14 looked at perhaps changing the \$28.00 fee and the other  
15 requirements in the interest of peace in the  
16 neighborhood?

17 MR. DI MARE: I don't know if that's been brought  
18 to the School Board or not, that issue. That would be  
19 a School Board question.

20 MR. BERGERON: Do you have any idea how many  
21 students are driving to school?

22 MR. DI MARE: We don't. Our last traffic survey

1 that we had conducted, and they were counting the  
2 physical cars, we did a traffic survey on it, and they  
3 did a physical count, and that count was under 270 cars  
4 through the course of the school day that's parking in  
5 the lot.

6 CHAIRMAN TRUAX: I think the question was parking  
7 in the neighborhood.

8 MR. DI MARE: That I do not know.

9 MR. BERGERON: My point is that if you know how  
10 many students are driving, how many students are using  
11 the parking lot, then could you not make it mandatory  
12 that if you drive your car, you're going to be parking  
13 in the parking lot? Is that a possibility?

14 MR. DI MARE: I guess that would be a possibility,  
15 but that would be beyond my scope to say that that's  
16 something the School Board would agree to.

17 COMMISSIONER ANDERSON: Yes. It seems there's not  
18 that many parking spots that are being utilized now. I  
19 mean it makes no sense to park on the street really  
20 when they can park in the parking lot at school.

21 MR. DI MARE: They are not parking on the street  
22 because there's not enough parking in the lot. That's

1 not the issue. Now, I have no reason why. I can't  
2 tell you the reason that they are not parking in the  
3 lots.

4 AUDIENCE MEMBER: Audience I can answer that.  
5 It's because the students don't want to --

6 CHAIRMAN TRUAX: I'm sorry. The public hearing  
7 part is closed now. We just need to get some answers  
8 from the petitioners.

9 COMMISSIONER PILMER: I have a question for staff  
10 on that. So we've seen similar testimony at other  
11 sites in town that are similar sites, educational  
12 sites. But doesn't a lot of that become more an issue  
13 that the City needs to work with to patrol that and  
14 either control some of that parking, either move it  
15 off-site or eliminate it some? I don't know, how much  
16 of that would fall to the school?

17 MR. SIEBEN: I would like to have Eric Galt  
18 respond to that. He's our City Traffic Engineer.

19 MR. GALT: Eric Galt with the City of Aurora City  
20 Traffic Engineer.

21 Regarding I'm going to hit a couple of the  
22 issues that were brought up.

1                   In all honesty, staff has been a little  
2 bit reluctant about going to neighborhood permits.  
3 We've had these requests throughout the cities  
4 generally in areas of schools. We have well over 50  
5 schools in the City. Some of the issues while they are  
6 because of the size of the school, it's larger than  
7 some of the other areas. It is a request that we see  
8 very regularly.

9                   For us as a staff to administer and  
10 enforce 50 separate parking permit areas throughout the  
11 City would be very difficult. And that's just for the  
12 school request. We've had other requests like that in  
13 say a hometown or other areas like that. So we've been  
14 somewhat reluctant.

15                   There are a few locations within the City  
16 that we do have that, but in all honesty, staff has  
17 been reluctant. And it's not just me generally.  
18 Parking enforcement and how that's handled has been a  
19 concern. It's not that we can't go to that at some  
20 point in time, but it has been a concern.

21                   With regards to parking in the area, we  
22 did several independent studies in and around east

1 Aurora, and yes, they do have available spots, but they  
2 are closer to capacity.

3                   Generally in the past with their previous  
4 configurations, the number of parking on the lot are  
5 actually pretty close to the number of spaced parking  
6 spots out there. We see a lot of illegally parked at  
7 the end of islands where they are not striped. So  
8 there is a large amount of vehicles out in the parking  
9 area. There usually has been available parking  
10 on-site.

11                   What we are generally seeing though is  
12 about 250 to 300 parking in the neighborhoods directly  
13 related to the school. So we're generally seeing from  
14 our standpoint based on surveys in the area about 250  
15 to 300 vehicles parked in the neighborhood specifically  
16 related to the school.

17                   We have done a lot of restrictions in the  
18 area. We have slowed down on restrictions in the area  
19 because we're seeing this not just at East Aurora, but  
20 in any school. If you restrict one area, it moves it  
21 to another area.

22                   So we have specifically slowed down on

1 restricting areas and limiting those, because we have  
2 found it's not solving the situation, it's moving the  
3 situation.

4                   One other issue came up on 6th Avenue, I  
5 believe. And I know Ed had asked me a question before.

6                   Currently, we do not have plans to make  
7 that a one-way. We do believe it is worse now than it  
8 would be ultimately. We do have the ability to make  
9 some either parking restrictions or directional  
10 restrictions on 6th Avenue if we need. We would like  
11 to be a little bit more patient with that.

12                   The resident has the ability to contact  
13 staff through our 256 info.

14           MR. SIEBEN: Eric, do you mean State? The  
15 question was State.

16           MR. GALT: It was state. It was east of the  
17 stadium, correct?

18           AUDIENCE MEMBER: West.

19           MR. GALT: West of the stadium. So it is State.  
20 So we do have the ability to look at that.

21                   6th, since you brought it up, and I think  
22 we're just reiterating what the architects have said.

1 The City and the architect we've had those discussions  
2 about 6th, and we believe that 6th should stay where  
3 it's at. And we've been pretty firm. I know that the  
4 Alderman of the ward has been pretty firm on that also.

5 MR. ENGEN: Do you have restrictions on 6th  
6 Avenue? Because that is a main thoroughfare of cars  
7 leaving that area. So I'm looking from 6th to maybe  
8 over to Union Street where there would be restrictions  
9 on --

10 MR. GALT: 6th does have restrictions. Basically,  
11 there is no parking on 6th. I think the residents  
12 would attest to that. 5th Avenue is fairly well  
13 restricted.

14 MR. SIEBEN: And are you referring to 6th west of  
15 the --

16 MR. GALT: I'm talking 6th -- there's a lot of 6th  
17 out there.

18 MR. SIEBEN: Yes, it's on both sides.

19 MR. GALT: So 6th where some of the residents have  
20 spoke from today basically would be on the east side  
21 west of Smith, but east of the school. There are  
22 significant restrictions. There are some relieved

1 restrictions on 6th Avenue once you head east of Smith.

2                   And we have had several requests already  
3 this year from accidents in that area that are  
4 concerned about the parking availability out there.  
5 Right now during construction we're a little bit  
6 concerned about restricting any more parking during  
7 construction.

8                   We've also stood pretty firm about not  
9 allowing any additional construction that wasn't  
10 allowed previously in the area during construction.

11           CHAIRMAN TRUAX: Okay.

12           COMMISSIONER ENGEN: For those in the audience,  
13 I'm with the West Suburban School District.

14                   We've encountered the same situations too  
15 for many years where we've had people come forth with  
16 concerns about so much traffic around West High.

17                   We have worked with Eric who's done an  
18 excellent job in putting some restrictions in, but you  
19 still have the problem.

20                   So as you put restrictions close to the  
21 school, cars are still parking three blocks away. So  
22 they move to another neighborhood and then they are



1 still blocking.

2                   It's hard. I mean you have plenty of  
3 parking spaces at the school for students to park  
4 there, but how do you encourage them to get there? But  
5 are there other problems that you're encountering.

6           CHAIRMAN TRUAX: Okay. Thank you. Thanks for  
7 your comments.

8                   I have a couple more questions that people  
9 have asked. The question of the floodplains? And  
10 perhaps this is back with the petitioner. Is somebody,  
11 several people have referred to the floodplain. Is  
12 this going to affect any of the residential areas?

13           MR. Burroughs: It is not. All the construction  
14 we're doing is outside of the floodplain, so we're not  
15 impacting the floodplain and we're providing stormwater  
16 detention per the cane county Ordinance and the City of  
17 Aurora requirements.

18           CHAIRMAN TRUAX: Okay, thank you.

19                   And a question for staff. How can the  
20 people that are interested get a copy of the plans for  
21 the high school?

22           MS. VACEK: They can talk to the School District

1 or they can do a Freedom of Information request through  
2 the City.

3 CHAIRMAN TRUAX: Okay. So they can call --

4 MS. VACEK: They can talk to the School District  
5 and see if they would provide copies, or they can do a  
6 Freedom of Information Act through the Law Department  
7 of the City and then they can request those through  
8 that.

9 CHAIRMAN TRUAX: Okay. And how long is that  
10 process?

11 MS. VACEK: It's usually five business days that  
12 we have to get back to them.

13 CHAIRMAN TRUAX: Okay. Were the plans ever  
14 available for citizens to see?

15 MS. VACEK: They can come to our office and look  
16 at them.

17 CHAIRMAN TRUAX: Okay.

18 MS. VACEK: So they are more than welcome to come  
19 to our office. We're located at 1 South Broadway on  
20 the second floor, the Planning and Zoning Division.

21 CHAIRMAN TRUAX: Okay, good. Thank you.

22 MS. VACEK: Okay.

1 CHAIRMAN TRUAX: Linda?

2 COMMISSIONER COLE: Yes. On that question, is the  
3 School District not making these plans available to  
4 their taxpayers?

5 AUDIENCE MEMBER: No.

6 COMMISSIONER COLE: So I guess that's a question  
7 to the School District.

8 MR. PETESCH: We have had a public forum where all  
9 the plans were discussed, citizens were invited.

10 I have a pocketful of cards in my coat  
11 here. If anyone wants one of my cards, I will be more  
12 than happy to get you any information that you  
13 requested up to now or that you might want in the  
14 future on the plans, including letting you know where  
15 exactly you can go to look at the plans, or I will  
16 obtain those for you and get those to you, and you can  
17 come and look at them at my office which is at 70 South  
18 Constitution in Aurora.

19 CHAIRMAN TRUAX: Okay. I thank you for that.

20 Are there questions or comments? Ken?

21 COMMISSIONER CAMERON: I would just comment that  
22 for schools are a different kind of a bird. The zoning

1 and that portion of it goes through the City, but all  
2 of the permits and plans are all processed through the  
3 Regional Office of Education. So it's a mixed thing as  
4 far as where you have to --

5                   And I know this because up until  
6 4:00 years ago I had that responsibility for the cane  
7 county regional office of education and I had  
8 16 million square foot of schools, 206 facilities I was  
9 in charge of. So it clearly is a different bird as far  
10 as the City doesn't really process the permits. They  
11 have authority over zoning changes like this, but not  
12 over the affected building and all of that part of the  
13 process.

14                   So just for your information.

15           CHAIRMAN TRUAX: Okay. Thank you. Are there  
16 other questions by the Plan Commissioners?

17           COMMISSIONER PILMER: I have a question for either  
18 staff or the petitioner.

19                   On State Street just west of the stadium,  
20 is that parking there that's noted on the plan that  
21 comes off of State Street, pull-in parking?

22           MS. VACEK: Correct. That is perpendicular

1 parking.

2 Any other questions?

3 COMMISSIONER COLE: I do. Do they have their IEPA  
4 parking permit yet? That was one of the things that  
5 they were waiting for in one of the pieces of  
6 information they were waiting for. They still had not  
7 received that.

8 MR. BURROUGHS: Correct. We have the sanitary  
9 sewer permit from the IEPA, but not the water yet. It  
10 should be here in a week or so. It's been applied for  
11 already.

12 CHAIRMAN TRUAX: Okay. If there are no further  
13 questions, I guess we are ready for a recommendation  
14 from staff.

15 MS. VACEK: I'm going to give the recommendation  
16 for the special use and then we can move on to the  
17 other two after you guys vote on that.

18 CHAIRMAN TRUAX: Okay.

19 MS. VACEK: Staff would recommend a conditional  
20 approval of the Ordinance establishing a Special Use  
21 Planned Development approving the East Aurora High  
22 School campus Plan Description and amending the

1 Ordinance number 3100, being the Aurora Zoning  
2 Ordinance and zoning map attached thereto, to an  
3 underlying zoning of P(S), Park and Recreation for the  
4 property located at 500 Tomcat Lane, being on the south  
5 side of 5th Avenue between State Street and Smith  
6 Boulevard with the following condition.

7                   Number one, that in order to encourage  
8 students to utilize the on-campus parking spaces, the  
9 East Aurora School District will set policies which  
10 removes potential hurdles to students' use of the on-  
11 campus parking and monitoring the parking levels on the  
12 campus.

13                   The School District will report those  
14 parking levels to the City on an annual basis; and if  
15 the City determines that additional banked parking is  
16 needed, the School District will construct said parking  
17 within 12 months of being requested by the City to do  
18 so.

19           CHAIRMAN TRUAX: Okay.

20           COMMISSIONER PILMER: I'd like to add onto that  
21 condition possibly that School District look into not  
22 only eliminating hurdles, but potentially creating some

1 kind of pertinent set or something that students would  
2 be encouraged to not park on the streets and maybe have  
3 a fee waiver, but perhaps get some other benefit  
4 whether it be a discount on something else whether it  
5 be ticket fees, etc., that encourage people to stay off  
6 the streets and move into the parking lots?

7 CHAIRMAN TRUAX: Okay. Is that a motion? Are we  
8 ready for a motion?

9 COMMISSIONER PILMER: I might add one other  
10 condition. I'm sorry.

11 I just think the City needs to work with  
12 the petitioner again and take a second look at State  
13 Street and directly there north of the school on 5th  
14 which is impacted the greatest by ingress and egress  
15 and whether those potentially should be one way, State  
16 Street should be one way, and perhaps restricted  
17 parking along 5th where ingress and egress is the  
18 greatest.

19 So that's just a recommendation I'd like  
20 to see the City and the petitioner work close again on  
21 those spots.

22 CHAIRMAN TRUAX: Okay. Is that a motion?

1 COMMISSIONER PILMER: Yes.

2 CHAIRMAN TRUAX: Okay. Your motion is moving for  
3 approval with the conditions you've added and the  
4 conditions that staff has put on it?

5 COMMISSIONER PILMER: Yes.

6 CHAIRMAN TRUAX: Is there a second?

7 COMMISSIONER ENGEN: Second.

8 CHAIRMAN TRUAX: Okay. Would you call the roll,  
9 please?

10 MR. SIEBEN: Mr. Pilmer.

11 COMMISSIONER PILMER: Yes.

12 MR. SIEBEN: Mr. Engen.

13 COMMISSIONER ENGEN: Yes.

14 MR. SIEBEN: Mrs. Anderson.

15 COMMISSIONER ANDERSON: Yes.

16 MR. SIEBEN: Mr. Bergeron.

17 COMMISSIONER BERGERON: Yes.

18 MR. SIEBEN: Mr. Cameron.

19 COMMISSIONER CHAMBERS: Yes.

20 MR. SIEBEN: Mrs. Cole.

21 COMMISSIONER COLE: Yes.

22 MR. SIEBEN: Mr. Divine.



1 COMMISSIONER DIVINE: Yes.

2 MR. SIEBEN: Mr. Reynolds.

3 COMMISSIONER REYNOLDS: Yes.

4 MR. SIEBEN: The motion carries.

5 CHAIRMAN TRUAX: Okay. The motion carries.

6 We will need to do findings of fact on  
7 this. We'll tell you in a minute where this is going  
8 after we go here. This is going to come as a  
9 recommendation to the City Council. So you folks, if  
10 you need to talk to your Aldermen or someone on the  
11 City Council, then I certainly think that that is a  
12 good step to be taking once this leaves Plan  
13 Commission.

14 We do have findings of fact. We need to  
15 evaluate the proposal with respect to the following:  
16 Is the proposal in accordance with all applicable  
17 official physical development policies and other  
18 related official plans and policies of the City of  
19 Aurora.

20 COMMISSIONER COLE: These are listed in the staff  
21 report.

22 CHAIRMAN TRUAX: Does the proposal represent the



1 compatible relationship with traffic pattern and  
2 traffic volume of adjacent streets and not have an  
3 adverse effect upon the traffic or pedestrian movement  
4 and safety of the general area of the property in  
5 question?

6 COMMISSIONER PILMER: We heard a lot of testimony  
7 that this continues to be an extremely difficult  
8 situation.

9 There has been traffic studies done by the  
10 petitioner and the City of Aurora and it appears  
11 there's peak times in the morning and the afternoon,  
12 and they are continuing working towards a result.

13 CHAIRMAN TRUAX: No. 5, will the proposal allow  
14 for the provision of adequate public services and  
15 facilities to the property in question and have no  
16 adverse effect upon existing public services and  
17 facilities?

18 COMMISSIONER CAMERON: They are already in place.

19 CHAIRMAN TRUAX: Number 6. Does the proposal take  
20 adequate measures, or will they be taken to provide  
21 ingress and egress so designed as to maximize  
22 pedestrian and vehicular circulation ease and safety,

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

3 COMMISSIONER PILMER: We've heard from the  
4 petitioner they have done a traffic study; they are  
5 changing ingress and egress onto Tomcat Lane which they  
6 believe will minimize traffic congestion, and they are  
7 working to remove and decrease congestion in the public  
8 streets.

9 CHAIRMAN TRUAX: We have additional standards for  
10 special use petitions number 9A. Will the special use  
11 not preclude the normal and orderly development and  
12 improvement of surrounding properties due to the  
13 saturation or concentration of similar uses in the  
14 general area?

15 COMMISSIONER CAMERON: This is an educational use  
16 and been devoted to education for quite some time, so  
17 it's within the boundaries of that current use.

18 CHAIRMAN TRUAX: And number 9B. Is the special  
19 use in all of the respects in conformance to the  
20 applicable regulations of the District in which it's  
21 located, except as such regulations may in each  
22 instance be modified by the City Council pursuant to

1 recommendations of the Plan Commission?

2 COMMISSIONER ENGEN: The special use does conform  
3 to all applicable regulations.

4 CHAIRMAN TRUAX: And those are the findings of  
5 fact. Tracy, can you tell us where this goes onward,  
6 please?

7 MS. VACEK: Yes. This will be next heard at our  
8 Planning and Development Committee on September 29th  
9 here at City Hall, fifth floor conference room at  
10 4:00 P.M.

11 CHAIRMAN TRUAX: Okay. Thank you.

12 We have two more resolutions to deal with.  
13 Do you want me to read them in again, or do you want  
14 to?

15 MS. VACEK: No. I'll read them.

16 This is for the Final Plat. So staff  
17 would recommend approval of the Resolution approving  
18 the Final Plat for East Aurora High School Subdivision  
19 located at 500 Tomcat Lane.

20 CHAIRMAN TRUAX: Okay. We've heard the  
21 recommendation. What's the wishes of the Commission?

22 COMMISSIONER ANDERSON: Vote for approval.

1 COMMISSIONER CHAMBERS: Second.

2 CHAIRMAN TRUAX: Will you call the roll, please?

3 MR. SIEBEN: Mrs. Anderson.

4 COMMISSIONER ANDERSON: Yes.

5 MR. SIEBEN: Mr. Chambers.

6 COMMISSIONER CHAMBERS: Yes.

7 MR. SIEBEN: Mr. Bergeron?

8 COMMISSIONER BERGERON: Yes.

9 MR. SIEBEN: Mr. Cameron.

10 COMMISSIONER CAMERON: Yes.

11 MR. SIEBEN: Mrs. Cole.

12 COMMISSIONER COLE: Yes.

13 MR. SIEBEN: Mr. Divine.

14 COMMISSIONER DIVINE: Yes.

15 MR. SIEBEN: Mr. Engen.

16 COMMISSIONER ENGEN: Yes.

17 MR. SIEBEN: Mr. Pilmer.

18 COMMISSIONER PILMER: Yes.

19 MR. SIEBEN: Mr. Reynolds.

20 COMMISSIONER REYNOLDS: Yes.

21 CHAIRMAN TRUAX: Okay. The motion carries.

22 And we have a recommendation on the Final

1 Plan?

2 MS. VACEK: The staff would recommend the  
3 conditional approval of the Resolution approving the  
4 Final Plan on Lots 1 and 2 of the East Aurora High  
5 School Subdivision located at 500 Tomcat Lane with the  
6 following conditions:

7 Number 1, that in order to encourage  
8 students to utilize the on-campus parking spaces, the  
9 East Aurora High School will set policies which remove  
10 potential hurdles to the students' use on the campus  
11 and monitor the parking levels on campus.

12 The School District will report those  
13 parking levels to the City on an annual basis, and if  
14 the City determines that the additional parking is  
15 needed, the School District will construct said parking  
16 within 12 months of being requested by the City to do  
17 so.

18 Number 2, approval is contingent upon the  
19 final engineering plan and the storm water management  
20 plan review.

21 And then number 3, that a performance  
22 security in the form of a subdivision bond or letter of

1 credit will be required for engineering approval.

2 CHAIRMAN TRUAX: Okay. You've heard the  
3 recommendations. What's the wish of the Commission?

4 COMMISSIONER PILMER: I'd make a motion for  
5 approval, but again, I'd like the similar conditions  
6 that were listed on Item Number 16-00769.

7 CHAIRMAN TRUAX: Okay. Is there a second?

8 COMMISSIONER ANDERSON: Second.

9 CHAIRMAN TRUAX: Okay. Would you call the roll,  
10 please?

11 MR. SIEBEN: Mr. Pilmer.

12 COMMISSIONER PILMER: Yes.

13 MR. SIEBEN: Mrs. Cole.

14 COMMISSIONER COLE: Yes.

15 MR. SIEBEN: Anderson.

16 COMMISSIONER ANDERSON: Yes.

17 MR. SIEBEN: Mr. Bergeron.

18 COMMISSION BERGERON: Yes.

19 MR. SIEBEN: Mr. Cameron.

20 COMMISSIONER CAMERON: Yes.

21 MR. SIEBEN: Mr. Chambers.

22 COMMISSIONER CHAMBERS: Yes.



1 MR. SIEBEN: Mr. Divine.

2 COMMISSIONER DIVINE: Yes.

3 MR. SIEBEN: Mr. Engen.

4 COMMISSIONER ENGEN: Yes.

5 MR. SIEBEN: Mr. Reynolds.

6 COMMISSIONER REYNOLDS: Yes.

7 CHAIRMAN TRUAX: Okay. The motion carries.

8 We do have another totally unrelated piece  
9 of business tonight.

10 I think that those folks who are still  
11 interested in getting copies of the plan might want to  
12 meet with the School District's attorney perhaps  
13 outside the meeting so that we can continue with ours,  
14 if that works for you?

15 MR. PETESCH: That's fine.

16 CHAIRMAN TRUAX: Okay. Thank you for coming.