



City of Aurora

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

Legistar History Report

File Number: 16-00769

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File Created: 08/09/2016

File Name: East Aurora High School / Special Use Rezoning / 500 Tomcat Lane

Final Action:

Title: An Ordinance Establishing a Special Use Planned Development, Approving the East Aurora High School Campus Plan Description and Amending Ordinance Number 3100, being 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

Notes:

Agenda Date: 09/29/2016

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Legal Description.pdf, Exhibit "B" Plan Description 2016-09-15.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, Findings of Facts - 2016-09-16 - 2016-040.pdf, Legistar History Report (Special Use Planned Development) - 2016-09-23 - 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)			
	Action Text: This Petition was Forward to Planning Council to the DST Staff Council (Planning Council)						
1	DST Staff Council (Planning Council)	08/23/2016					
	Notes: Mrs. Vacek said we took a look at this and sent out comments, so we are just waiting for a resubmittal to our comments.						

Mr. Thavong said Engineering is taking a look at it right now. It is under review. We did make some comments regarding stormwater management. EEL 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...

Mrs. Vacek said I think they are doing the demo of everything.

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 sprinklering 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 (Planning Council)	09/06/2016				
	Notes:	Mrs. Vacek said I sent out comments and I am just waiting for a resubmittal.				
1	DST Staff Council (Planning Council)	09/13/2016	Forwarded	Planning Commission	09/21/2016	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 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 & Development Committee	09/29/2016	Pass
	Action Text:	A motion was made by At Large Pilmer, seconded by At Large Engen, 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			
3	Planning & Development Committee	09/29/2016	recommended for approval			Pass

Action Text: A motion was made by Alderman Irvin, seconded by Alderman Donnell, that this agenda item be recommended for approval. The motion carried.

Aye: 3 Chairperson Saville, Alderman Donnell and Alderman Irvin

3 Committee of the Whole 10/04/2016

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 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 logical establishment and consistent extension of the
2 requested clarification in consideration of existing
3 land uses, existing zoning classifications and
4 essential character of the general area of the property
5 in question.

6 COMMISSIONER ENGEN: YES, this proposal is
7 consistent with the existing land uses.

8 CHAIRMAN TRUAX: Is the proposal consistent with
9 the desirable turn of development in the general area
10 of the property in question occurring since the
11 property in question was placed in its present zoning
12 classification. Desirability being defined as the
13 consistency with applicable official development
14 policies and other related official plans and policies
15 of the City of Aurora.

16 Well, it's somewhat difficult to answer
17 about desirable development trends. This is a very
18 congested neighborhood and which is not a lot of
19 options for development. I think the plan has some
20 merits, but certainly it has some difficulties that
21 need to be worked out.

22 Number 4, will the proposal maintain a

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.