



City of Aurora

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

Legistar History Report

File Number: 15-00751

File ID: 15-00751	Type: Ordinance	Status: ATS Review
Version: 3	General Ledger #:	In Control: Planning & Development Committee
File Name: West Aurora School Dist. 129 / Jefferson Middle / Additions & New Buildings / Special Use/Final Plan		File Created: 08/14/2015
		Final Action:

Title: An Ordinance Granting a Special Use Permit for Educational Services Use with a Final Plan for West Aurora School Dist. 129 Jefferson Middle at 1151 Plum Street

Notes:

Agenda Date: 09/23/2015

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Legal Description - 2015-09-10 - 2015.161.pdf, Exhibit "B-1" Final Plan - 2015-09-09 - 2015.161.pdf, Exhibit "B-2" Landscape Plan - 2015-09-09 - 2015.161.pdf, Exhibit "B-3" Building & Signage Elevations - 2015-08-12 - 2015.161.pdf, Exhibit "B-4" Fire Access Plan - 2015-08-12 - 2015.161.pdf, Exhibit "C" Memorandum of Agreement.pdf, Fire Prevention Bureau Review Memo - 2015-09-09 - 2015.162.pdf, Land Use Petition and Supporting Documents - 2015-08-12 - 2015.161.pdf, Plat of Survey - 2015-08-12 - 2015.161.pdf, Property Research Sheet - 2015-07-23 - 2015.161.pdf, Legistar History Report - 2015-09-10 - 2015.161.pdf

Enactment Number:

Planning Case #: AU17/4-15.161-Su/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	08/18/2015	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)	08/25/2015					
	Notes: Representatives Present: Pat Kelsey, Pat Callahan, Pat Dacy						

I'm Pat Kelsey with WBK. We're the Civil Engineers for the project.

I'm Pat Callahan with Studio GC, the Architects for the Project.

I'm Pat Dacy with the School District.

Mr. Callahan said Jefferson is a 2 story addition on the far east side of the property, approximately 7,100 square feet. At Jefferson, the existing cafeteria/multi-purpose room, which is on the far west side is currently sprinkled. Our intent is to actually sprinkle this addition as well, while it falls just below the threshold. But again, similar to the other building, there is not handicap accessibility in this facility either, so the new stair tower and the elevator core will make the building fully accessible. The architecture is similar in keeping with the existing building. Punched openings with the metal panel, a wrap around the perimeter, fascia with some brick facing.

Mr. Sieben said one slight issue that came up with this one and the next one is that the addition is actually on Park District property or partially.

Mrs. Vacek said we'll need a letter of authorization from the Park District.

Mr. Callahan said actually we are working, similar to Smith, we are actually currently with the Park District on an actual Intergovernmental Agreement or an easement agreement between the two for not only this, but also the bore fields for the geothermal system, so both of those are being done in concert with each other.

Mr. Kelsey said as soon as we have them we will provide them.

Mrs. Vacek said if that's going to take a while, can you just get me a letter from them saying that they are fine with this going on their property? Obviously, since we are rezoning it to a Special Use, we just need that for the file.

1 DST Staff Council 09/01/2015
(Planning Council)

Notes: Mrs. Vacek said I'm finishing up my comments on this one, so I will be sending it out in the next day.

Mr. Krientz said I'm currently looking at Jefferson right now. I'll get those out real quick here.

1 DST Staff Council 09/08/2015 Forwarded Planning 09/16/2015 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 9/16/2015. The motion carried by voice vote.

Notes: Mrs. Vacek said I do make a motion to move this one forward. It will also go to next week's Planning Commission, which is September 16th. Mr. Minnella seconded the motion. The motion carried unanimously.

2 Planning Commission 09/16/2015 Forwarded Planning & 09/23/2015 Pass
Development
Committee

Action Text: A motion was made by Mr. Bergeron, seconded by Mrs. Anderson, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 9/23/2015. The motion carried.

Notes: 3 MS. VACEK: The subject property is
4 located at 1151 Plum Street. It is zoned P, Park
5 and Recreational District with the Jefferson
6 Middle School as a longtime grandfathered use.
7 Jefferson Middle School was originally
8 built in 1958. Mobile classrooms were then added
9 in 2008. The present capacity of the school is
10 617 students, not including the three double
11 classroom mobile units that are currently in use.
12 The current enrollment is 763 students with
13 the final plan proposal. They are going to be
14 constructing a 7,070 square foot building
15 addition which will include classrooms and other
16 related educational facilities at the southeast
17 corner of the main classroom wing of the school.

18 This addition is to accommodate the needed
19 classrooms in hope of eliminating units from the
20 site.
21 Again, I will turn it over to the
22 Petitioner unless you have any questions for me.
23 MS. TRUAX: Questions for Tracey?
24 Let's proceed with the Petitioners.

0036

1 (Whereupon, the witnesses were duly
2 sworn.)
3 MR. WHITT: Good evening. My name is
4 Stuart Whitt. My address is 70 South
5 Constitution Drive, Aurora, Illinois 60506. I am
6 an attorney for the Board of Education of West
7 Aurora School District 129 and the Petitioner in
8 this matter, which involves the proposed addition
9 and renovations to Jefferson Middle School
10 located at 1151 Plum Street in Aurora.
11 With me this evening is Pat Dacy, the
12 School District's Capital Projects Manager and
13 Dr. Jeff Craig, District Superintendent.
14 Dr. Craig will be making a brief statement this
15 evening. He will be followed by Pat Kelsey, a
16 principal at the engineering firm of Wills Burke
17 Kelsey Associates, who will discuss the Final
18 Plan for this project.
19 Mr. Kelsey will then be followed by Mr. Pat
20 Callahan, a principal at Studio GC, Inc., and
21 lead architect for this project, who will discuss
22 the architectural plans.
23 Once that presentation is made, if you have
24 any questions, we will be happy to answer them.

0037

1 Dr. Craig?
2 DR. CRAIG: Jeff Craig, 80 South
3 River Street, Aurora, Illinois 60506. And I
4 apologize for not being very creative, but this
5 will sound a little familiar.
6 We are here to present three of our
7 projects, the second being Jefferson Middle
8 School. And as you know, the public spoke
9 definitively last April with a positive
10 referendum vote.
11 Because these are tax dollars, we are
12 committed to responding to the desires of our
13 community. The community and the school share a
14 mutual desire to eliminate the mobile classroom
15 at Jefferson, and this project attends to those
16 needs. Thank you.
17 MR. KELSEY: Pat Kelsey, 8 East
18 Galena Boulevard, Suite 402, Aurora, Illinois,
19 60506.
20 The final plan before you this evening for
21 the Jefferson Middle School site is a total
22 property size of 11.9 acres. And that's about
23 516,000 square feet. The total lot coverage with
24 the addition that Tracey mentioned and changes to

0038

1 front walk and an existing path that will be
2 codified as a walk to the north on this property
3 or the back walk represent a change in impervious
4 surface of about 10,962 square feet.
5 At the completion of the project, the total
6 lot coverage will be about 36 percent of the 11.9
7 acres. So we have about 64 percent of the
8 property to continue as open space and it's
9 segregated from the McCleery open space, which we
10 will talk about in a little bit.
11 All of the new impervious surfaces is below
12 the storm water management threshold, recognizing
13 some drainage challenges that exist. At the
14 school we have worked with the City Engineering
15 Department and will continue to work with the
16 Engineering Department to bring that to a final
17 resolution before proceeding for approval.
18 Additionally, the Fire Marshall has
19 identified some additional fire access in their
20 first round of comments and we are addressing
21 those currently to provide additional access
22 around the back of Jefferson Middle School.
23 I will turn it over to Pat Callahan.
24 MR. CALLAHAN: Pat Callahan, 222 West

0039

1 Jackson, Chicago, Illinois, 60606. The addition,
2 which is located on the east side of the
3 southern-most two-story classroom wing of
4 Jefferson Middle School. It's a two-story
5 addition, slightly over 7,000 square feet as
6 previously mentioned.
7 This addition houses classroom space and
8 learning commons, which for those of us who
9 remember, they used to call them libraries. But
10 the addition will be comprised of really two
11 primary building materials: One is masonry and
12 the other is metal panel.
13 If you notice along the south elevation of
14 the existing building, there is metal panel or
15 metal fascia. And we are using that material to
16 match and wrap the new addition.
17 The upper most elevation is the
18 eastern-most elevation facing the field space to
19 the east. Simple punched openings with a
20 two-story stair tower on the south and a south
21 exit way, facing Plum Street. That stair tower
22 allows for this building again to become handicap
23 accessible because it has an elevator in it as
24 well so this facility now will be 100 percent ADA

0040

1 compliant as well.
2 Landscape Plan. And again the landscape
3 plan primarily is using foundation plantings due
4 to the fact that the field space on the east side
5 of the addition is used for football and other
6 sports-related activities. In addition to
7 physical education, we didn't want to populate
8 that too much with additional shrubbery.
9 And on the south face, facing Plum Street,
10 there are some existing trees that will remain as

11 the approach from the existing drop-off loop to
12 the exit door. But it will not be used as a
13 primary entry. The main entry of the school will
14 remain as is.
15 So with that, I can entertain any
16 questions.
17 MS. TRUAX: Any questions for the
18 Petitioner? Thank you. This is a public
19 hearing. So if there are people in the audience
20 who wish to ask a question and make a comment,
21 this is your opportunity to do so.
22 (Whereupon, the witness was duly
23 sworn.)
24 MR. LOKOMBE: I am living at

0041

1 1060 Pleasure Court. So I'm just behind the
2 middle school. So I received a Notice saying
3 that I am concerned about that change. I don't
4 know how I'm concerned because I am just behind
5 Jefferson Middle School at the same area that you
6 are talking about.
7 MS. TRUAX: I'm not sure I understand
8 your question.
9 MR. LOKOMBE: I received a Notice
10 that I will be included in the change of the plan
11 that you want to make. So I'm not sure.
12 MS. VACEK: I can answer that. No,
13 you won't be included in any of the zoning
14 change. What's happening is that they need to
15 notify anybody within 250 feet of them changing
16 their zoning. Because they are requesting a
17 Special Use, you just get notified of that
18 change.
19 MS. TRUAX: It does not affect your
20 property in any way.
21 Does someone else wish to speak?
22 (Whereupon, the witness was duly
23 sworn.)
24 MS. LOPEZ: Hi. My name is Evelyn

0042

1 Lopez, and I live at 520 West Pleasure Court.
2 And I guess my question is similar to his. We're
3 just wondering how if they are going to add onto
4 Jefferson, how does that affect our homes. My
5 yard, by backyard, faces the metal fence that
6 belongs to Jefferson. Like I said, I live on
7 Pleasure Court as well.
8 MS. TRUAX: We will have the
9 Petitioner give you an answer. Is there anyone
10 else that wishes to speak at the public hearing?
11 I'm going to close the public hearing.
12 Does somebody want to talk about the adjoining
13 properties and whether they are affected at all
14 by the changes to Jefferson?
15 MR. WHITT: Stuart Whitt. I think
16 you folks both live on Pleasure Court and you are
17 east of the school site?
18 MS. LOPEZ: If you're facing the
19 school, it's to the left.
20 MR. WHITT: Your house is to the

21 left?
22 MS. LOPEZ: If my back is facing West
23 Aurora High School and facing Jefferson, my house
24 is to the right of Jefferson.

0043

1 MR. WHITT: So this addition is going
2 to be constructed on the east side of the
3 building to your right of the building. You know
4 where the portables are now?
5 MS. LOPEZ: Yes.
6 MR. WHITT: This addition is going to
7 be built right there, and your property is over
8 here. So the play areas, the athletic fields are
9 going to be unchanged. They're not going to have
10 any changes to the boundaries. It's just that
11 they are going to add this 7,000 square foot
12 addition to the east side and get rid of all the
13 portables. All the portables are going to be
14 gone.
15 MS. LOPEZ: Thank you.
16 MS. TRUAX: Are there other questions
17 of the Petitioner? Tracey, do you have a
18 recommendation?
19 MS. VACEK: Staff would recommend
20 conditional approval of the ordinance, granting
21 an educational service use with the final plan
22 for West Aurora school District 129, Jefferson
23 Middle School at 1151 Plum Street with the
24 following condition: That the documents be

0044

1 revised to address the Fire Prevention Bureau
2 Staff comments included in the memo dated
3 September 9, 2015.
4 MS. TRUAX: Thank you. We have heard
5 the staff recommendations. What's the wish of
6 the commission?
7 MR. BERGERON: Move for approval.
8 MS. ANDERSON: Second.
9 MS. TRUAX: It's been moved and
10 seconded.
11 Sue, would you call the roll, please.
12 MS. JACKSON: Mrs. Anderson?
13 MS. ANDERSON: Yes.
14 MS. JACKSON: Mr. Bergeron?
15 MR. BERGERON: Yes.
16 MS. JACKSON: Mr. Divine?
17 MR. DIVINE: Yes.
18 MS. JACKSON: Mr. Engen?
19 MR. ENGEN: Abstain.
20 MS. JACKSON: Mr. Pilmer?
21 MR. PILMER: Yes.
22 MS. JACKSON: Mr. Reynolds?
23 MR. REYNOLDS: Yes.
24 MS. TRUAX: The motion carries. We

0045

1 have Findings of Fact on this issue as well. We
2 have to evaluate the proposal with respect to the
3 following: Will the establishment of the

4 proposed Special Use be unreasonably detrimental
5 to or endanger the public health, safety, morals,
6 comfort of general welfare?

7 MR. PILMER: School District should
8 enhance the public health, safety, morals,
9 comfort and general welfare of the citizens.

10 MS. TRUAX: No. 2: Will the
11 establishment of the proposed Special Use be
12 injurious to the use and enjoyment of other
13 property in the immediate vicinity for the
14 purposes already permitted?

15 MR. BERGERON: It should not change
16 the present facility and the enjoyment of
17 everyone around.

18 MS. TRUAX: No. 3: Will the
19 establishment of the proposed Special Use
20 substantially diminish/impair property values
21 with the neighborhood?

22 MR. PILMER: The Special Use will not
23 diminish property values. It could enhance or
24 certainly would stabilize the neighborhood.

0046

1 MS. TRUAX: Will the establishment of
2 the proposed Special Use impede the normal and
3 orderly development and improvement of
4 surrounding properties for uses permitted by
5 their respective zoning districts?

6 MR. PILMER: The building
7 improvements should have no detrimental effect to
8 the neighborhood or the normal orderly
9 development of the existing neighborhood as well.

10 MS. TRUAX: No. 5: Are adequate
11 utilities, access roads, drainage, and other
12 necessary facilities provided or shown as being
13 proposed on the site plan for the proposed
14 Special Use?

15 MR. BERGERON: All of these things
16 are presently in place.

17 MS. TRUAX: What effect will the
18 proposed Special Use have on traffic or general
19 area? Has ingress and egress been designed to
20 minimize congestion in the public streets?

21 I think it should have little additional
22 effect. It's the same number of students that
23 are there now.

24 No. 7: Does the proposed Special Use

0047

1 conform in all the respects to the applicable
2 regulations of the zoning district in which it is
3 located except as such regulations are modified
4 pursuant to the Planning Commission
5 recommendations?

6 MR. PILMER: By virtue of the Special
7 Use, it should confirm.

8 MS. TRUAX: Those are Finding of
9 Facts. Tracey, this goes onward. Is that next
10 Wednesday?

11 MS. VACEK: This will be next
12 Wednesday at the Planning and Development
13 Committee, September 23rd, here at City Hall,

14 Fifth Floor Conference Room at 4:00 p.m.

15 MS. TRUAX: Thank you.

Aye: 5 At Large Bergeron, At Large Pilmer, Aurora Twnshp Representative
Reynolds, At Large Anderson and At Large Divine

Abstain: 1 At Large Engen
