



City of Aurora

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

Legistar History Report

File Number: 17-00284

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Type: Ordinance

Status: ATS Review

Version: 3

**General
Ledger #:**

In Control: Planning &
Development
Committee

File Created: 03/30/2017

File Name: East Aurora School District #131 / 250-300 E. Indian
Trail / Special Use for Educational Services

Final Action:

Title: An Ordinance Granting a Special Use Permit for an Educational Services (6100) Use on the Property located at 250 and 254-300 E. Indian Trail Road being the north side of Indian Trail Road between Aurora Avenue and Mitchell Road

Notes:

Agenda Date: 05/11/2017

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" - Legal Description - 2017-04-27 - 2017.007.pdf, Exhibit "B" - Memorandum of Agreement - 2017-04-27 - 2017.007.pdf, Site Plan - 2017-03-29 - 2017.007.pdf, Fire Access Plan - 2017-03-29 - 2017.007.pdf, Floor Layout - 2017.007.pdf, Land Use Petition and Supporting Documents - 2017-03-29 - 2017.007.pdf, Property Research Sheet - 15-10-401-078 - ID 72415 - 2017-01-24 - 2017.007.pdf, Property Research Sheet - 15-10-401-049 - ID 19688 - 2017-01-19 - 2017.007.pdf, Legistar History Report - 2017-04-26 - 2017.007.pdf, Findings of Facts.pdf, Plat of Survey - 15-10-401-078 - 2017-03-29 - 2017.007.pdf, Plat of Survey - 15-10-401-049 - 2017-03-29 - 2017.007.pdf

Enactment Number:

Planning Case #: AU10/4-17.007-Su

Drafter: jmorgan@aurora-il.org

Hearing Date:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Committee of the Whole	04/04/2017	Forward to Planning Council	DST Staff Council (Planning Council)	04/10/2017		
	Action Text: This Petition was Forward to Planning Council to the DST Staff Council (Planning Council)						
1	DST Staff Council (Planning Council)	04/11/2017					

Notes: Representative Present: Craig Welter

Mr. Sieben said so basically what we're doing is we are going to be doing a Special Use on the whole site. They are currently on the Benavidez Kindergarten Center on the west portion of this property. Then you guys are moving into the majority of the rest of the shopping center. Do you want to kind of go over the project?

Mr. Welter said the School District, East Aurora School District, currently is housed in the large space to the left, which is the Kindergarten Center, and they are actually changing the use of that to a First through Kindergarten Center. They are actually internally discussing name changes just to make it public and so forth. Also in the right hand corner, the dark roof, currently there are 200 plus early childhood students in a morning/afternoon type of arrangement in that corner unit. There are 6 classrooms there. The District has looked into grants to expand that program and we are now looking at building out the section between the Kindergarten Center and that corner existing space.

Mr. Feltman said the whole space?

Mr. Welter said that entire space from the corner and in between, yes. It is about 18,000 plus square feet.

Mr. Feltman said and the 2 businesses that are in there, are they relocating?

Mr. Welter said one of them was relocating to the corner. I think we submitted some permits on behalf of Cliff for a build-out of the far southeast corner. The other one, I think, I'm not sure what's going with that. They may have found another location.

Mr. Feltman said because we were a little confused on what space you were taking. It looked like you were skipping over maybe one unit, but they are going to use it all?

Mr. Welter said it will an entire space, so basically from the corner black roof area all the way through the Kindergarten Center will be all educational at this point.

Mr. Sieben said weren't you also looking at maybe going a little bit more to the south over here too potentially?

Mr. Welter said that is a future consideration. The grants won't cover that. Originally we looked at exploring taking over parts of it and exploring the whole thing, but there is only so much available grant money that the District can apply for and they want to pay for the entire space through the grant money, so they are limited on what they can do. Ideally, they do want to continue to expand that program from a community standpoint and educational standpoint, but they are limited to funds. Once that funding is available, they are potentially looking at expanding and ultimately if all goes well in a couple of years, they'd love to take over the entire complex and that would all be school.

Mr. Sieben said did they also talk in the future they may purchase the entire site?

Mr. Welter said that is a long-term goal and if the funding gets right and they can find the funds, they would do that and then that would alleviate the rental charges that they have to pay anyway and put it all under their control so they have better opportunity to keep it to the condition they want and do other things on the site. They are tight as far as playground on this site. It is a tight site, but they do have some. They currently have an agreement with ComEd and are expanding that actually, just finished expanding I should say, this past month. They do use that. They have some indoor play areas as well that are utilized in the building. I think after talking with Ed at the DST meeting, the thought was based on this it would be nice to clean up some of the existing uses on the site and add education to this, so I think that was kind of the process we wanted to proceed with.

Mr. Sieben said do you want to just briefly talk about your circulation and how that's going to work? Actually on your plan, I think you have a loop behind the building back here.

Mr. Welter said we do. Currently all the drop-off for that corner for early childhood is done in front to the south in the corner there. We are looking at about 400 plus or minus total students on the campus and the new classrooms are geared toward full day early childhood, so it will just be one movement in the morning and one movement in the afternoon as far as drop-off/pickup, so that will help alleviate some of the traffic challenges that we understand exist here. But looking at this site, what we are proposing to do, and somewhat similar to what's happening at the Kindergarten Center, all the buses

park in front on the south side and the parents loop up and around and come back out to Indian Trail on the back side and drop off students. We are looking at the same thing only in reverse on the new early childhood expansion where the buses drop off in front in kind of the loop there in front and then we'd move the parent drop-off. They'd come in, they'd make a loop, we provide a turn around and they drop off then on the south side and then come back out. So it will allow much greater stacking opportunities for parents. We are hoping to reduce that because what the District has been seen is that when they enter into a full day, they get a lot more riders. The half days, such a short period, they get more parents that drop off. They are thinking this will alleviate some of that traffic and they'll get more bus students, so I think it works 2 ways there.

Mr. Feltman said so this aerial, I mean, the parking lot is almost completely full. Is that due to the school?

Mr. Welter said that's an odd day. It's not usually like that. The times I've been over there the last few months you're lucky to have that first top section of cars and maybe half of the next section with maybe people related to the early childhood. There is a government agency that still exists in that white roof area, so they do park, but typically it is not that many cars. This may have been a special event at the Kindergarten Center and it just happened to catch the worst possible scenario there. We are proposing to park most of the staff on the north side of the site behind the building. You see there is no parking there now, but with this proposed addition of staff that we'll need for this facility, the idea is to push all the staff to the back so they can free up the front for parents that may stop by and itinerant to the workers that may stop by, social workers that will visit the school during the day.

Mrs. Morgan said one of the comments Fire also has, the drive isle all the way going back, you have like a separation and then that loop. We were wondering if that is a painted separation.

Mr. Welter said it is all painted.

Mrs. Morgan said and this is more of a Fire comment, what is the height of the speed bumps? It says it needs to be 3 inches or less.

Mr. Welter said it hasn't been finalized yet, so if we get those comments we can make sure that we design it to whatever they prefer. We are worried about the corners. We just want to put something so we aren't inviting more traffic back there. We want to make sure that they slow down.

Mr. Feltman said so is the drive isle on the east side enough to have 2 way traffic? It looks really narrow.

Mr. Welter said it is really only that section right where Ed's pointing that it gets narrow. I think it is 16 feet at the narrowest point, but then once you get past that little bump out, it widens to, I don't know if it is 26 or 20.

Mr. Feltman said how are you going to have parents coming in looping around and dropping off?

Mr. Welter said we are planning on adding a yield sign or something. They'll get used to that. Training around any building the first two weeks of school is always a challenge. The traffic is a mess and then once you get past that first couple of weeks, the parents now understand the traffic movements and will be able to reduce those...

Mr. Feltman said it seems like a point of conflict that could cause some backups. I mean you're having them come in and out on the same timeframe because they are dropping off and coming in.

Mr. Welter said correct.

Mr. Feltman said why wouldn't you have them drop off and then continue around on the west side?

Mr. Welter said we have the kindergarten doing a similar movement that way. Ultimately, I would say once when the entire building gets to that point where it is owned by the District, we'd have one-way traffic through one way or the other, probably coming from the south here, but I haven't really thought that far ahead.

Mr. Feltman said so the west drive isle is wide enough for 2 way traffic because I see those arrows?

Mr. Welter said it is.

Mr. Feltman said so could you do the same thing but on the west side and then have that loop around in the same area, but just have them come back on the west side? I just see that as being an issue both directions.

Mr. Welter said I think with signage and training I don't see it as an issue. I think the parents are going to have to stop at the door, let their kid out, so there will be this gap, and then you've got parents coming in. With signage on both sides of that narrow area that has them yield, they'll understand that I've got to let a car through. The other thing we are looking at doing is there is an old concrete area adjacent to that. It used to be a loading dock. That's now flat, but there is a little bit of a concrete raised area from the original wall, so we are going to have that taken down. So we are going to have them grind that out, jack hammer it out.

Mr. Sieben said it is even a retaining wall here.

Mr. Welter said these are existing conditions that are there. That's the other reason for the speed bumps is to help slow the traffic and reduce the challenges there.

Mr. Feltman said now are you going to control the building that this loading dock is on?

Mr. Welter said Cliff, the owner/manager of the property has been part of the discussions. We walked this the other day with him actually and talked about it.

Mr. Feltman said I'm surprised it is still upright.

Mr. Welter said well this is an old photo. If you go there now, it's not so upright.

Mr. Sieben said we really should get on the credit union. They've got their dumpsters out here, which is really in the drive isle. That should be taken care of too.

Mr. Feltman said we are going to have to talk out this.

Mr. Sieben said I know. We've got to look at this.

Mr. Feltman said so the reason that you don't want to go on the west side is you want to segregate kindergarten from first grade?

Mr. Welter said well they are kind of potentially two different groups of people. Some of them, obviously, will have cross over. Timing of the school days, right now they don't align perfectly, so you've got different drop off times. We don't want to conflict with them hitting head on. It is definitely a discussion that we could get some further details and bring that up to the District as far as their thoughts on scheduling because maybe there is an opportunity to change times. I don't know that off the top of my head.

Mr. Feltman said it just seems like you could accomplish the same thing and have better circulation if you use the west driveway because you could loop around.

Mr. Welter said I don't argue that at all. It makes a lot of sense. One of the concerns I do have is you are now kind of forcing the parents to stay longer on Indian Trail if this all happens because the only entry point is right where Ed's pointing there. They can't go through that because it is buses, so they are going to have to go through the parking lot and loop around, so my concern would be is are we now going to take those parents and back them up on Indian Trail because you've got drop-off for kindergarten potentially, not knowing exactly the timing, it could be at the same time or it could be half an hour apart, and if that's the case I think it does allow for that.

Mr. Feltman said but you'd have a lot more stacking than you currently have and you wouldn't have that pinch point.

Mr. Sieben said Dan what they do is they do this.

Mr. Welter said they come through that adjacent property, so you are getting them off the highway.

Mr. Sieben said when I'm standing in the credit union, depending on the time, they are lined up right here.

Mr. Feltman said where are they dropping off now? They are coming up and around?

Mr. Welter said in the elbow there.

Mr. Sieben said they come in here? Is that where they drop off or pickup?

Mr. Welter said they do both in there.

Mr. Feltman said how far do they stack onto that driveway? Past the credit union?

Mr. Seiben said this is around noon time they are like in here and then it seems like they move.

Mr. Feltman said but that length, have you measured that? I'm betting that that's shorter than what we are talking about here because you'd have that whole drive isle on the west side, you'd have the drive isle on the north side plus the loop. That's got to be 3 times longer than what you have now. What I'm concerned about is at that pinch point you are going to start having a lot cars trying to leave and come in at the same time because they are all coming at the same time.

Mr. Welter said right, but I see it as no different than a 4 way, 2 way stop sign. I'm stopping and waiting, and that's just a training exercise, like I say, the first 2 weeks of school. Parents are getting familiar. We have a staff member out there assisting with that just to help. Once that's learned, just like with dropping off at a school in the neighborhoods, you develop that and it speeds up and doesn't become an issue. I'm not opposed to presenting the other option either. I think that is a reasonable thought.

Mr. Feltman said it would be different if it was a staggered timing, but you know the way the drop-off is and the pickup. It is all at the same time. They are all coming at the same time.

Mr. Welter said and actually pickup is more of the issue because parents get there early and they sit and wait and then the kids are released, so that's more of a challenge than drop-off because drop off they do stagger in of the course of 20 minutes.

Mr. Sieben said so we'll take a look at that. I think we did discuss this at DST, but we did not have anything with dimensions at the time, so that's just something you'll have to look at.

Mr. Feltman said and this is in the PE use fee area, so you'll have to document whatever the plumbing fixtures are existing and proposed.

Mr. Welter said I think we provided that in the package.

Mr. Sieben said one more thing that we did discuss at DST was regarding can we extend this bike path at least maybe part of the way. Talking with Dan, maybe now we are looking at maybe at least bringing it here. I know there are streetlights through here. It might be difficult without reconfiguring this parking, so maybe it could be extended to here.

Mr. Welter said I think we are looking for direction from you to tell us, tell the owner, here's what we need to have.

Mr. Feltman said we already built part of the bike path. You've got the bike path built to there.

Ms. Phifer said but it turns. That's an active turn, like that's the trail. That is a designated trail through there.

Mr. Feltman said correct, but even the Indian Trail Bridge we've got a bike path on it, so we've got a little gap. I'm not saying that it's going to make all the sense in the world and the parking lot is in the way, but shouldn't get it wherever we can get it?

Ms. Phifer said not if it doesn't...

Mr. Feltman said how does that make sense with what they've built now?

Mrs. Vacek said I just was looking at the dimensions. It possibly can work that we can do something to the extent that they did over on the other side by just restriping. To tell you the truth, I think that you

could actually just restripe it because the width in between the building and right in there is 35 feet, so it can do down to 24.

Mr. Feltman said so you could just push the whole parking lot to the north?

Mrs. Vacek said yes by just striping that. We'd have to look at it in way more detail.

Mr. Feltman said I'm not saying that we would do that now, but as long as that would be an option at some point in the future, it could be.

Ms. Phifer said but as long as we don't right now dead-end a bike path into the side of a car. I think we need to do that now then. If we are going to restripe that then I think it makes a lot of sense to go ahead and put that in and then it will end at the credit union.

Mr. Feltman said so reconfigure the parking lot?

Ms. Phifer said well if you are talking about striping.

Mrs. Vacek said I think it would be just striping.

Ms. Phifer said I think it is either all or nothing.

Mr. Sieben said so what you are saying Tracey is they could keep all these perpendicular, everything just gets shifted 8 or 10 feet and there is enough isle space potentially.

Mrs. Vacek said I believe that there is, but we would have to take a closer look.

Mr. Sieben said let's take a look at that in the next week.

Ms. Phifer said we have to see how that is going to effect the credit union.

Mr. Sieben said they have their ATM right here.

Ms. Phifer said so they might lose 3 parking spaces, which maybe they would be alright with that.

Mrs. Morgan said did you get the public notices out?

Mr. Welter said we haven't gotten them out. The attorney for the District is going to follow through with that.

Mrs. Morgan said we have it for a public hearing on May 3rd.

Mr. Sieben said the goal is to get you guys going, get you the Special Use so you can get cranking and get open in August, right?

Mr. Welter said we are a little slow on the lease agreement.

1 DST Staff Council 04/18/2017
(Planning Council)

Notes: Mrs. Morgan said staff sent some comments on formatting back to them. We are going to set up a meeting with them and Engineering to discuss some of the layouts and the width of their in and out access, their circulation.

Mr. Sieben said there is also the possibility that we might need an additional 10 feet of right-of-way to align Indian Trail, which could affect it in the future.

Mr. Beneke said Fire is going to have comments related to maintaining fire access and the speed bumps and those kinds of things.

1 DST Staff Council 04/25/2017 Forwarded Planning 05/03/2017 Pass
(Planning Council) Commission

Action Text: A motion was made by Mrs. Morgan, seconded by Mrs. Vacek, that this agenda item be Forwarded to the Planning Commission, on the agenda for 5/3/2017. The motion carried by voice vote.

Notes: Mrs. Morgan said staff has reviewed it and made some minor formatting comments. I think Engineering has some concerns.

Mr. Feltman said the way they are showing their circulation, there is a pinch point at one location where they will literally have to stop and go one at a time through the drive isle, so what we're suggesting is that they come along the west side of the building and then just do a one-way drop off. It seems like that is the most logical circulation, but we still need to work that out as a condition of the approval.

Mrs. Morgan said staff is going to move this forward to the May 3rd Planning Commission with the conditions that the applicant addresses staff's concerns regarding circulation, and that an easement be provided along Indian Trail for a future bike path.

Mr. Beneke said Fire had 2 things they need clarification on. They need information on the speed bumps and just something in writing that says the medians are all just striped and they are not anything more than that, unless there is some type of change that has to happen due to the circulation and we'll need whatever that is. He has had a conversation with them on that also.

Mrs. Vacek seconded the motion. The motion carried unanimously.

2	Planning Commission	05/03/2017	Forwarded	Planning & Development Committee	05/11/2017	Pass
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Action Text: A motion was made by Mrs. Cole, seconded by Mrs. Anderson, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 5/11/2017. The motion carried.

Notes: Mrs. Morgan said this is a Special Use for educational services on both properties. Currently they are zoned B-2(S) and B-2. The Special Use is for other uses, not educational services. The details include an expansion of the East Aurora School District's early childhood program and additional spaces at 254-300 E. Indian Trail, and that is the building to the right. It was kind of built as more of a retail strip center. They are currently in portions of that building and they are expanding to additional portions of that building. After the expansion, they are looking at adding about 18,500 square feet. They are doing interior renovations. Exterior-wise, they are adding a bus drop-off at the front of the building with a canopy and a parent drop-off at the rear of the building. Staff is working with the Petitioner currently to alter some of the configuration of this site from what you see in this plan. Planning staff, as well as Engineering, has worked with the applicant to do a one-way around both buildings. So you would enter into the site, proceed to the far west, circle around both buildings. There would be a drop-off at the building to the left, it would have a pull off drop-off, and then people can continue and pull off to the building to the right for a drop-off as well. Staff thinks with this configuration, as well as they are going to a more full day program with additional bussing, that it alleviate any stacking issues on the adjacent properties. Staff is requesting a 10 foot city easement along E. Indian Trail Road for the 254-300 building to the right for a future bike path. In addition, we are putting a Special Use onto the building to the left. At the time that this was converted to a school use, the school system didn't have to go through rezoning like they do today, so we are adding that as a Special Use. I have the Petitioner, Craig Welter, to answer any questions if you don't have any questions for staff.

The Petitioners were sworn in.

I'm Craig Welter with Cordogan Clark in Aurora. I'll give you a short update. We worked with the School District. They received a grant opportunity to expand their early childhood program and this seemed like an ideal location for it. Part of working with the city on this was the idea of making sure we bring it up to speed with current zoning and the Special Use seemed the route to go, so we are here presenting.

Mrs. Head said I'm a little confused about how you are doing drop-off. Could you explain that?

Mr. Welter said absolutely. As it currently exists, the Kindergarten Center on the west side drop-off, there is a bus lane in the front and then the drop-off is on the west side coming around back and loops back to the same entry point. Now that they've taken over, the School District will be occupying the majority of that, both sites. We've worked with the staff to look at creating a one-way from the west coming into the side and going all the way around clock-wise the site. It is going to allow us to stack more parents on site. Currently in the east side of that site at the early childhood, there is stacking on the adjacent properties going on because they all use the front of the building to drop off, both busses and parent drop-off, so by making this change it will allow us to put a lot more cars on the site, off the streets, and not on the adjacent properties.

Mrs. Head said the busses and the cars are going to be using the same directional?

Mr. Welter said the busses will stay in the front of the building. We are really trying to segregate busses in front and parents in back and keep that separate to protect and have safe and secure area.

Mr. Garcia said so we're going to the back of the building, we are using the west side to enter because currently they use the east side. Am I correct?

Mr. Welter said the Kindergarten is fed from, they enter at the center of the lot, both lots and they make their way to the west to the parking and then around the building and then they return. They actually turn back on the west side and return through the same entry point. We don't have parent drop-off in the back.

Mr. Garcia said I understand that. I'm just looking at the fact that I know that there is playground in the back area. I think a better route would be if we started from the west side coming to the back because of that blind spot on the northeast corner. That's a blind spot and you have the playground area. Where it says proposed expansion, approximately 19,000 square feet, it is covering a playground area that is back there. Has there been any thought of changing the rotation on that?

Mr. Welter said the difficulty with that is the kids typically will come out the other side more often than not.

Mr. Garcia said not so much for pickup. I'm referring more to staff who actually are driving to the back end here. I believe it is a safer route because you do have individuals who may come through on the northeast side with that blind spot right on the corner.

Mrs. Morgan said I'm sorry, are you saying that you think they should go from west to east?

Mr. Sieben said that's what they are doing. I don't think Craig explained it clearly. After the meeting, you are coming west to east in the back.

Chairman Truax said are most of the children dropped off by parents or by busses?

Mr. Welter said the hope, with the bussing and a full day aspect, is it will have increased drop-off use of the bussing because right now it is a half day for early childhood in the current location. Because of that short time period, they are getting more parent drop-off, but now expanding that to a full day early childhood program, the idea is that parents will get more comfortable with that timeline and have more students riding the bus.

Chairman Truax said how young is the youngest child in the early childhood?

Mr. Welter said 3 years old.

Mrs. Head said and is the bus drop-off zone designated as bus only?

Mr. Welter said it is not, but it could be. This is a multi-use site so at the period of day when the drop would be, they've got staff that is outside the building meeting the children at the curbs, so they will have control of that site during those hours, but I think after hours and such you could have parents and non-parents driving on this route.

Mr. Reynolds said what will the hours be?

Mr. Welter said I think the District is still in the process of planning that. There is some changing with busses throughout the District coming on and they are working through a plan to finalize those things.

Mr. Reynolds said what about ingress and egress? The only way to get to it is off of Indian Trail, correct?

Mr. Welter said correct.

Mr. Reynolds said and traffic like at 4:30, this afternoon I was out there, it could be a little tricky to get in there or to get out.

Mr. Welter said so the students leave at the latest by 3:10. That's the latest they will be there.

Mr. Reynolds said you don't think that's going to be a problem traffic-wise?

I'm Bernie Weiler, Attorney for the District. Part of the planning is that there will be half day/full day kindergarten and early childhood and there will also be first grade continuation from the kindergarten program, so each of those programs are going to have staggered times is what the planning is so as to alleviate everybody being there at once. That's part of the vision that the Assistant Superintendents have worked out.

Mrs. Head said so the exit out where the busses are you can go left or right across 4 lanes?

Mr. Weiler said on-site or across Indian Trail?

Mrs. Head said is there going to be signage where you can only go with the traffic?

Mr. Welter said it is currently set up with both directions actually. I haven't heard of any issues on-site since that's been active for 2 years now. That was a concern that was brought up when we added the Kindergarten Center to that site, but it hasn't been an issue. We'll work with the city if it becomes an issue. If there any close calls or anything, we'd be happy to adjust that to a one-way out to the right.

Mr. Cameron said on the back side where the playground is, are you feeding the traffic when they come in from the west, do they exit on the east side of the property or do they exit right between the buildings?

Mr. Welter said ideally we stress that they exit out between the buildings, but they do have access. There is a cross easement access between those spaces, so they could go out the other direction as well, and that might be encouraged after we see what's going on.

Mr. Cameron said what plans have you made to solve the problem of traveling from the building to the play area? It was a problem 8 or 10 years ago when they first occupied the building and I don't think there has been anything done in that timeframe.

Mr. Welter said well I do think the one-way direction from west to east will help because you've got clear sight now. We're raising the curb a little bit to create kind of a speed bump in essence through that area to encourage the slow down as well. We'll have signage as well indicating beware of students crossing. I think the help to this is it will be now where we had multiple users, the majority of this site will be occupied by parents who are either picking up kids or by staff or someone related to the educational use of the building on the back side.

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

Mrs. Morgan staff would recommend conditional approval of an Ordinance granting a Special Use Permit for an Educational Services Use on the property located at 250 and 254-300 E. Indian Trail Road being the north side of Indian Trail Road between Aurora Avenue and Mitchell Road with the following conditions:

- 1. That the applicant alters the site plan to show one-way circulation around both buildings.*
- 2. That a 10 foot city easement along E. Indian Trail for the property at 254-300 E. Indian Trail shall be provided at this time and upon the City Engineer's request such city easement shall be dedicated as public right-of-way for a future bike path.*

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mrs. Cole

MOTION SECONDED BY: Mrs. Anderson

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mr. Chambers, Mrs. Cole, Mr. Divine, Mr. Garcia, Mrs. Head, Mrs. Owusu-Safo, Mr. Pilmer, Mr. Reynolds

NAYS: None

FINDINGS OF FACT

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

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

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

Mrs. Owusu-Safo said yes the proposal is.

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

Mr. Garcia said it is just a continuous use for educational purposes.

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

Mr. Garcia said it is currently and the District will work with the city if there is adverse effect on this.

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

Mr. Reynolds said I think that was already addressed earlier. If there is a problem, I think they will get it handled.

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

Mrs. Owusu-Safo said I think that's also to be addressed in the conditional approval and if there is any issue, it will be addressed later.

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

Mr. Pilmer said this is an existing retail center that with the change will convert to educational, which is consistent with the building adjacent that also changed zoning several years ago.

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

Chairman Truax said I believe it is in conformance with other respects.

Mrs. Morgan said this will next be heard at the Planning and Development Committee on Thursday, May 11, 2017, at 4:00 p.m. on the fifth floor of this building.

Aye: 11 At Large Bergeron, At Large Cameron, At Large Cole, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Anderson, Fox Metro Representative Divine, SD 131 Representative Garcia, Fox Valley Park District Representative Chambers, At Large Owusu-Safo and SD 129 Representative Head
