



Legislation Text

File #: 24-0403, Version: 1

TO: Mayor Richard C. Irvin
FROM: Emma Field, Associate Planner
DATE: May 22, 2024

SUBJECT:

A Resolution Approving a Final Plan on Lot 1 of Meadowlakes Unit 26, Phase One Resubdivision located at 758 Shoreline Drive for a Day Care (6310) Use (Little Blossom Montessori School - 24-0403 / NA29/4-24.196 - Fpn - EF - WARD 8)

PURPOSE:

The Petitioner, Little Blossom Montessori School, is requesting approval of a Final Plan for Lot 1 of Meadow Lakes, Unit 26, Phase One Resubdivision, located at 758 Shoreline Drive to allow for an addition to the existing day care use.

BACKGROUND:

The Subject Property is located at 758 Shoreline Drive and is currently with PDD, Planned Development District zoning, which is part of the Fox Valley East Planned Development. The Petitioner is Requesting approval of a Final Plan for Lot 1 of Meadow Lakes, Unit 26, Phase One Resubdivision. The details of the request include the construction of a 2,499 square feet addition on the northwest portion of the property.

In addition, the Petitioner is adding an outdoor play space on the northwest side of the addition. This will be enclosed with a 4 foot high ornamental fence. This fence will match the existing fence. The petitioner is also relocating the trash enclosure to a parking island in the parking lot. There will be a concrete access up to the trash enclosure and proposed to be 6 feet in height.

The proposal also includes reconfiguring the parking lot to add the 13 striped parking spaces along the south property line. A parking island is being added to the southwest corner of the parking lot which will have a curb depression for drainage. There is a total of 37 parking spaces, of which 2 are handicapped spaces, which meets the parking requirement for the existing building and proposed addition. The petitioner is also relocating a 6 foot trash enclosure to a parking island in the parking lot.

As part of the final plan, a landscape plan has been submitted. The petitioner is adding additional landscaping throughout the site including around the new addition.

Building Elevations have also been included as part of the proposal. The building consists of split face CMU to match the existing building.

Concurrently with this proposal, the Petitioner is requesting approval of a Final Plan for the addition.

DISCUSSION:

Staff has reviewed the Final Plan petition and have sent comments back to the petitioner on those submittals. The petitioner has made the requested revisions to these documents and they now meet the applicable codes and ordinances.

POLICIES AND GUIDELINES:

The Staff's Evaluation and Recommendation are based on the following Physical Development Policies:

- 11.1 (5) To guide and promote development to areas where public utilities, public roads and municipal services are either available or planned.
- 11.1 (3) To encourage new development contiguous to existing development.
- 14.1 (4) To encourage quality site design throughout the City.

RECOMMENDATIONS:

Staff recommends APPROVAL of the Resolution Approving a Final Plan on Lot 1 of Meadowlakes Unit 26, Phase One Resubdivision located at 758 Shoreline Drive for a Day Care (6310) Use.

ATTACHMENTS:

- Exhibit "A-1" Final Plan
- Exhibit "A-2" Landscape Plan
- Exhibit "A-3" Building and Signage Elevations
- Land Use Petition with Supporting Documents
- Maps
- Appealable Sheet

Legistar Number: 24-0403

- cc: Alderwoman Patty Smith, Chairperson
- Alderwoman Shweta Baid, Vice Chairperson
- Alderman Michael B. Saville
- Alderman Bill Donnell
- Alderman Carl Franco



CITY OF AURORA, ILLINOIS

RESOLUTION NO. _____
DATE OF PASSAGE _____

A Resolution Approving a Final Plan on Lot 1 of Meadowlakes Unit 26, Phase One Resubdivision

located at 758 Shoreline Drive for a Day Care (6310) Use

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, by petition dated May 6, 2024, Little Blossom Montessori School filed with the City of Aurora a petition requesting approval of a Final Plan for Lot 1 of Meadow Lakes, Unit 26, Phase One Resubdivision, located at 758 Shoreline Drive for a Day Care (6310) use and related required documents as attached hereto as Exhibits "A-1" through Exhibit "A-3"; and

WHEREAS, on May 29, 2024, the Building, Zoning and Economic Development Committee of the Aurora City Council reviewed said Final Plan and recommended APPROVAL of said petition; and

WHEREAS, the decision of the Building, Zoning and Economic Development Committee with respect to a Final Plan is subject to appeal to the City Council in the manner set forth in Chapter 34 of the Code of Ordinances, City of Aurora, Illinois; and

WHEREAS, no person authorized under Chapter 34 to appeal such decision having done so in the manner set forth in the Code, the Decision of the Building, Zoning and Economic Development Committee constitutes final action on the proposed Final Plan; and

NOW, THEREFORE, BE IT ORDAINED by the Building, Zoning and Economic Development Committee of the City of Aurora, Illinois, finds as facts all of the preamble recitals of this Resolution and hereby grants APPROVAL of said Final Plan.

BE IT FURTHER RESOLVED that the Building, Zoning and Economic Development Committee of the City of Aurora hereby adopts the Final Plan and related required documents, as attached hereto as Exhibit "A-1" Final Plan, Exhibit "A-2" Landscape Plan, and Exhibit "A-3" Building and Signage Elevations, along with any easement dedications deemed necessary by the Aurora City Engineer.