



City of Aurora

2nd Floor Council
Chambers
44 East Downer Place
Aurora, Illinois 60505
www.aurora-il.org

Planning Commission Meeting Minutes

Wednesday
February 19, 2020
7:00 PM

CALL TO ORDER

Chairman Pilmer called the meeting to order at 7:00 p.m.

ROLL CALL

The following Commission members were present: Chairman Pilmer, Mrs. Anderson, Mr. Cameron, Mr. Chambers, Mr. Divine, Mr. Elsbree, Mr. Gonzales, Mrs. Head, Mr. Hull, Mrs. Owusu-Safo, Mr. Reynolds and Ms. Tidwell. Mrs. Duncan called in and excused herself from the meeting.

OTHERS PRESENT

The following staff members were present: Mr. Sieben, Mrs. Vacek and Mrs. Jackson.

Others Present: Ryan Martin (Mackie Consultants) and Russ Woerman (Fox Valley Developers).

APPROVAL OF MINUTES

20-0097

Approval of the Minutes for the Planning Commission meeting on February 5, 2020.

A motion was made by Ms. Tidwell, seconded by Mrs. Anderson, that the minutes be approved and filed. The motion carried.

PUBLIC COMMENT

Chairman Pilmer said if you are here for an item that does not appear on the agenda as a public hearing and you wish to speak to the Commission, we can give you 3 minutes to do so.

No one came forward.

AGENDA

20-0071

A Resolution Approving the Final Plat for C.W. Bardwell Subdivision

located at 550 S. Lincoln Avenue (Fox Valley Developers - 20-0071 / AU27/3-20.018-Fsd - TV - Ward 4)

See Attachment for Items 20-0071, 20-0074 and 20-0075.

A motion was made by Mr. Chambers, seconded by Ms. Tidwell, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 2/26/2020. The motion carried.

20-0074

A Resolution Approving the Final Plat for Bardwell Community Subdivision located along Weston Avenue and Seminary Avenue between S. Lincoln Avenue and S. 4th Street (Fox Valley Developers - 20-0074 / AU27/1-20.020-Fsd/Fpn - TV - Ward 4)

See Attachment for Items 20-0071, 20-0074 and 20-0075.

A motion was made by Mr. Chambers, seconded by Mrs. Anderson, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 2/26/2020. The motion carried.

20-0075

A Resolution Approving a Final Plan for Bardwell Community Subdivision located along Weston Avenue and Seminary Avenue between S. Lincoln Avenue and S. 4th Street (Fox Valley Developers - 20-0075 / AU27/1-20.020-Fsd/Fpn - TV - Ward 4)

See Attachment for Items 20-0071, 20-0074 and 20-0075.

A motion was made by Mr. Chambers, seconded by Ms. Tidwell, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 2/26/2020. The motion carried.

Attachment for Items 20-0071, 20-0074 and 20-0075

20-0071 A Resolution approving the Final Plat for C.W. Bardwell Subdivision located at 550 S. Lincoln Avenue (Fox Valley Developers – 20-0071 / AU27/3-20.018-Fsd – TV – Ward 4)

Mrs. Vacek said as you are aware, there 3 actions that are before you tonight. The first action, the Petitioner, on behalf of the Aurora School District #131, is requesting approval of a Final Plat for C.W. Bardwell Subdivision, which is currently the home of the Bardwell Elementary School. Although not before the Planning Commission tonight, I just wanted to note a couple of things. There is a vacation for a portion of Seminary Avenue, which will become green space and a path that will connect the school and the new Administrative Building in the former nurse’s office in the Bardwell Community property. The Final Plat will consolidate a portion of the Seminary Avenue, the two existing lots and the vacated portion of the alley into one lot. Due to the vacation of Seminary Avenue, a new alley on the school’s property will be dedicated to the city connecting the dead-end at Seminary Avenue to Marion Avenue. Actually the Plat of Vacation will be meet up with this at the Building, Zoning and Economic Development Committee. The second action that is before you tonight is comprised of the former Copley Hospital Complex. As you may recall, in November of last year, a new Special Use Planned Development was established with underlying R-5, O and P zoning. At that time, a Preliminary Plan and Plat was approved for Avalon Heights Subdivision. The Petitioner is requesting a Final Plat for Bardwell Community

Subdivision, formerly known as Avalon Heights Subdivision. The detail of the request includes a 5 lot subdivision that divides the main building into Lot 1, the School District portion into Lot 2, the majority of the parking and drive isles into Lot 3 and 5 and the park into Lot 4. The Plat also provides a Dedication of Right-of-Way for a turnaround at the newly created dead-end at Weston Avenue along with a blanket city easement and ingress/egress easement over Lots 3 and 5. Again, though not before Planning Commission tonight, there is a Plat of Vacation for certain easements on this property. These locations are located over the vacated portion of Weston Avenue and the vacated portion of the alley and will be incorporated into the blanket city easement on the Final Plat for Bardwell Community Subdivision. Lastly, the third action that is before you tonight is a request for a Final Plan for Broadwell Community Subdivision. The property includes mixed use redevelopment of historical buildings with new additions and a new planned park. I'll let the Petitioner go into a little bit more detail of the uses. They have a little bit of a presentation for you. I just wanted to also note that as part of the Final Plan, an Administrative Variance is being approved for by the Zoning Administrator as there are 4 independent living dwelling units, which range from 437 to 442 square feet, which is well within the 10% of the required minimum square footage of the Plan Description, which is 450 square feet. There are also 8 independent apartment community studios, or IAC, dwelling units that are less than 450 square feet. These 8 units total less than 10% of the total unit count within the development. If we are only using dwelling units as defined, there is a total of 59 independent living units and 53 IAC units totaling 112 units, of which 8 of the IAC studios are less than 10%, which is a total of 7.1. This is an allowable variance under our Section 10.7-9 of the Aurora Zoning Ordinance. I will turn it over to the Petitioners unless you have any questions for me and I can answer those.

Mr. Cameron said I remember at the time we had the Preliminary on that there were some questions on that south side with the roadways and stuff. Did that get resolved?

Mrs. Vacek said it did.

Mrs. Head said does that also include the area where they were stating that the busses would come in and out to take flow off of Lincoln?

Mrs. Vacek said I will let them answer that.

I'm Ryan Martin with Mackie Consultants, 9575 Higgins, Rosemont, Illinois. We can address the bus situation first or go through our presentation. The presentation doesn't involve much with the bus conversation.

Mrs. Head said go with your presentation first.

I'm Russ Woerman, Fox Valley Developers, 346 N. Lake Street, Aurora, Illinois. So what's going in here at the at Copley Center, the old Copley Hospital, obviously, East Aurora School District is going where the nurse's building is and that's where Seminary will be shut down. The U-shaped section of Copley will be where the senior living would be. That would be on the Lincoln and the Weston side. Then going further down Weston where the 6 story 1970's building is, that will be the IAC. There will be 53 units of the community apartments for adults with autism and then the 2 story building on the Seminary side will be the medical use where we'll have Vituity Group and some medical facilities in there. The 1880's building is scheduled to be a pharmacy right now, like an old school pharmacy for that area right there, and medical offices above. Then as you can see, the park will be at the end at the east side of facility. I'm not sure if there is anything else that you would like me to present. I know this has been

put in front of you a couple of times and I don't want to waste anybody's time with going through a whole display again, but if there are any questions, I'd be more than happy to answer them.

Mrs. Head said I do have a question about using the alley for school busses they said to take the traffic off of Lincoln. Are you making sure that that's one-way or are you planning on letting traffic go both directions?

Mr. Martin said it will be one-way. It will come from north on Seminary to south on Marion. That lane will be widened. It is hard to imagine now if you drive down it. It is a 12½ foot drive isle currently. That will be widened to 26 feet at the narrowest and about 40 feet where the busses will actually be dropped off. It will be one-way. Signage will be all appropriate stating as such. The staging for getting on to the busses will be in that playground area, so it gives a fenced area where the students can kind of stay in that playground area and then when the busses are ready, they can be let into that alleyway area to their respective busses. The analysis for that bussing turning radius all works out well. It stages pretty well. It takes away some of the current traffic you are going to have on Seminary Avenue. It should all be local traffic for the most part. Anyone coming from Seminary is going to be likely people dropping kids off or local for those homes or for the Bardwell Community project.

Mrs. Head said thank you.

Mr. Elsbree said so is the city doing any change in parking on that road, on Seminary? Is there only parking on one side. Currently, I believe, it is on two sides.

Mr. Martin said as of right now I don't know of any plans to change parking on Seminary Avenue.

Mr. Elsbree said if I understood, it's one-way, it's going to change to one-way?

Mr. Martin said Seminary will be two-ways, so someone turning out of the Bardwell Community, for instance, can still turn left onto Seminary and that would really be the only instance where someone would be going eastbound on Seminary. The alleyway itself is one-way.

Mr. Elsbree said I just know that's a really narrow street with cars on both sides.

Mr. Martin said and this actually will eliminate some of the cross traffic that you have coming from Lincoln now.

Mr. Elsbree said that would make sense. But there will be busses coming through there, but now it is going to be wider.

Mr. Martin said correct.

Mr. Cameron said do we have a hopeful time schedule? It is going to be sequenced or what's the...

Mr. Woerman said that work will be scheduled to be done this summer on Seminary because we are turning over the School District building at that time.

Mr. Cameron said but the rest of the conversion and stuff will lay out in a couple of years?

Mr. Woerman said March would be the senior living and then June and August would be the IAC and the medical offices will be, some of them we are turning over this August or September, but as we fill the space they will be filled. But the exterior of the building, the parking lot and all that should be done by the end of this year or spring of next year for sure.

Mr. Cameron said a fairly aggressive schedule.

Mr. Woerman said yes sir. We are running out of time.

Mrs. Vacek said staff would recommend conditional approval of the Resolution approving the Final Plat for C.W. Bardwell Subdivision located at 550 S. Lincoln Avenue with the following condition:

- 1. That the approval of the Final Plat be subject to receiving Final Engineering approval from the Engineering Division.*

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Ms. Tidwell

AYES: Mrs. Anderson, Mr. Cameron, Mr. Chambers, Mr. Divine, Mr. Elsbree, Mr. Gonzales, Mrs. Head, Mr. Hull, Mrs. Owusu-Safo, Mr. Reynolds, Ms. Tidwell

NAYS: None

Mrs. Vacek said this will next be heard at the Building, Zoning and Economic Development Committee on Wednesday, February 26, 2020, at 4:00 p.m. on the fifth floor of this building.

20-0074 A Resolution approving the Final Plat for Bardwell Community Subdivision located along Weston Avenue and Seminary Avenue between S. Lincoln Avenue and S. 4th Street (Fox Valley Developers – 20-0074 / AU27/1-20.0202-Fsd/Fpn – TV – Ward 4)

Mrs. Vacek said staff would recommend conditional approval of the Resolution approving the Final Plat for Bardwell Community Subdivision located along Weston Avenue and Seminary Avenue between S. Lincoln Avenue and S. 4th Street with the following condition:

- 1. That the approval of the Final Plat be subject to receiving Final Engineering approval from the Engineering Division.*

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mrs. Anderson

AYES: Mrs. Anderson, Mr. Cameron, Mr. Chambers, Mr. Divine, Mr. Elsbree, Mr. Gonzales, Mrs. Head, Mr. Hull, Mrs. Owusu-Safo, Mr. Reynolds, Ms. Tidwell

NAYS: None

Mrs. Vacek said this will next be heard at the Building, Zoning and Economic Development Committee on Wednesday, February 26, 2020, at 4:00 p.m. on the fifth floor of this building.

20-0075 A Resolution approving a Final Plan for Bardwell Community Subdivision located along Weston Avenue and Seminary Avenue between S. Lincoln Avenue and S. 4th Street (Fox Valley Developers – 20-0075 / AU27/1-20.020-Fsd/Fpn – TV – Ward

4)

Mrs. Vacek said staff would recommend conditional approval of the Resolution approving a Final Plan for Bardwell Community Subdivision located along Weston Avenue and Seminary Avenue between S. Lincoln Avenue and S. 4th Street with the following condition:

1. That the approval of the Final Plan be subject to receiving Final Engineering approval from the Engineering Division.

MOTION OF APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Ms. Tidwell

AYES: Mrs. Anderson, Mr. Cameron, Mr. Chambers, Mr. Divine, Mr. Elsbree, Mr. Gonzales, Mrs. Head, Mr. Hull, Mrs. Owusu-Safo, Mr. Reynolds, Ms. Tidwell

NAYS: None

Mrs. Vacek said this will next be heard at the Building, Zoning and Economic Development Committee on Wednesday, February 26, 2020, at 4:00 p.m. on the fifth floor of this building.

PENDING

ANNOUNCEMENTS

Mr. Sieben said we will have our next meeting on the regular date. I believe it will be Wednesday, March 4th at 7:00 p.m.

ADJOURNMENT

A motion was made by Ms. Tidwell, seconded by Mr. Elsbree, that the meeting be adjourned. The motion carried by voice vote. Chairman Pilmer adjourned the meeting at 7:18 p.m.

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