



City of Aurora

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

Legistar History Report

File Number: 20-0605

File ID: 20-0605	Type: Petition	Status: Draft
Version: 2	General Ledger #:	In Control: Building, Zoning, and Economic Development Committee
File Name: Aurora University / 311 S. Evanslawn Avenue / Special Use Planned Development		File Created: 09/23/2020
		Final Action:

Title: An Ordinance Establishing a Special Use Planned Development at 311 S. Evanslawn Avenue to be incorporated under the existing 2018 Aurora University Plan Description (Aurora University - 20-0605 / AU20/3-20.124-SUPD - TV - Ward 5) (PUBLIC HEARING)

Notes:

Agenda Date: 11/13/2020

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Legal Description, Exhibit "B" Plan Description, Aerial Map, 2018 Approved Master Plan, Land Use Petition and Supporting Documents - 2020-09-22 - 2020.124, Plat of Survey - 2020-10-28 - 2020.124, Findings of Fact - 2020-11-02 - 2020.124

Enactment Number:

Planning Case #: AU20/3-20.124-SUPD

Hearing Date:

Drafter: tvacek@aurora-il.org

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
2	Planning and Zoning Commission	11/04/2020	Forwarded	Building, Zoning, and Economic Development Committee	11/13/2020		Pass
Action Text: A motion was made by Mr. Chambers, seconded by Mrs. Duncan, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 11/13/2020. The motion carried.							
Notes: Mrs. Vacek said the subject property is located at 311 S. Evanslawn and is zoned R-1 One Family Dwelling District. It has recently been purchased by Aurora University. The property is included in the expanded campus of the 2008 Aurora University Master Plan. The Petitioner is requesting to incorporate the property into the existing Aurora University Special Use Planned Development and							

this would be the third property within the expanded campus that has been added into the University's Special Use Planned Development. I know Bruce Goldsmith is here as well as Dave Johnson is here for the Petitioner. They can give you a little bit more background on this too. If there are any questions for me, I'm more than happy to answer them.

The Petitioners were sworn in.

I'm Bruce Goldsmith, 2300 Cabot Drive, Lisle, Suite 505.

I'm David Johnson, 347 S. Gladstone, Aurora, Illinois 60506.

Mr. Goldsmith said so briefly, because a few of you I don't think were around in 2018 when the third expansion area was approved. As you may recall, at one time Aurora University was land locked and could not expand the campus at all and we started approaching the city about 16 or 17 years ago to do an expansion. We got approved Expansion Area #1, which is bounded on the east by Gladstone, on the west by Randall Road extended, south was Prairie and north was Kenilworth. Then a second expansion area was approved from Randall west to Evanslawn from Prairie up to Kenilworth extended. Most of that area is now occupied by buildings either repurposed houses in a couple of cases, like the Wackerlin Center and otherwise by new buildings or parking lots. On the east side we have the STEM Center and we have other buildings that have been constructed during that period. We came to the city in 2018 and asked the city to consider an expansion west of Evanslawn, one house deep from Prairie, to Marseillaise and that was approved as the third expansion area. The University has a right to acquire houses in this area, which can be repurposed for anything from offices to graduate student housing, professor housing or related University purposes. Two buildings have been acquired, one has a Public Safety office, one has other offices on the two sides of Southlawn and W. Evanslawn now. The University has acquired the house at 311, which I think Tracey can put up and show where it is. We are asking for that to be included into the rezoning, which was approved by your recommendation and the City Council in 2018. Because he is new to the group, David Johnson is the new COO for Aurora University and he is happy to answer any questions you may have about what's going on at the University.

Ms. Tidwell said I have a question. The lot outlined in turquoise is the subject property. Can you describe the uses of all the buildings around that on that block?

Mr. Goldsmith said well everything west of Evanslawn and north of the one house that's being repurposed on Southlawn is single family residential.

Ms. Tidwell said so would this one building be in the middle of other single family residences?

Mr. Goldsmith said it would, but the University has over the course of 15 to 20 years acquired over 30 houses. In every case, they have either repurposed it or they were allowed to demolish it. For this third expansion area, the University is not allowed to demolish a house unless it is beyond repair and otherwise must use it as a house with one of the approved uses that the City Council has approved. Those approved uses are the same uses that we had in expansion area 1 and expansion area 2. It can be used as an office within the existing house. It could be used for graduate student housing or one of these other permitted uses. It has to remain a house in physical appearance.

Ms. Tidwell said right, but so I'm clear, all the other buildings around it are not owned by the University. Is that right?

Mr. Goldsmith said for the immediate area up and down Evanslawn that's correct. Obviously, the east side of Evanslawn is all developed by the University and where the little hand is, the two houses off of Kenilworth have been repurposed.

Ms. Tidwell said and will there be restrictions on parking of vehicles with the use of this building?

Mr. Goldsmith said there are restrictions in the Master Plan with regard to parking. As a practical matter, the University just built a new parking structure and has plenty of on campus parking to

accommodate any of its employees who would use this building. There would be normal parking allowed in front of the house and in the driveway, but there would be nothing more than that allowed and not needed.

Mr. Johnson said I would just add that it is a requirement to many of these homes that the employees that would work in those homes park in the parking garage as Bruce said.

Mrs. Owusu-Safo said can I ask one quick question? (Inaudible) buildings are being repurposed. Is there any consideration to provide like sidewalks or other amenities for easy access for pedestrians and maybe people with disabilities?

Mr. Goldsmith said where there have been existing sidewalks, mostly east/west for example on Prairie, the University filled in gaps that were missing when developed along Prairie. This whole area is kind of rural cross sections. It has no curb and gutter and has no sidewalk, but it also is directly across the street from the University. There is no reason for people to be going up and down the street and it has not been a condition of the approval of the third expansion area.

The public input portion of the public hearing was opened. The witness was sworn in.

I'm Kevin Korody, 325 S. Evanslawn in Aurora. I was just wondering, since I live several doors down from the property, is there an idea of what it is going to be used for? Will it be an office? Is it going to be graduate housing? What's the purpose at this point?

Chairman Pilmer said are there any other questions, or is that your main question?

Mr. Korody said well that's the main question. Also I know several neighbors were concerned that the house was going to remain standing and there wasn't going to be massive construction to tear it down or that sort of thing going on also.

Chairman Pilmer said we'll go back to the Petitioner and he can answer those two questions for us at this time.

Mr. Goldsmith said the house is in very good condition. It is going to be retained and they will just meet city code in order to use it as an office. An office is the only purpose that is being planned to be used at this time. The city does require the University to meet certain code restrictions when they convert a house to an office and those code restrictions will be met.

Chairman Pilmer said any additional questions?

Mr. Korody said I think that's it for me.

The public input portion of the public hearing was close.

Mrs. Vacek said staff would recommend approval of an Ordinance establishing a Special Use Planned Development at 311 S. Evanslawn Avenue to be incorporated under the existing 2018 Aurora University Plan Description.

MOTION OF APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mrs. Duncan

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

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?

Mr. Chambers said yes and these are found 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?

Mr. Elsbree said yes.

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. Cameron said it is.

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?

Mrs. Anderson said there should be no adverse effect.

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. Cameron said they are in place.

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 there should be no substantial increase, but improvements could be made to pedestrian circulation.

7a. Is the rezoning a consistent extension of the existing land uses, existing zoning classification and essential character of the general area?

Mr. Elsbree said yes.

7b. Will the rezoning permit uses which are more suitable than uses permitted under the existing zoning classification?

Chairman Pilmer said this is a transition and part of the Special Use Planned Development for Aurora University that was previously approved by the city.

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

Mr. Cameron said it should make no discernable change.

9b. Is the special use in all other respects in conformance to the applicable regulations in 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 Pilmer said it is conformance with all due respects.

Mrs. Vacek said this will next be heard at the Building, Zoning and Economic Development Committee meeting on Friday, November 13, 2020, at 4:00 p.m. which will be held via tele-conference.

Aye: 11 At Large Anderson, At Large Cameron, Fox Valley Park District
Representative Chambers, Fox Metro Representative Divine, SD 204
Representative Duncan, At Large Elsbree, At Large Gonzales, SD 129
Representative Head, SD 131 Representative Hull, At Large
Owusu-Safo and At Large Tidwell
