



City of Aurora

44 E. Downer Place
Aurora, IL 60505
www.aurora-il.org

Cover Memorandum

File Number: 23-0547

Agenda Date: 7/19/2023

Version: 1

Status: Agenda Ready

In Control: Planning and Zoning Commission

File Type: Petition

Agenda Number:

TO: Planning and Zoning Commission

FROM: Stephen Broadwell, Planner

DATE: July 13, 2023

SUBJECT:

A Resolution Approving the Final Plat for Department of Public Works Subdivision, located at 2185 Liberty Street. (City of Aurora - 23-0547 / AU24/2-23.361-FSD - SB - Ward 7)

PURPOSE:

The Petitioner, the City of Aurora, is requesting approval of a Final Plat for the Department of Public Works Subdivision, which includes consolidating the two (2) existing lots into a one (1) lot subdivision, which is approximately twenty-six (26) acres in size.

BACKGROUND:

The Subject Property is zoned M-1, Manufacturing District - Limited. The Comprehensive Plan designates a majority of the property as Industrial, with the area that fronts on E. New York St. designated as Office / Research / Light Industrial. The Subject Property is approximately twenty-six acres and is the site of the City's Public Works Facility. The Subject Property fronts on Liberty St. to the north and E. New York St. to the south.

The Petitioner, the City of Aurora, is requesting approval of a Final Plat for the Department of Public Works Subdivision, which is located 2185 Liberty St. The details of the request include consolidating the two (2) existing lots into one (1) lot that is approximately twenty-six acres. The new lot is to be utilized for the City of Aurora's Public Works Facility. In addition to the new lot, the subdivision will also include the dedication of City Easements, a Watermain Easement, a Stormwater Management Easement, and a Fire Lane Easement to allow for emergency access to the property directly to the west on E. New York St.

DISCUSSION:

Staff has reviewed the Final Plat resolution 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:

- 14.1 (1): To foster future growth in the City that does not contribute to deterioration in either existing developments or a reduction in the City's ability to provide adequate services.
- 41.1 (2): To promote a balanced distribution of industries within the City.
- 41.1 (7): To encourage improvements in existing industrial areas that minimize industrial blight and reduce incompatibilities with neighboring land uses.

RECOMMENDATIONS:

Staff would recommend APPROVAL of the resolution approving the Final Plat for Department of Public Works Subdivision, located at 2185 Liberty Street.

ATTACHMENTS:

Exhibit "A" Final Plat
Land Use Petition with Supporting Documents
Property Parcel Maps
Legistar History Report

Legistar Number: 23-0547

cc: Edward T. Sieben, Zoning & Planning Director
John P. Curley, Chief Development Services Officer

CITY OF AURORA, ILLINOIS

RESOLUTION NO. _____
DATE OF PASSAGE _____

A Resolution Approving the Final Plat for Department of Public Works Subdivision, located at 2185 Liberty Street. (City of Aurora Public Works - 23-0547 / AU24/2-23.361-FSD - SB - Ward 7)

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 July 13, 2023, City of Aurora Public Works filed with the City of Aurora a petition Requesting approval of a Final Plat for Department of Public Works Subdivision, located at 2185 Liberty Street and related required documents as attached hereto as Exhibits "A"; and

WHEREAS, the Planning and Zoning Commission conducted a hearing on July 19, 2023, reviewed the petition and recommended APPROVAL of said petition; and

WHEREAS, on July 26, 2023, the Building, Zoning and Economic Development Committee of the Aurora City Council reviewed said Final Plat and the before mentioned recommendations and recommended APPROVAL of said petition; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Aurora, Illinois, finds as facts all of the preamble recitals of this Resolution and hereby grants APPROVAL of said Final Plat.

BE IT FURTHER RESOLVED that the City Council of the City of Aurora hereby adopts the Final Plat and related required documents as attached hereto as Exhibit "A" Final Plat along with any easement dedications deemed necessary by the Aurora City Engineer.