

1984 AURORA COMPREHENSIVE PLAN UPDATE

2016

OBVIOUS CHANGES REPORT



FOR THIRTEEN AREAS THROUGHOUT THE CITY OF AURORA

Prepared By:
Planning & Zoning Division, Community Development Department
Aurora, Illinois
December 2016

**COMPREHENSIVE PLAN REVISION/UPDATE -
OBVIOUS CHANGES FOR 13 AREAS LOCATED THROUGHOUT THE CITY OF AURORA**

This report is part of the ongoing work to update and revise the 1984 plan. It includes comments about the present plan for this specific sector, presents a land use proposal, and discusses and makes recommendations about the circulation in the area.

This particular report is part of what we hope to be an annual update to the Comprehensive Plan to address obvious changes. In the past, these types of Obvious changes were made in conjunction with Major and Minor revisions. Major and Minor changes were more commonplace with our twenty-plus year outward growth. Now that the City has developed to its borders, long range planning is being concentrated on the redevelopment of the urban core of the City.

A copy of this report is available for inspection at the Planning and Zoning Office, Casefile number KDWK16.059-COMP.

Steve Broadwell, Planner

COMPREHENSIVE PLAN CHANGES: THREE TYPES

- Major: A revision that reflects a desired change of the land use designation for a property, and/or an intensification of a roadway's hierarchical classification.
- Minor: A revision that more accurately represents the anticipated configuration of the designated land uses and/or a change to the routing of pedestrian systems and hierarchy of roadways when said change is a reduction in intensity for said roadway.
- Obvious: A revision that more accurately reflects the existing condition or use of a property, or the existing zoning for a property as adopted by the City Council.

COMPREHENSIVE PLAN: PHYSICAL DEVELOPMENT POLICIES

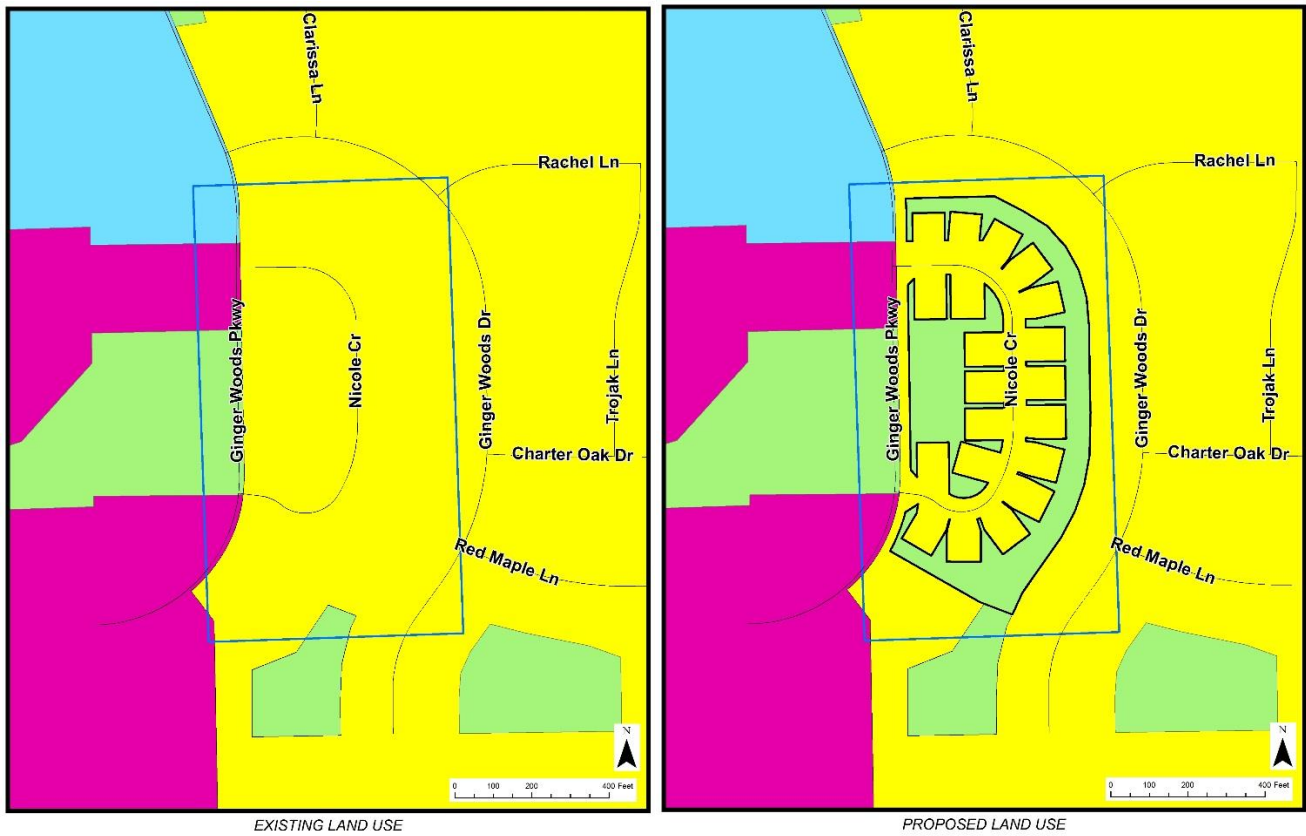
The following Physical Development Policies support the recommendations made within this report:

22.1 (4): To direct public improvements and services so as to conserve and improve the quality of residential neighborhoods.

22.1 (5): To recognize the unique characteristics of individual neighborhoods and promote their positive attributes.

80.0 To promote adequate and convenient open space and recreation facility for all segments of the City's population.

COMPREHENSIVE PLAN: SUBJECT AREA ONE



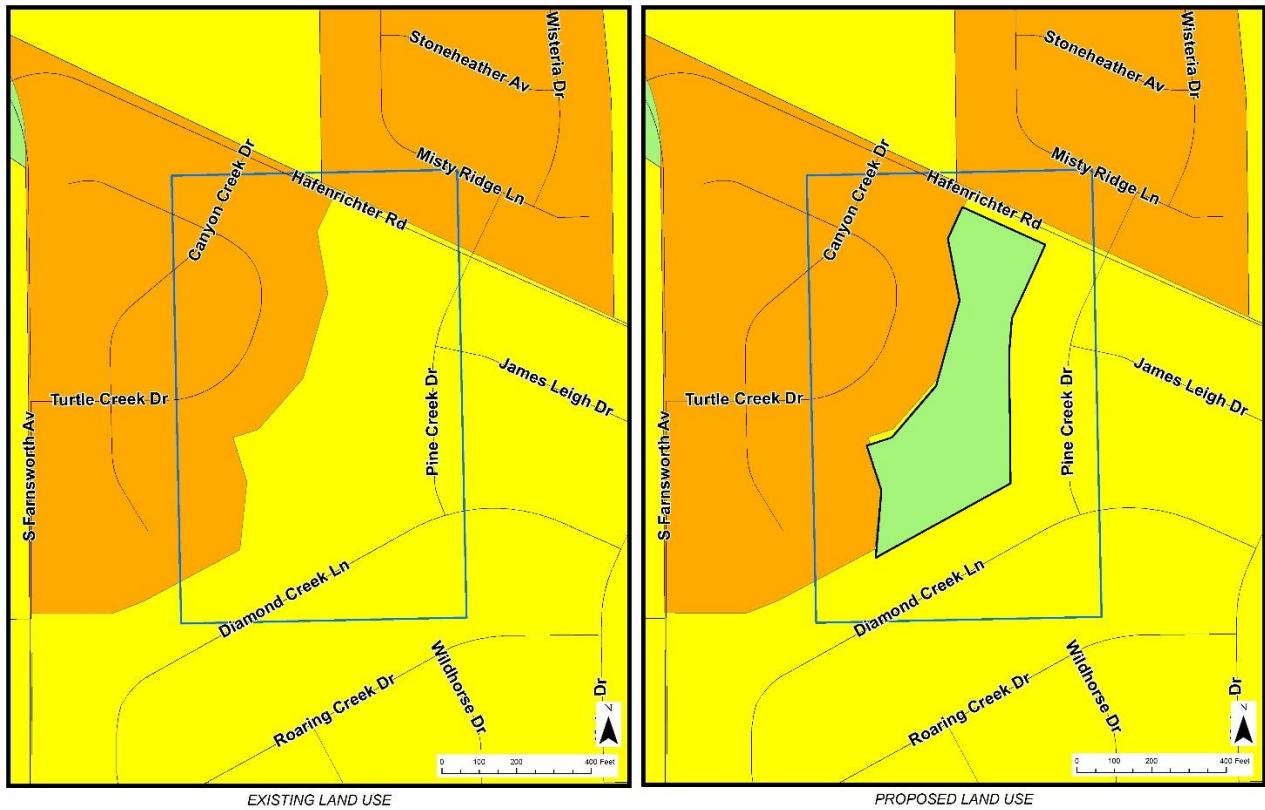
The subject area is located on both sides of Nicole Circle in the Villas of Ginger Woods subdivision. Both of the properties have been developed as open space: the western property maintains recreation, and the eastern property maintains drainage. The proposed land use for this area is Conservation, Open Space, Recreation, and Drainage.

COMPREHENSIVE PLAN: SUBJECT AREA TWO



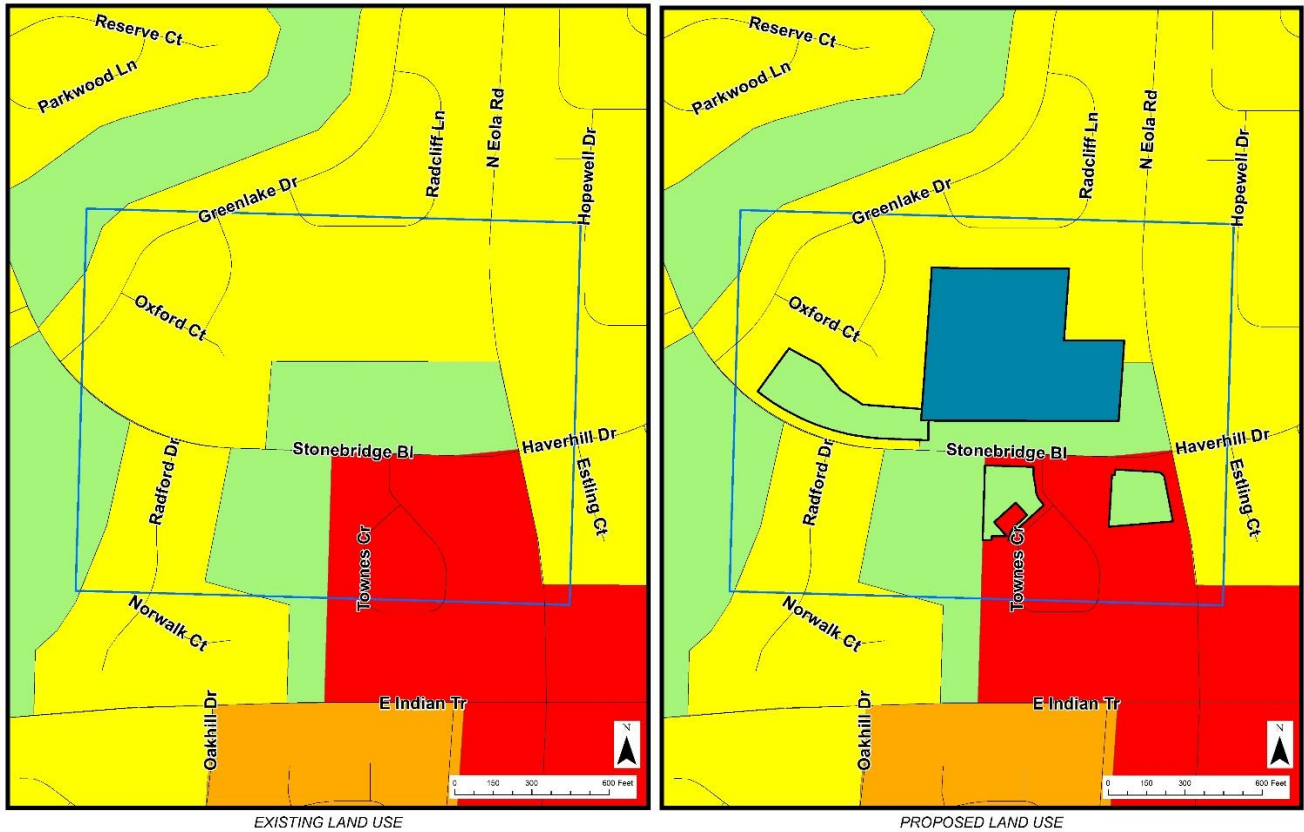
The subject area is located near the southwest corner of Sullivan Road and State Route 25. The property is part of the recreational area associated with Cool Acres Park, which is owned and operated by the Fox Valley Park District. The proposed land use for this area is Conservation, Open Space, Recreation, and Drainage.

COMPREHENSIVE PLAN: SUBJECT AREA THREE



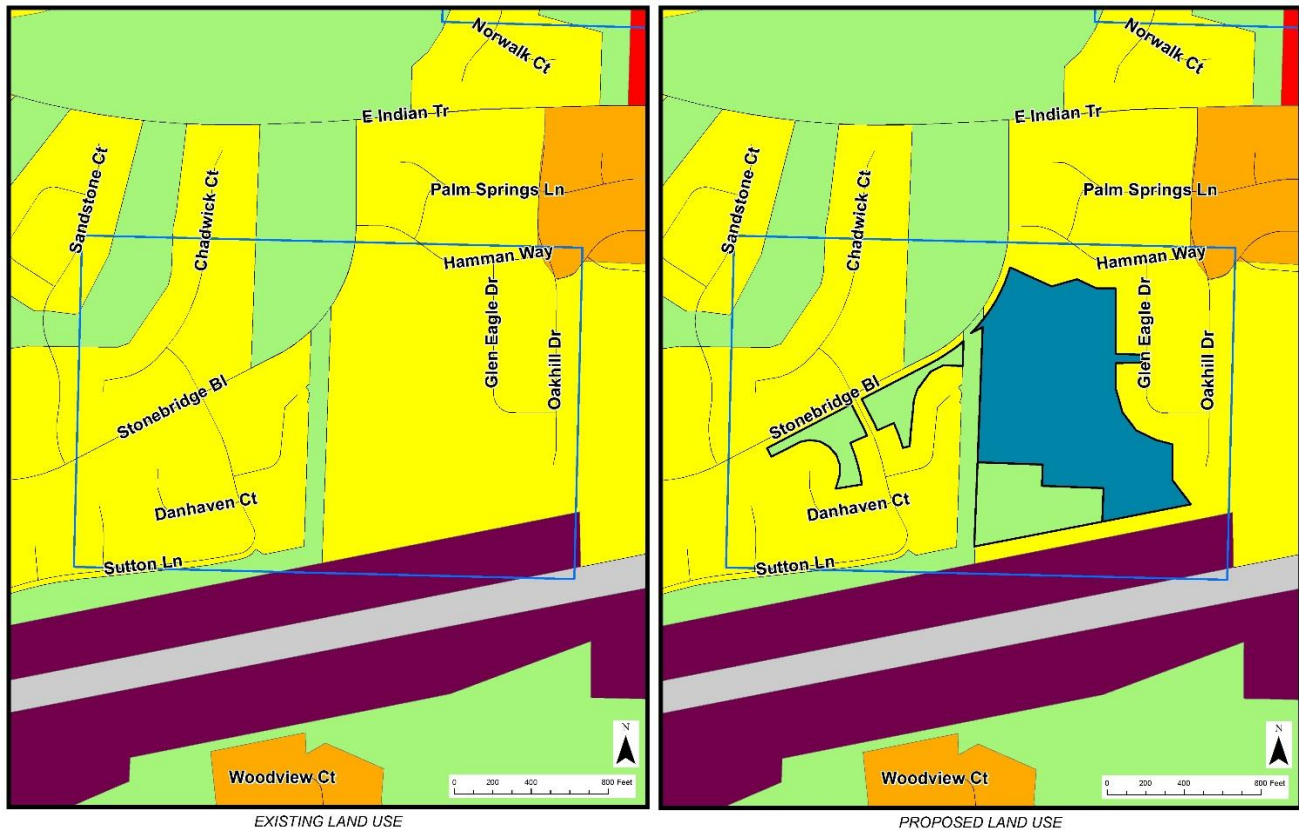
The subject area is located near the southwest corner of Haffenrichter Road and Pine Creek Drive. It is located in the Deerbrook Unit 1 subdivision. The property has been developed as a retention pond. The proposed land use for this area is Conservation, Open Space, Recreation, and Drainage.

COMPREHENSIVE PLAN: SUBJECT AREA FOUR



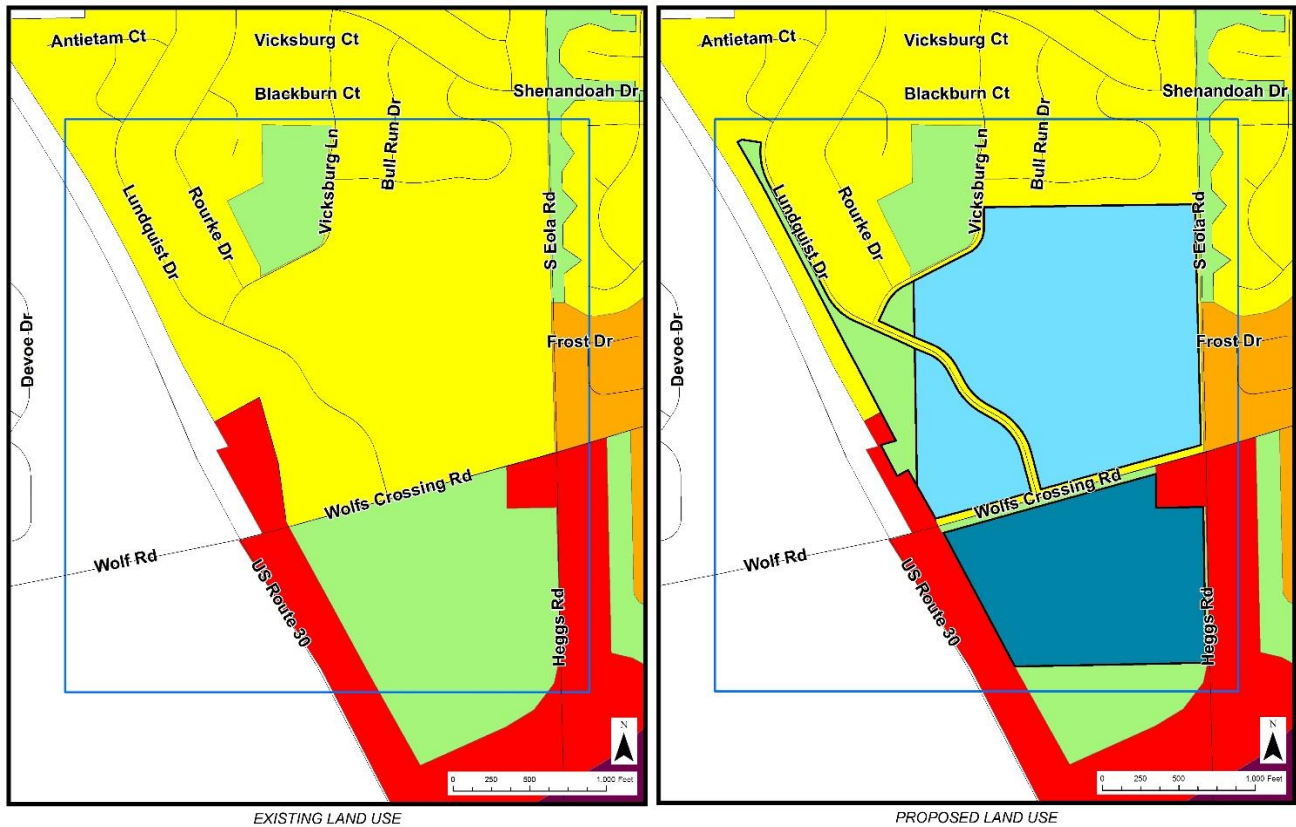
The subject area is located near the intersection of North Eola Road and Stonebridge Boulevard. It is located in the Stonebridge County Club, Units 32 and 48. The subject area consists of two different property types: the Indian Plains Alternate High School site, and surrounding ponds and open space. The proposed land use for Indian Plains Alternate School is Public. The proposed land use change for the ponds and open space is Conservation, Open Space, Recreation, and Drainage.

COMPREHENSIVE PLAN: SUBJECT AREA FIVE



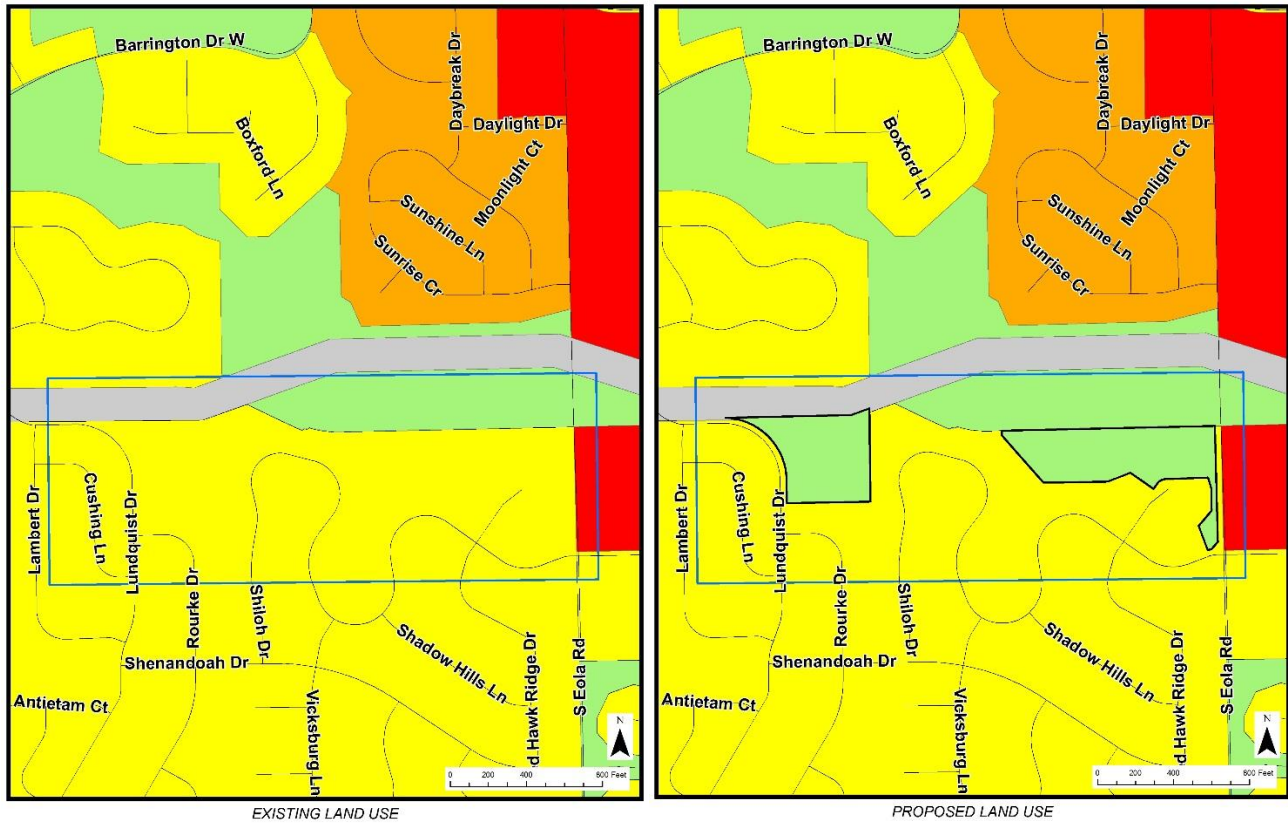
The subject area is located near the intersection of East Indian Trail and Stonebridge Boulevard. It is located in the Stonebridge Country Club Unit 47 and Country Club Village subdivisions. The subject area consists of two different types of properties: a school, Granger Middle School, and three ponds. The proposed land use change for Granger Middle School is Public. The proposed land use change for the three ponds is Conservation, Open Space, Recreation, and Drainage.

COMPREHENSIVE PLAN: SUBJECT AREA SIX



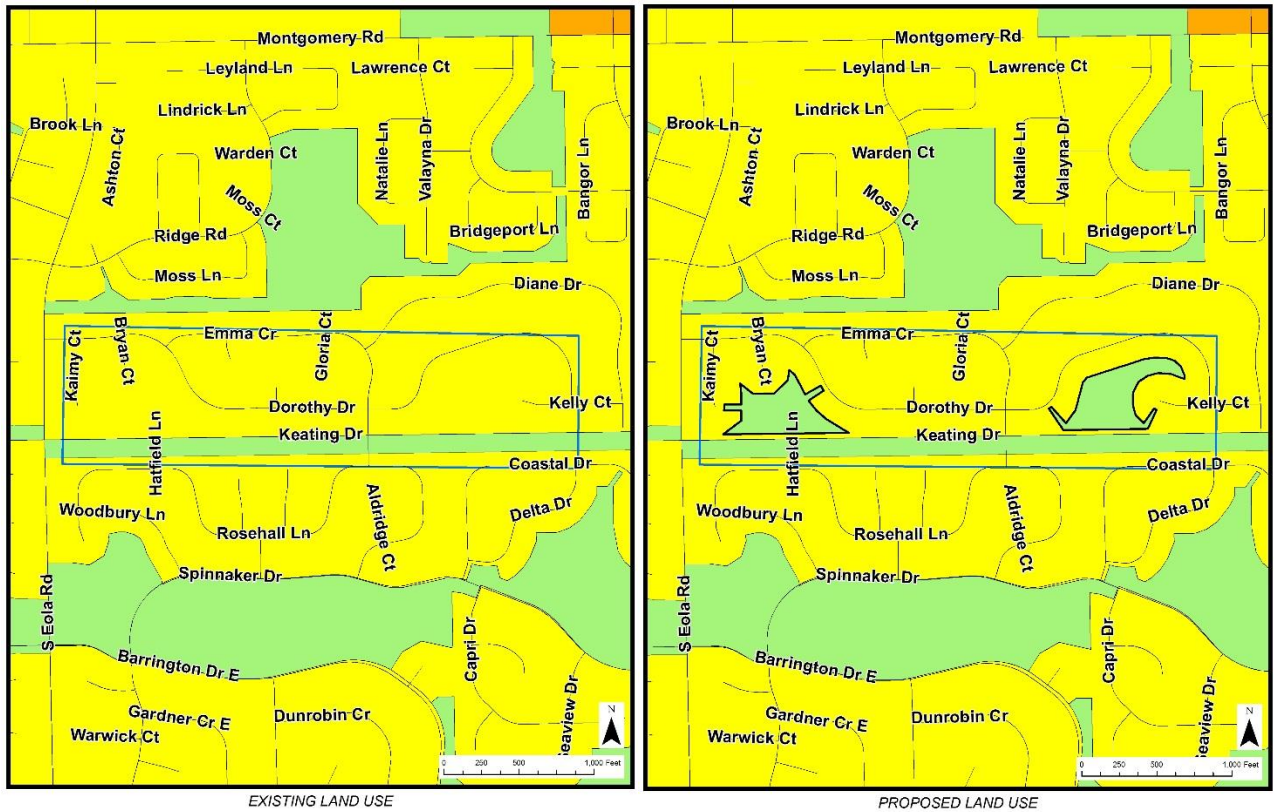
The subject area is located near the intersection of Wolf's Crossing Road and Lindquist Drive. It is located in the Amber Fields Unit 6 subdivision. The subject area consists of three different types of properties: a church, Crossroads Community Church; two schools, Wolf's Crossing Elementary and Bednarcik Junior High School; and open space and retention pond. The proposed land use change for Crossroads Community church is Quasi-Public. The proposed land use changes for both Wolf's Crossing Elementary and Bednarcik Junior High School is Public. The proposed land use change for the open space and ponds is Conservation, Open Space, Recreation, and Drainage.

COMPREHENSIVE PLAN: SUBJECT AREA SEVEN



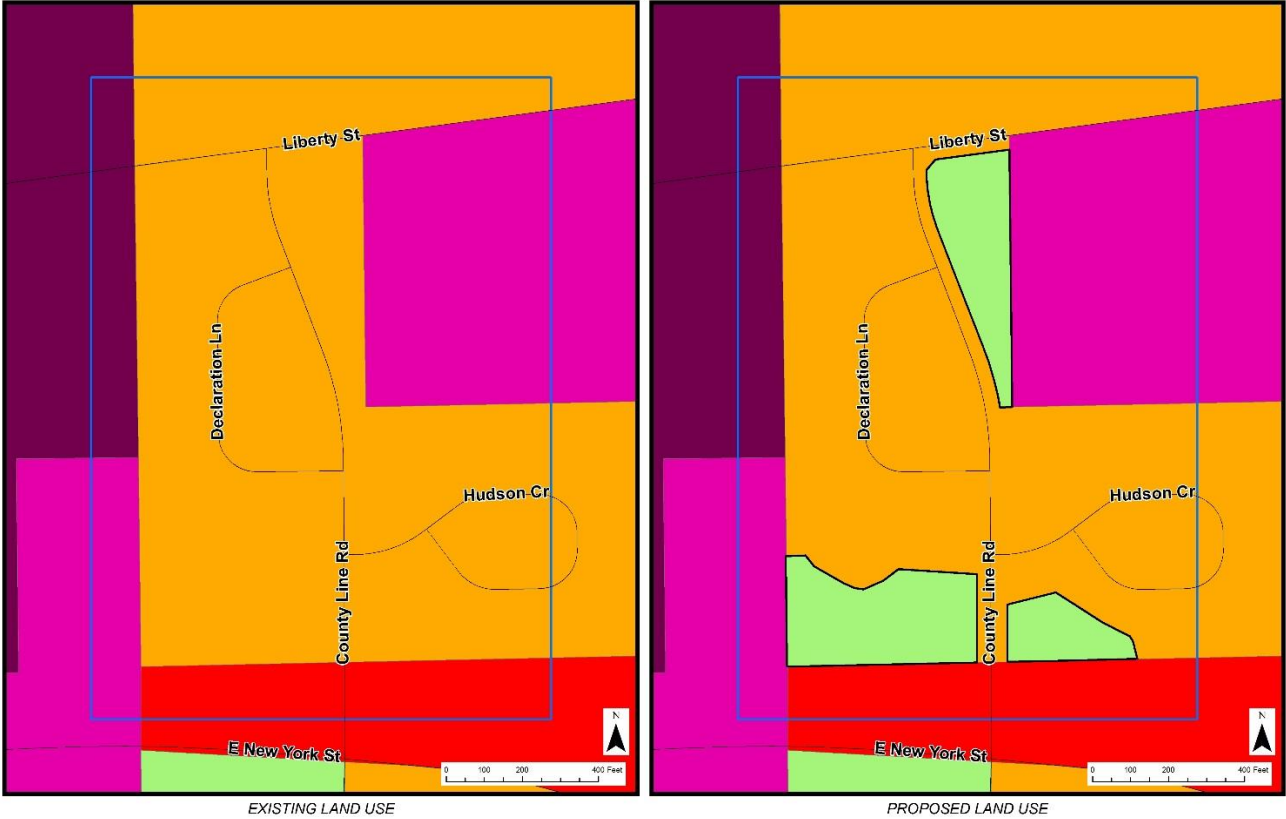
The subject area is located at the northwest corner of Shiloh Drive and South Eola Road. It is located in the Amber Fields Unit 1 subdivision. The subject area consists of two retention ponds. The proposed land use for this area is Conservation, Open Space, Recreation, and Drainage.

COMPREHENSIVE PLAN: SUBJECT AREA EIGHT



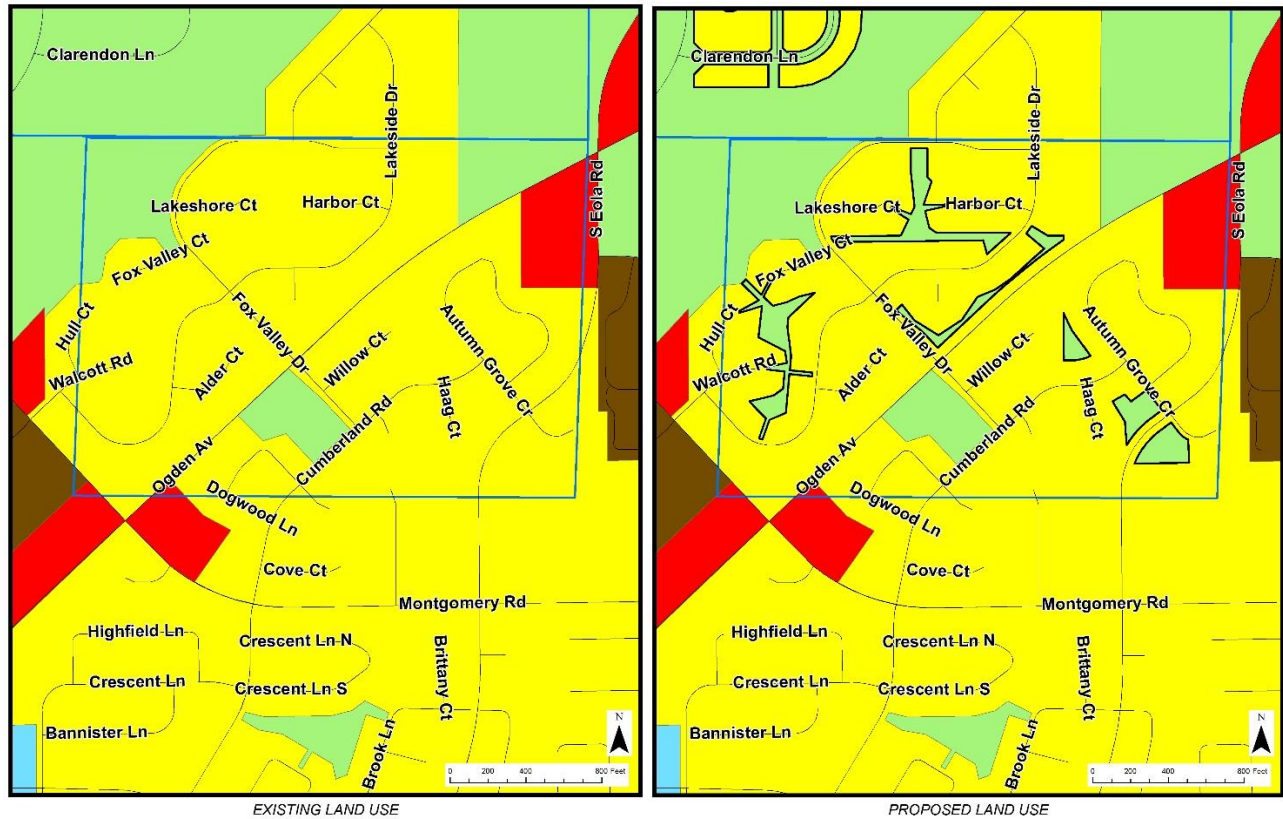
The subject area is located at the intersection of Keating Drive and Emma Circle. It is located in The Colony of Fox Valley, Units 1 and 4 subdivisions. The subject area consists of two ponds. The proposed land use for this area is Conservation, Open Space, Recreation, and Drainage.

COMPREHENSIVE PLAN: SUBJECT AREA NINE



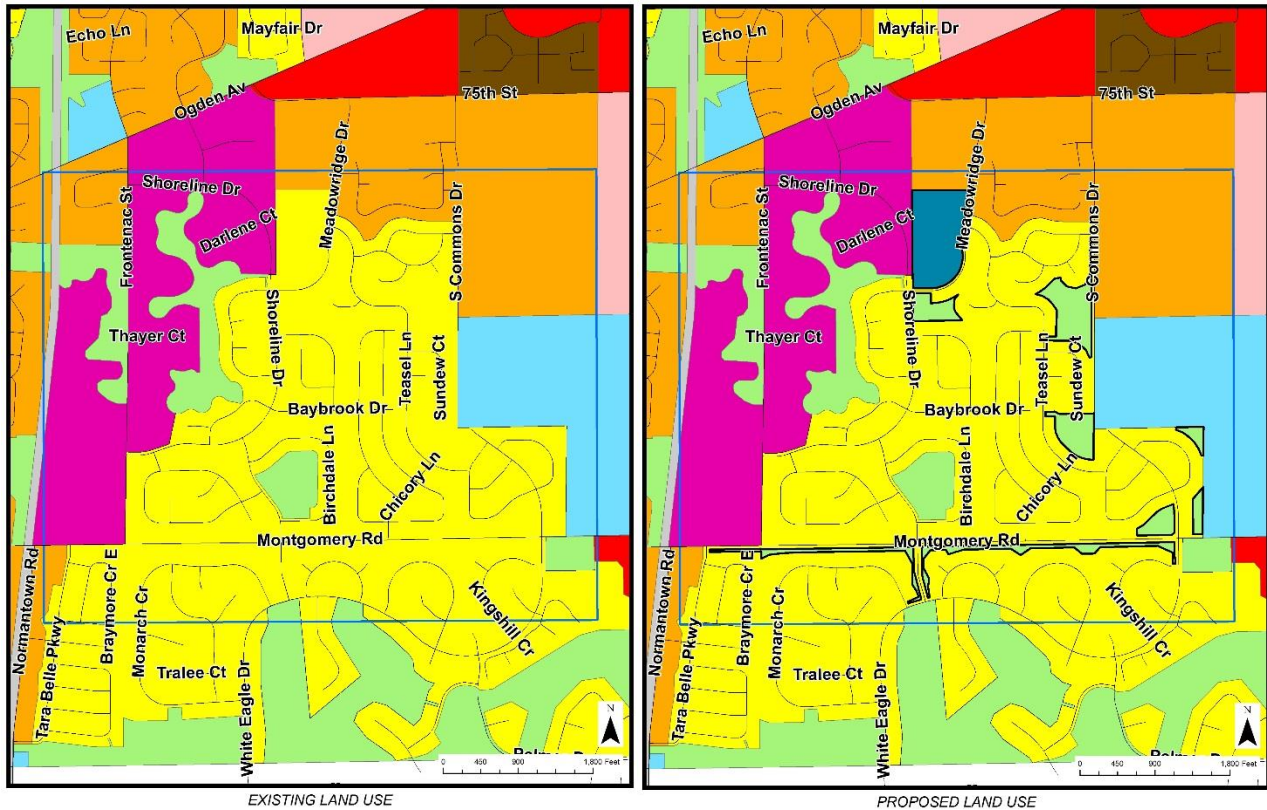
The subject property is located near the intersection of County Line Road and Hudson Circle. It is located in the Legacy Fields subdivision. The subject area consists of three ponds located in areas identified as medium density residential. The proposed land use for these three ponds is Conservation, Open Space, Recreation, and Drainage.

COMPREHENSIVE PLAN: SUBJECT AREA TEN



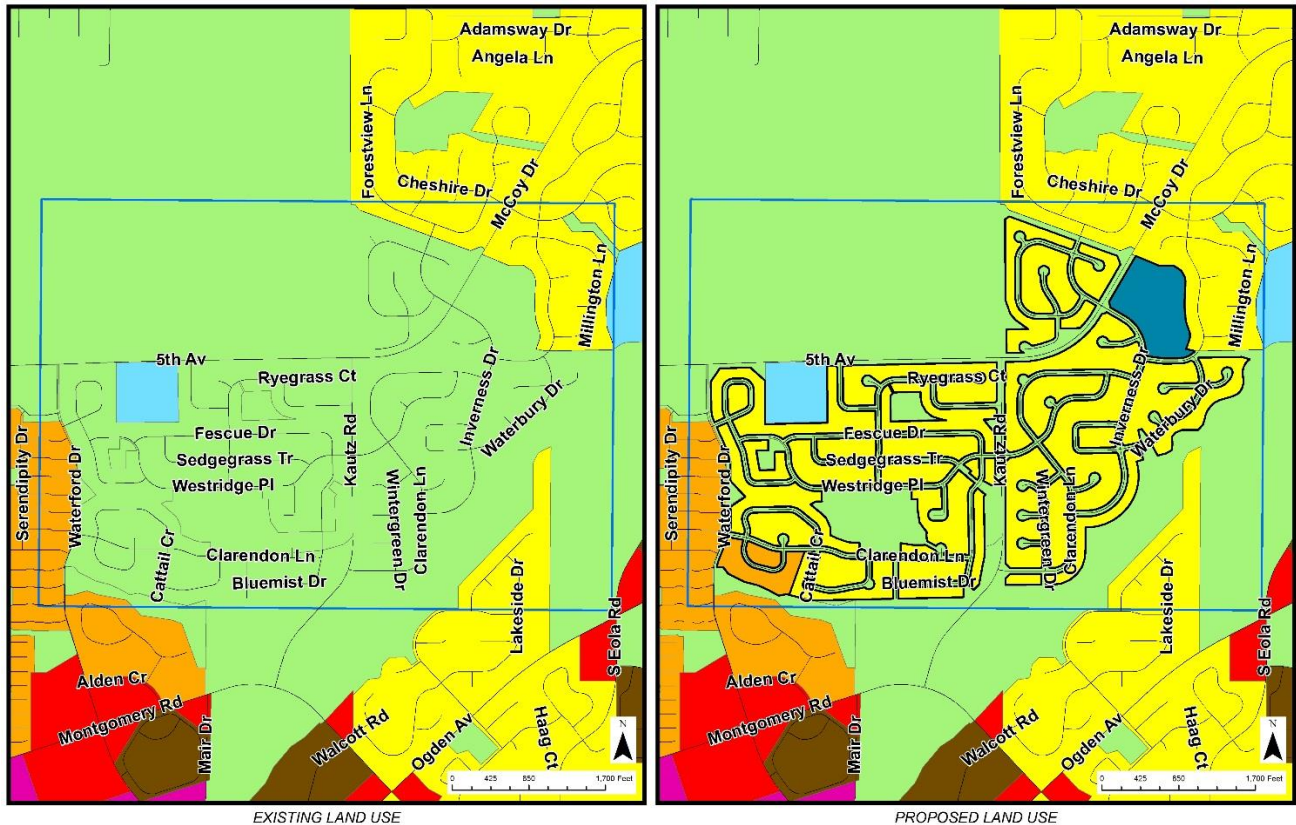
The subject area is located near the northeast intersection of Ogden Avenue and Montgomery Road. It is located in the Fox Valley Villages Units 10 and 12, and Autumn Grove subdivisions. The properties consist of drainage, open space and ponds. The proposed land use for these properties is Conservation, Open Space, Recreation, and Drainage.

COMPREHENSIVE PLAN: SUBJECT AREA ELEVEN



The subject area is located near the intersection of Montgomery Road and White Eagle Drive. It is located in the Thatchers Grove, Chicory Place Units 1 and 2, Stonehaven Units 1 and 2, and White Eagle Club Units 4 and 3 subdivisions. The site consists of open space and ponds, and Jeffrey C. Still Middle School. The proposed land use for the open spaces and ponds is Conservation, Open Space, Recreation, and Drainage. The proposed land use change for Jeffrey C. Still Middle School is Public.

COMPREHENSIVE PLAN: SUBJECT AREA TWELVE



The proposed area is located near the intersection of 5th Avenue and Kautz Road. It is located in the following subdivisions: Silver Oaks at Waterford; Nature’s Edge; Nature’s Glen; Nature’s Pointe, Units 1, 2, 6, 7, 8, and 9; and Fox Valley East Region 2, Units 33A and E, and Unit 29 Phase 1 and 2. The properties at hand are 945 single-family residential parcels, a unit of medium-density residential parcels, and Reba O. Steck Elementary School. The proposed land use change for the single-family residential properties is to Low Density Residential. The proposed land use change for the medium-density residential properties is Medium Density Residential. The proposed land use change for Reba O. Steck Elementary School is Public.

COMPREHENSIVE PLAN: SUBJECT AREA THIRTEEN

Staff is also proposing changes to the existing land use designations for school sites within Aurora. Presently, the Comprehensive Plan designates schools as either Low Density Residential, Public, Quasi-Public, and Conservation, Open Space, Recreation, and Drainage. It is proposed that educational institutions that are supported by the public funds, rather than income from commercial, in other words public schools, be changed to the Public designation. It is also proposed that educational institutions that are supported by private funds, which are essentially public, as in services rendered, but are under private ownership or control, like a church, be changed to Quasi-Public. For both Public and Quasi-Public designations, the changes are confined to schools serving students elementary, junior, high school, and accompanying administrative offices. Both proposed list of schools with sites that will be changed to Public and Quasi-Public are below:

PROPOSED LAND USE, PUBLIC				
ID	NAME	ADDRESS	EXISTING USE	PROPOSED USE
1	Bednarcik Jr High School	3025 Heggs Rd	Conservation, Open Space, Recreation, and Drainage	Public
2	Benavides Kindergarten Center	250 E Indian Tr	Commercial	Public
3	Blackhawk k Campus	1720 N Randall Rd	Commercial	Public
4	C. F. Simmons Middle	1130 Sheffer Rd	Conservation, Open Space, Recreation, and Drainage	Public
5	C. I. Johnson	1934 Liberty St	Conservation, Open Space, Recreation, and Drainage	Public
6	C. M. Bardwell Elementary	550 S Lincoln Av	Low Density Residential	Public
7	Child Service Center	1480 Reckinger Rd	Public	Public
8	Dist 129 Central Admin Office	1877 W Downer Pl	Office	Public
9	Dist 131 Administration Office	417 5th St	Quasi-Public	Public
10	Dist 204 Administration Office	780 Shoreline Dr	Office/Research/Light Industrial	Public
11	E. M. Rollins Elementary	950 Kane St	Conservation, Open Space, Recreation, and Drainage	Public
12	East Aurora Extension	1685 N Farnsworth Av	Commercial	Public
13	East Aurora High	500 Tomcat Ln	Conservation, Open Space, Recreation, and Drainage	Public
14	Fischer Middle School	1305 Long Grove Rd	Conservation, Open Space, Recreation, and Drainage	Public
15	Fred Rodgers Magnet Academy	157 N Root St	Public	Public
16	Freeman Elementary	153 S Randall Rd	Conservation, Open Space, Recreation, and Drainage	Public
17	G. N. Dietrich Elementary	1141 Jackson St	Conservation, Open Space, Recreation, and Drainage	Public
18	Georgetown Elementary	995 Long Grove Rd	Conservation, Open Space, Recreation, and Drainage	Public
19	Gombert Elementary School	2707 Ridge Rd	Conservation, Open Space, Recreation, and Drainage	Public
20	Granger Middle School	2721 Stonebridge Bl	Low Density Residential	Public
21	Greenman Elementary	729 W Galena Bl	Conservation, Open Space, Recreation, and Drainage	Public
22	Gwendolyn Brooks Elementary	2700 Stonebridge Bl	Conservation, Open Space, Recreation, and Drainage	Public
23	H. W. Cowherd Middle School	441 N Farnsworth Av	Public	Public
24	Hall Elementary	2001 Heather Dr	Conservation, Open Space, Recreation, and Drainage	Public
25	Herget Middle School	1550 Deerpath Rd	Office	Public
26	Homestead Elementary School	2830 Hillsboro Bl	Conservation, Open Space, Recreation, and Drainage	Public
27	Hope D. Wall Elementary	449 New Indian Trail Ct	Public	Public
28	Il. Math & Science Academy	1500 Sullivan Rd	Quasi-Public	Public
29	Indian Plains Alt. High School	1322 N Eola Rd	Low Density Residential / Conservation, Open Space, Recreation, and Drainage	Public
30	J.W. Gates Elementary	800 7th Av	Conservation, Open Space, Recreation, and Drainage	Public
31	Jefferson Middle	1151 Plum St	Conservation, Open Space, Recreation, and Drainage	Public
32	Jeffrey C Still Middle	787 Meadowridge Dr	Conservation, Open Space, Recreation, and Drainage	Public
33	K. D. Waldo Middle School	56 Jackson St	Conservation, Open Space, Recreation, and Drainage	Public
34	L. D. Brady Elementary	600 Columbia St	Conservation, Open Space, Recreation, and Drainage	Public
35	M. O'Donnell Elementary	1640 Reckinger Rd	Conservation, Open Space, Recreation, and Drainage	Public
36	McCarty Elementary	3000 Village Green Dr	Conservation, Open Space, Recreation, and Drainage	Public
37	McCleery Elementary	1002 W Illinois Av	Conservation, Open Space, Recreation, and Drainage	Public
38	Metea Valley High School	1801 N Eola Rd	Quasi-Public	Public
39	N. A. Hermes Elementary	1000 Jungels Av	Conservation, Open Space, Recreation, and Drainage	Public
40	Nancy Hill Elementary	724 Pennsylvania Av	Conservation, Open Space, Recreation, and Drainage	Public
41	O. C. Allen Elementary	700 S Farnsworth Av	Quasi-Public	Public
42	Oak Park Elementary	1200 Front St	Conservation, Open Space, Recreation, and Drainage	Public
43	Prairie Point Elem School	3650 Grove Rd	Office/Research/Light Industrial	Public
44	Reba O. Steck Elementary	460 Inverness Dr	Conservation, Open Space, Recreation, and Drainage	Public
45	Smith Elementary	1332 Robinwood Dr	Conservation, Open Space, Recreation, and Drainage	Public
46	The STEM Ptnrshp School at AU	405 S Calumet Av	Public	Public
47	The Wheatlands Elem School	2290 Barrington Dr W	Conservation, Open Space, Recreation, and Drainage	Public
48	Todd Early Childhood Center	100 Oak Av	Public	Public
49	W. S. Beaupre Elementary	954 E Benton St	Public	Public
50	Washington Middle	231 S Constitution Dr	Conservation, Open Space, Recreation, and Drainage	Public
51	Waubonsie Valley High	2590 Ogden Av	Conservation, Open Space, Recreation, and Drainage	Public
52	West Aurora High	1201 W Galena Bl	Conservation, Open Space, Recreation, and Drainage	Public
53	White Eagle Elementary	1585 White Eagle Dr	Conservation, Open Space, Recreation, and Drainage	Public
54	Wolf's Crossing Elementary	3015 Heggs Rd	Conservation, Open Space, Recreation, and Drainage	Public
55	Young Elementary School	800 Asbury Dr	Conservation, Open Space, Recreation, and Drainage	Public

<i>PROPOSED LAND USE, QUASI-PUBLIC</i>			
ID	NAME	ADDRESS	EXISTING USE
1	Annunciation Elementary School	1840 Church Rd	Public
2	Apostolic Assembly	175 N State St	Public
3	Aurora Central High	1255 N Edgelaw n Dr	Public
4	Aurora Christian Elem School	2255 Sullivan Rd	Office/Research/Light Industrial
5	Aurora Christian High School	2255 Sullivan Rd	Office/Research/Light Industrial
6	Aurora Early Learning Center	525 College Av	Public
7	C.O.R.E. Academy	801 W Illinois Av	Public
8	Calvary Christian Elem School	9 S 200 State Route 59	Public
9	Covenant Christian	10 N Edgelaw n Dr	Public
10	Holy Angels	720 Kensington Pl	Public
11	Marmion Academy	1000 Butterfield Rd	Public
12	Our Lady of Good Counsel	601 Talma St	Public
13	Resurrection Evangelical Lutheran	39W218 Orchard Rd	Office/Research/Light Industrial
14	Rosary High	901 N Edgelaw n Dr	Public
15	St. Joseph Elementary	706 High St	Public
16	St. Paul's Lutheran School	85 S Constitution Dr	Public
17	St. Peter Elementary School	915 Sard Av	Public
18	St. Rita of Cascia	770 Old Indian Tr	Public
19	St. Theresa Elementary School	255 N Farnsworth Av	Public

CONCLUSION

This Comprehensive Plan Revision reflects the basic land use and transportation network contemplated by the City for these areas. Staff recommends changes in the thirteen areas as proposed in this report.