



City of Aurora

44 E. Downer Place
Aurora, IL 60505
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Legistar History Report

File Number: 22-0284

File ID: 22-0284	Type: Petition	Status: Draft
Version: 2	General Ledger #:	In Control: Building, Zoning, and Economic Development Committee
File Name: Sri Jagannath Society of Greater Chicago / 2295 Church Road / Conditional Use Revision		File Created: 04/06/2022
		Final Action:

Title: An Ordinance Granting Revisions to the Conditional Use Permit for a Religious Institutions Use (6400) on the Property located at 2295 Church Road (Sri Jagannath Society of Greater Chicago - 22-0284 / AU02/4-22.098-CU/R - JS - Ward 1) (PUBLIC HEARING)

Notes:

Agenda Date: 05/25/2022

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" - Legal Description, Exhibit "B" - Memorandum of Agreement, Plat of Survey, Property Maps, Land Use Petition and Supporting Documents - 2022-04-05 - 2022.098, Findings of Fact Sheet - 2022-05-16 - 2022.098

Enactment Number:

Planning Case #: AU02/4-22.098-CU/R

Hearing Date:

Drafter: sodaroj@aurora.il.us

Effective Date:

Related Files:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
2	Planning and Zoning Commission	05/18/2022	Forwarded	Building, Zoning, and Economic Development Committee	05/25/2022		Pass
Action Text: A motion was made by Mr. Chambers, seconded by Mrs. Owusu-Safo, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 5/25/2022. The motion carried.							
Notes: Mr. Sodaro said this is a revision to a previously existing Conditional Use. Back in 2015 the Conditional Use was first granted to allow for the operation of a church on this site. In 2020, we approved a revision to the Conditional Use taking off 2 of the 4 conditions that were originally placed on that use. We left 2 remaining because we were not sure if they would be applicable or if we would							

want them to go through that process without City Council approval. We are here today in 2022 to remove those 2 conditions. Those final conditions on this item are removing the condition regarding a priest residence. A priest residence was originally barred from taking place on the site. We are also removing the condition that requires a public hearing if they wanted to expand the site in any way. That's one that we felt that didn't need a Conditional Use anymore. We don't want to take them through the City Council process for a 4th time in roughly 10 years. If they do want to come back, however, we are conditioning that they go through a Final Plan process. While that does not come before you, it will before BZE and be appealable after that. Beyond that, I don't believe I have anything more to comment on this at the moment. If you have any questions for me, I'd be happy to answer.

The Petitioner was sworn in.

Mr. Nanda said as he said, we had some conditions that if we need to use a part of the house for a priest residence then we need the permission of the city. That was one condition. So now, it's 5 or 6 years past. We didn't have a requirement, but now we feel like there is a requirement to use part of the house for a priest maybe this year, end of this year. That's why we come here to allow us to use that part of the house for a priest residence. The other one, as we are slowly growing and that house is also getting old, we need to do some modifications to the house, so with the conditions it becomes a little bit challenging, so we hoped that could be removed and we can plan changes to the house. Any modification, of course, we will come with a plan.

Mr. Sieben said for a Final Plan.

The public input portion of the public hearing was opened. No witnesses came forward. The public input portion of the public hearing was closed.

Mr. Sodaro said I do want to mention that due public notice was given for this matter. We received no calls from the public. I would like to briefly touch on the Findings of Fact that are required for Conditional Use Petitions.

1. Staff does not believe the establishment, maintenance or operation of the conditional use will be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare. This use has operated for over seven years with no issue and has been an asset to the community.
2. Staff believes the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity. Again, this use has been operating for seven years with no issue from neighbors or from commuters or anything like that.
3. Staff believes that the establishment of this conditional use will not impede the normal and orderly development and improvement of surrounding property. Staff believes that this use blends well with the existing character of the area that's been established and what we hope to develop in the future.
4. Staff believes that the proposal provides adequate utilities, access roads, and drainage to the property. No change is proposed at this time, so there is no need to intensify any sort of utilities or anything of that nature.
5. Staff believes the proposal takes adequate measure to provided ingress and egress to the site. Again, no change to the site is proposed at this time so there should be no huge influx of people onto the property.
6. Staff believes that the Conditional Use in all other respects conforms to the applicable regulations of the district.

Mr. Sodaro said staff recommends conditional approval of the Ordinance granting revisions to the Conditional Use permit for a Religious Institutions Use on the property located at 2295 Church Road

with the following condition:

1. That a Final Plan process will be required if the building is expanded beyond its existing footprint.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mrs. Owusu-Safo

AYES: Chairman Pilmer, Mrs. Anderson, Mr. Chambers, Mr. Gonzales, Mr. Kahn, Mrs. Martinez, Mrs. Owusu-Safo

NAYS: None

Chairman Pilmer said we do have our Findings of Fact for this case. Staff has read the 6 Findings of Fact into the record. Is there a motion to accept those Findings of Fact?

MOTION OF APPROVAL WAS MADE BY: Mrs. Owusu-Safo

MOTION SECONDED BY: Mrs. Anderson

AYES: Chairman Pilmer, Mrs. Anderson, Mr. Chambers, Mr. Gonzales, Mr. Kahn, Mrs. Martinez, Mrs. Owusu-Safo

NAYS: None

Mr. Sodaro said this will next be heard at the Building, Zoning and Economic Development Committee meeting on Wednesday, May 25th at 4:00 p.m. in Council Chambers.

Aye: 7 Chairperson Pilmer, At Large Anderson, At Large Chambers, At Large Gonzales, At Large Owusu-Safo, At Large Kahn and At Large Martinez
