



City of Aurora

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Legistar History Report

File Number: 17-00127

File ID: 17-00127	Type: Petition	Status: ATS Review
Version: 3	General Ledger #:	In Control: Planning & Development Committee
		File Created: 02/15/2017
File Name: 2017 Comprehensive Plan Revisions		Final Action:
Title: An Ordinance Approving Obvious Changes to Aurora's Comprehensive Plan for Specific Areas Located throughout the City of Aurora		
Notes:		
		Agenda Date: 05/25/2017
		Agenda Number:
Sponsors:		Enactment Date:
Attachments: Exhibit "A" 1984 Aurora Comprehensive Plan Update Report - Revisions, Legistar History Report - 2017-05-08 - 2016.234.pdf		Enactment Number:
Planning Case #: KDWK-16.234-COMP		Hearing Date:
Drafter: sbroadwell@aurora-il.org		Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	02/22/2017	Held in Planning Commission				Pass
	Action Text: A motion was made by Mrs. Cole, seconded by Mrs. Anderson, that this agenda item be Held in Planning Commission. The motion carried.						
	Notes: <i>Chairman Truax said this is a public hearing that we have been asked to continue to the March 8th Planning Commission meeting.</i>						
	<i>The public input portion of the public hearing was opened. The public input portion of the public hearing was closed and continued to March 8th.</i>						
	MOTION OF TO CONTINUE TO MARCH 8, 2017 WAS MADE BY: Mrs. Cole						
	MOTION SECONDED BY: Mrs. Anderson						
	AYES: Mrs. Anderson, Mr. Cameron, Mrs. Cole, Mr. Divine, Mrs. Head, Mr. Pilmer, Mr. Reynolds						
	NAYS: None						
	Aye: 7 At Large Cameron, At Large Cole, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Anderson, Fox Metro Representative Divine and SD 129 Representative Head						
1	Planning Commission	03/08/2017					
	Notes: <i>Mr. Sieben said we actually ask that this meeting be cancelled. What we will do is we will republish for a later date. It will probably be maybe only in a month or so. What happened is we were doing a little bit more of a comprehensive change to the Comp Plan. There were a lot of obvious changes and near</i>						

obvious changes, so we just wanted a little bit more time to go over that. We think we are pretty close. We are just going to go ahead and cancel it and then we will republish. We think maybe in a month it will come back then.

1 Planning Commission 05/03/2017 Held in Planning Commission Pass

Action Text: A motion was made by Mr. Cameron, seconded by Mr. Garcia, that this agenda item be Held in Planning Commission. The motion carried.

Notes: *Mr. Broadwell said this is to make changes to the Comprehensive Plan. In your Legistar packet, you can see there is a report that we've put together. There are 37 different areas, but we can move this along quickly I think. So just a little bit of background, again the Comprehensive Plan was adopted in order to establish a general development plan for the City of Aurora to accomplish 4 things: guide development, improve quality of life, reflect the desired goals of the community in the city's actions and decisions, and form a more cohesive community based on these 3 goals. We believe that this will help future development. If you open up the report, there are a few things going on here. On the second page, you can see that there is a Table of Contents. This lists all of the 37 areas that we've put together. While I'm talking, I'll just give like kind of an overview of the first 3 sites to give you a sense of what we did and then you can feel free to look through these areas and once I'm done just ask questions about what's in here. The first area is on page 4. This is 285 NE Industrial Drive. Previously this was rezoned in the fall of 2016 from R-1 to M-1 Manufacturing District. So you can see on the first page the Comprehensive Plan has it as utilities, but it is for a warehouse, I believe. Then you can scroll down to the next page, page 5, and you can see an aerial of site with the buildings and how it is laid out, and then the proposed change to industrial, which more suits the existing use. You can see the second one on page 6. This is 355-61 Old Indian Trail. The Comprehensive Plan has it has high density residential, but if you go down to the next page, you can see that it is 2 vacant lots. One is a parking lot and one's vacant and then the other is office. One thing that I want to explain a little carefully is that the zoning is one of the aspects that we use to identify these areas, but also the land use code. An office is identified as this certain code, but a vacant lot is not high density residential and neither is the office, so we found it through this like analysis to change the sites to these proposed designations. Then the third one, on page 8, you can see 3033 Molitor Road. It is a pond and the Comp Plan has it as low density residential. If you scroll down to page 9 it is Open Space Conservation because it is a pond. It is these little things that we found as we were performing this analysis. Does this all make sense? Are there any questions about any of these sites?*

Mrs. Owusu-Safo said in your analysis, were you simply looking at the current use versus what it is zoned as or as you looking at it as what it should be used on that?

Mr. Broadwell said part of it is zoning, but it is also the use. If you go back to the 285 NE Industrial, that was R-1 and changing it to M-1, so that was part of it, but then also like the use comes along with it, so it is kind of the factor of these three things of how it can more reflect the existing use.

Mrs. Cole said it is page 14 and 15 on ours, but I think your numbers are not coinciding with ours, it actually has to do with the Park District and since they are still here, it was zoned Open Space Conservation and in reality there is a single low density residential on that site. Is that not property that the Park District is maybe looking down the road to purchase if it were to ever go on the market or no?

Mr. Broadwell said it is a single family residential. I don't know of any plans for the property for the Park District. We're looking through this file with the mindset that there are places where when it was formed like someone just made a mistake or something, so part of this is also a correctness.

Mr. Sieben said so you are referring to the one on the screen on Highland?

Mrs. Cole said yes.

Mr. Sieben said that's currently a single family home. We don't want to designate it now because that's someone living there, but if they were to buy it then we could add onto it. Actually if you look on that same aerial further to the north there is a parking lot that connects to Highland to that park, so there are other pieces. I think what Steve was looking at is we are looking at certain small areas, but I think on the next go around further more parcels on Highland, we talked about this today, more parcels to the north there on Highland could also be included in that Park Open Space designation. We'll continue to clean up that area and I'm sure the Park District may be buying additional pieces through that area.

Mr. Cameron said I've got a question on a piece on Molitor.

Mr. Broadwell said are you talking about 3033 Molitor?

Mr. Cameron said that piece and then down on the next one. It is currently zoned single family, right, low density residential? Is that land there, could that be considered taking a value? In other words, it is conservation zoning and somebody, I assume, owns it.

Mr. Broadwell said so we are not changing the zoning of the property.

Mr. Cameron said is it a lake?

Mr. Broadwell said yes, it is a pond or a lake, retention pond I think. We are just proposing that it be identified in the Comprehensive Plan as Open Space Conservation instead of Low Density Residential.

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. Cameron said I would suggest that this be postponed until the next meeting so we have an opportunity to look through this. We've got 80 pages of data coming here without the chance to really look through it. I would be uncomfortable with voting on this at the moment.

Chairman Truax said are you making a motion to continue?

Mr. Cameron said yes.

MOTION TO CONTINUE TO THE 5/17/2017 MEETING WAS MADE BY: Mr. Cameron

MOTION SECONDED BY: Mr. Garcia

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mr. Chambers, Mrs. Cole, Mr. Divine, Mr. Garcia, Mrs. Head, Mrs. Owusu-Safo, Mr. Pilmer, Mr. Reynolds

NAYS: None

Aye: 11 At Large Bergeron, At Large Cameron, At Large Cole, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Anderson, Fox Metro Representative Divine, SD 131 Representative Garcia, Fox Valley Park District Representative Chambers, At Large Owusu-Safo and SD 129 Representative Head

1	Planning Commission	05/17/2017	Forwarded	Planning & Development Committee	05/25/2017	Pass
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Action Text: A motion was made by Mr. Cameron, seconded by Mr. Bergeron, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 5/25/2017. The motion carried.

Notes: Mr. Broadwell said this is picking up where we left off at our last Commission meeting. One thing I wanted to bring to your attention is that we did add, there are the original 37 and we added 1 more site area. The 38th is Station Boulevard, increasing the intensity of the roads, so we can cover that one also, but I just wanted to make sure you were all aware and it is on the record. Are there any questions so far about anything that we need to pick up from the last meeting?

Mr. Cameron said I was the one that suggested it be continued and after review, I have no objections.

Mr. Broadwell said I think these decisions were based on land use code, the existing use of the building, which is in our parcel file which staff uses every single day, and then conflict between the land use, the existing zoning and then Comprehensive Plan designation, low density residential, medium density residential and if there was some sort of conflict between those, whatever the conflict may be, that's what's presented here. You see the existing designation and then the proposed designation on the second page, so they are back to back proposals there. If there are no questions, I'll just scroll through this. The new one, the Station Boulevard, which is on page 80, the idea there is that we are increasing the, there is development going up on Station Boulevard, and we are just increasing the intensity of the road to allow for more use.

Chairman Truax said are you going to go through all these?

Mr. Sieben said I think the intent was no.

Chairman Truax said I do have a question. On 14B at 1114 W. New York Street. Can you just talk about that for a minute? I'm not sure I understand what we are doing here. It is on page 32 of 82.

Mr. Sieben said this is adjacent to West High there. I believe it is changing from quasi-public or public to low density residential. Also the other one, which is west of Commonwealth, north of Galena is changing from residential to public because that's property owned by the School District. They are just flipping because the one is a residential house and the other one is owned by the School District. The second one is what we are proposing.

Chairman Truax said okay, so that's public, which is currently vacant anyway. At one point it had been a house, I think.

Mr. Sieben said yes. This is the northwest corner of Commonwealth and Galena and it is owned by the School District.

Chairman Truax said okay so that's going to be designated public because it would be the school campus?

Mr. Sieben said correct.

Mr. Broadwell said that is correct.

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. Broadwell said staff would recommend approval of the Ordinance approving Obvious Changes to Aurora's Comprehensive Plan for 38 areas located throughout the City of Aurora.

MOTION OR APPROVAL WAS MADE BY: Mr. Cameron

MOTION SECONDED BY: Mr. Bergeron

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mr. Chambers, Mrs. Cole, Mrs. Duncan, Mrs. Head, Mr. Reynolds

NAYS: None

Aye: 9 At Large Bergeron, At Large Cameron, At Large Cole, Aurora Twnshp Representative Reynolds, At Large Anderson, At Large Truax, SD 204 Representative Duncan, Fox Valley Park District Representative Chambers and SD 129 Representative Head
