



City of Aurora

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

Legistar History Report

File Number: 18-0107

File ID: 18-0107

Type: Petition

Status: Draft

Version: 2

General Ledger #:

In Control: Planning & Development Committee

File Created: 02/07/2018

File Name: Ana Lopez / Downzoning / 1201 Dearborn Avenue

Final Action:

Title: An Ordinance Amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, by downzoning Property located at 1201 Dearborn Avenue from R-4 Two Family Dwelling District to R-3 One Family Dwelling District (Ana Lopez - 18-0107 / AU23/2-18.037-Dz - TV - Ward 7) (PUBLIC HEARING)

Notes:

Agenda Date: 03/29/2018

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Legal Description.pdf, Land Use Petition and Supporting Documents - 2018-02-06 - 2018.037.pdf, Property Research Sheet 12189-53594.pdf, Legistar History Report - 2018-03-13 - 2018.037.pdf, Findings of Facts - Planning Commission and ZBA 2018-02-09.pdf

Enactment Number:

Planning Case #: AU23/2-18.037-Dz

Hearing Date:

Drafter: tvacek@aurora-il.org

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	02/13/2018	referred to	DST Staff Council (Planning Council)			
	Action Text: This Petition was referred to to the DST Staff Council (Planning Council)						
1	DST Staff Council (Planning Council)	02/20/2018					
	Notes: Mrs. Vacek said this is just a downzoning, so this will be next heard when we have Planning Commission. I'm not sure exactly when that will be.						
	Mr. Sieben said so the next one, whenever that will be, after the February 21st meeting.						

- 1 DST Staff Council 02/27/2018
(Planning Council)
Notes: Mrs. Vacek said this will be going March 21st, so I will vote it out in the next couple of weeks.
- 1 DST Staff Council 03/06/2018
(Planning Council)
Notes: Mr. Sieben said this will be going to the March 21st Planning Commission.
- 1 DST Staff Council 03/13/2018 Forwarded Planning 03/21/2018 Pass
(Planning Council) Commission
- Action Text:** A motion was made by Mrs. Vacek, seconded by Mrs. Morgan, that this agenda item be Forwarded to the Planning Commission, on the agenda for 3/21/2018. The motion carried by voice vote.
- Notes:** Mrs. Vacek said I need to vote this out today. This will be going to Planning Commission on March 21st. I do make a motion to vote it out. Mrs. Morgan seconded the motion. The motion carried unanimously.
- 2 Planning Commission 03/21/2018 Forwarded Planning & 03/29/2018 Pass
Development Committee
- Action Text:** A motion was made by Mrs. Anderson, seconded by Mrs. Cole, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 3/29/2018. The motion carried.
- Notes:** Mr. Sieben said this is part of the cleanup by Property Standards of the records. This property, even though it is zoned R-4, has been previously converted to a single family residence and inspected by the city. The city staff does support rezoning from R-4 to R-3 Single Family on this.

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. Sieben said the recommendation is approval.

MOTION OF APPROVAL WAS MADE BY: Mrs. Anderson

MOTION SECONDED BY: Cole

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

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?

Mrs. Cole said these are listed 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. Reynolds said the proposal represents the highest and best use for the property.

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. Reynolds said again, it represents the highest and best use of the property.

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. Bergeron said all those utilities should be 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?*

Mr. Chambers said it should not be affected.

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

Mr. Reynolds said it is consistent.

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

Mr. Reynolds said it is consistent.

Mr. Sieben said this will next be heard at the Planning and Development Committee on Thursday, March 29, 2018, at 4:00 p.m. on the fifth floor of this building.

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 204 Representative Duncan, Fox Valley Park District Representative Chambers, At Large Owusu-Safo and SD 129 Representative Head
