



City of Aurora

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

Legistar History Report

File Number: 19-0239

File ID: 19-0239

Type: Ordinance

Status: Forwarded to Committee of the Whole

Version: 2

General Ledger #:

In Control: Planning & Development Committee

File Created: 03/21/2019

File Name: Aurora University / 1500 Southlawn Place and 1501 Southlawn Place / Special Use Planned Development

Final Action:

Title: An Ordinance Establishing a Special Use Planned Development at 1500 Southlawn Place and 1501 Southlawn Place to be incorporated under the existing 2018 Aurora University Plan Description (Aurora University - 19-0239 / AU20/3-19.037-SUPD - TV - Ward 5) (PUBLIC HEARING)

Notes:

Agenda Date: 04/25/2019

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Land Use Petition and Supporting Documents - 2019-03-21 - 2019.037.pdf, Exhibit "A" Legal Description - 2019-04-08 - 2019.037.pdf, Exhibit "B" Plan Description Reference - 2019-04-08 - 2019.037.pdf, Aerial.pdf, Plat of Survey - 1500 Southlawn - Dunham Property - 2019-03-21 - 2019.037.pdf, Plat of Survey - 1501 Southlawn - Fitzpatrick Property - 2019-03-21 - 2019.037.pdf, Property Research Sheet 29902.pdf, Property Research Sheet 29903.pdf, Legistar History Report - 2019-04-10 - 2019.037.pdf

Enactment Number:

Planning Case #: AU20/3-19.037-SUPD

Hearing Date:

Drafter: tvacei@aurora-il.org

Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	03/26/2019	referred to	Planning Council			
	Action Text:		This Petition was referred to to the Planning Council				
1	Planning Council	04/02/2019					
	Notes:	Representative Present: Bruce Goldsmith					

Mr. Goldsmith said the last time the Master Plan was modified we were allowed to acquire houses on the west side of Evanslawn from Marseillaise to Prairie. We acquired two houses. They are both on Southlawn, one on the north and one on the south, Southlawn facing Evanslawn. We are seeking to add those to the overall campus with the same Special Use R-1(S) as the rest of the campus is being done.

Mr. Sieben said what are you going to use them for?

Mr. Goldsmith said one of them is going to be for the Campus Security and the other 1 is just going to be offices.

Mrs. Vacek said this is scheduled for the April 17th Planning Commission, so we will be voting this out next week. There is really nothing to review on this. I think you are going to get the public notices out today.

Mr. Goldsmith said we are.

1	Planning Council	04/09/2019	Forwarded	Planning Commission	04/17/2019	Pass
	Action Text:	A motion was made by Mrs. Vacek, seconded by Mr. Minnella, that this agenda item be Forwarded to the Planning Commission, on the agenda for 4/17/2019. The motion carried by voice vote.				
	Notes:	<i>Mrs. Vacek said this is going to the April 17th Planning Commission. I do make a motion to move this forward. Mr. Minnella seconded the motion. The motion carried unanimously.</i>				

2	Planning Commission	04/17/2019	Forwarded	Planning & Development Committee	04/25/2019	Pass
	Action Text:	A motion was made by Ms. Tidwell, seconded by Mrs. Anderson, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 4/25/2019. The motion carried.				
	Notes:	<i>Mrs. Vacek said the subject properties are currently single family dwellings with R-1 zoning, which has been recently purchased by Aurora University. These properties were included in the expanded campus of the 2018 Aurora University Master Plan. The Petitioner is requesting a Special Use Planned Development to incorporate the properties into the existing Aurora University Special Use Planned Development. These properties would be the first to be added into the Aurora University within that expanded campus. The University is allowed to use these properties for offices, graduate or faculty housing, rental housing for employees, non-traditional classrooms or studios or single family residences, excluding sororities or fraternities. I'll turn it over to the Petitioner unless you have any questions for me.</i>				

The Petitioner was sworn in.

I'm David Bressler from the Dykema Law Firm, 2300 Cabot Drive in Lisle, Illinois. As staff indicated, these are two homes in the expanded area at the intersection of Evanslawn. They are single family residential homes and we are seeking a rezoning from R-1 to R-1(S) with a Special Use Planned Development consistent with the Aurora University Master Plan. The buildings will be used for offices. That's the present plan. I appreciate the other uses that the staff mentioned, but the present plan is to use them as offices. The buildings have been cleaned up on the outside, but otherwise, there is no physical changes to the building. So they are consistent with the neighborhood. I don't believe that there is a negative impact on the surrounding property values. Traffic will not change as a result of these and, therefore, we would request a positive recommendation.

Ms. Tidwell said parking issues?

Mr. Bressler said no parking issues. There is parking on-site limited, but the uses of the properties are going to be very limited. There is also parking right across the street available so parking will not be an issue.

Mr. Cameron said the one on the north side of Southlawn looked suspiciously full of police cars this morning.

Mr. Bressler said that is where the University is going to have its security force and that's a temporary use of the police cars. We've ordered signs reserving spaces in the lot across the street for the security force, so once those come those cars will not be parked in the driveway.

Mr. Cameron said because I assume the existing building for the police force is part of what is being torn down right now.

Mr. Bressler said that is correct. Those will not be in the drive. I know exactly what you are talking about and once those signs come up reserving those, they will be parked across the street on the main campus.

The public input portion of the public hearing was opened. The witnesses were sworn in.

I'm Don Damato, 217 S. Calumet Avenue in Aurora, Illinois. I live in the neighborhood so I don't object to anything they are doing over there. We all know what's going to happen. My only question is they've been working on these houses for probably 2 months now, 3 months and it seems like they've already moved in. I'm just surprised they haven't come before you before they put all the money and renovation in. I think the police are probably moved already in there. Like you said, all the police cars are there. Their building is knocked down already. That was my only question. I see it on Marseillaise also. I think they have something today about a zoning variation. They've been working on that building for 2 or 3 months. My question was only why all this effort and money was put in before they had approval. I don't know if that makes sense or not. In general, the University does a wonderful job. Those houses are going to look better than they did when the people lived in them because the University really takes care of their properties. I don't see anything negative about it. That was my only question to see the signs up now after all the work's been done. Thank you.

Mr. Bressler said as I stated before, their security force is there because their building no longer exists. The necessary permits were obtained so that the work could commence and we did all the work pursuant to those permits.

The public input portion of the public hearing was closed.

Mrs. Vacek said staff would recommend approval of the Ordinance establishing a Special Use Planned Development at 1500 Southlawn Place and 1501 Southlawn Place to be incorporated under the existing 2018 Aurora University Plan Description.

MOTION OF APPROVAL WAS MADE BY: Ms. Tidwell

MOTION SECONDED BY: Mrs. Anderson

AYES: Mrs. Anderson, Mr. Cameron, Mr. Divine, Mrs. Duncan, Mr. Elsbree, Mr. Gonzales, Mrs. Head, Mr. Hull, Mrs. Owusu-Safo, Mr. Reynolds, Ms. Tidwell

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. Anderson 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 of 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 the proposal is consistent with the desirable trend and does represent 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?

Chairman Pilmer said there should be no change to the general area or the traffic or pedestrian movement.

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. Cameron said they are already 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?

Mrs. Owusu-Safo said there appears to be no concerns with increasing congestion.

9a. Will the special use not preclude the normal and orderly development of improvement of surrounding properties due to the saturation or concentration of similar uses in the general area?

Chairman Pilmer said it should not. This is consistent with the 2018 Master Plan that was approved.

9b. Is the special use in all other respects in conformance to the applicable regulations in the district in which it is located, except as such regulations may in each instance be modified by the City Council pursuant to the recommendations of the Plan Commission?

Mrs. Owusu-Safo said the proposal is in conformance.

Mrs. Vacek said this will next be heard at the Planning and Development Committee on Thursday, April 25, 2019, at 4:00 p.m. on the fifth floor of this building.

Aye: 12 At Large Cameron, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Anderson, Fox Metro Representative Divine, SD 204 Representative Duncan, At Large Owusu-Safo, SD 129 Representative Head, SD 131 Representative Hull, At Large Tidwell, At Large Gonzales and At Large Elsbree

3	Planning & Development Committee	04/25/2019	recommended for approval	Pass
Action Text: A motion was made by Alderman Jenkins, seconded by Alderman Franco, that this agenda item be recommended for approval. The motion carried.				
Aye: 3 Chairperson Saville, Alderman Jenkins and Alderman Franco				
