



City of Aurora

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

Legistar History Report

File Number: 15-00710

File ID: 15-00710

Type: Ordinance

Status: ATS Review

Version: 3

General Ledger #:

In Control: Planning & Development Committee

File Created: 08/05/2015

File Name: Northern Lights Development Corporation / Emmanuel Lutheran Church / Rezoning

Final Action:

Title: An Ordinance Amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, by Rezoning Property located at 551 4th Ave from R-2(S) One Family Dwelling District to O - Office District

Notes:

Agenda Date: 10/15/2015

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Legal Description.pdf, Property Research Sheet - 2015-03-09 - 2015.057.pdf, Land Use Petition and Supporting Documents - 2015-08-04 - 2015.057.pdf, Plat of Survey - 2015-08-04 - 2015.057.pdf, Floor Plan - 2015-08-04 - 2015.057.pdf, Legistar History Report - 2015-09-04 - 2015.057.pdf

Enactment Number:

Planning Case #: AU27/2-15.057-Rz

Hearing Date:

Drafter: tvacek@aurora-il.org

Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	08/11/2015	referred to	DST Staff Council (Planning Council)			
	Action Text: The above Request was referred to the Planning Council and Planning Commission.						
1	DST Staff Council (Planning Council)	08/18/2015					
	Notes: Representative Present: Keith Gregory						

I'm Keith Gregory. I'm the President of Northern Lights Development Corporation. Essentially what we are trying to do is we purchased the building from Emmanuel Lutheran Church. It is listed, I think you guys have it zoned as residential, single family residential, which is a very big single family building. We intended to use it as our headquarters office for the Northern Lights Development Corporation.

Mr. Sieben said so what you will be doing then, once this goes through, you will be doing a little bit of remodeling in there for the offices. Emmanuel Lutheran Church is still in existence right across the street. You will be allowing them on Sunday to still use the parking lot for some parking. Is that correct?

Mr. Gregory said absolutely. They have a license agreement with us to use the parking lot on Sundays and on Wednesdays. I guess they have a morning and afternoon mass. Essentially what we told them is if they ever need to use the parking, we only have 6 employees, so that parking lot has got plenty of space, if they ever needed to use the parking lot, they have the ability to do so whenever they want.

Mr. Sieben said so Tracey will be moving this through.

Mrs. Vacek said this is set for September 2nd. You got your notices out, so we did public notice, so it will be going on September 2nd.

1	DST Staff Council (Planning Council)	08/25/2015	Forwarded	Planning Commission	09/02/2015	Pass
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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 9/2/2015. The motion carried by voice vote.

Notes: Mrs. Vacek said this is going to the September 2nd Planning Commission, so I do make a motion to move this one forward. Mr. Minnella seconded the motion. The motion carried unanimously.

2	Planning Commission	09/02/2015	Held in Planning Commission		10/07/2015	Pass
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Action Text: A motion was made by Mrs. Cole, seconded by Mr. Cameron, that this agenda item be continued to the October 7, 2015 Planning Commission meeting. The motion carried.

Notes: Mrs. Vacek said staff would ask that this get continued until the October 7th Planning Commission. The Petitioner did not put up the signs for the public notice, therefore, we cannot have the public hearing tonight.

MOTION TO CONTINUE UNTIL 10/7/2015 WAS MADE BY: Mrs. Cole

MOTION SECONDED BY: Mr. Cameron

AYES: Mr. Bergeron, Mr. Cameron, Mrs. Cole, Mr. Divine, Mr. Engen, Mr. Pilmer, Mr. Reynolds

NAYS: None

Aye: 8 At Large Bergeron, At Large Cameron, At Large Cole, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Anderson, At Large Divine and At Large Engen

2	Planning Commission	10/07/2015	Forwarded	Planning & Development Committee	10/15/2015	Pass
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Action Text: A motion was made by Mrs. Cole, seconded by Mrs. Anderson, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 10/15/2015. The motion carried.

Notes: Mrs. Vacek said the subject property is located at 551 4th Avenue, which is at the southwest corner of 4th Avenue and Jackson Street and is the former Emmanuel Lutheran school building, which closed several years ago. The Petitioner, Northern Lights Development Corporation, recently purchased the property and is requesting to rezone the property from R-2(S) One Family Dwelling District with a Special Use to O Office District. The proposal consists of converting the former school to office uses, which house the Northern Light Development Corporation. No changes will be made to the gym portion of the building, which will remain and the classroom portion will be converted to the office uses. The Corporation will have up to 10 employees and they will be allowing the Lutheran Church to continue to use their parking on Sundays for services. With that, the Petitioner is here and I can turn it over to the Petitioner unless you have any questions for me.

The Petitioner was sworn in.

Good evening. My name is Keith Gregory. I am the CEO and President of the Northern Lights Development Corporation. We are hoping to be located at 551 4th Avenue. Our initial plan is basically to convert, as staff mentioned, the school portion over to office use. We have about 6-10 employees. It kind of varies with the projects we have going on. With that, obviously we want to make this location our headquarters and we have worked with the Alderman from the Ward to make sure that we've incorporated some of the needs of the neighborhood into the space, including some uses of the parking lot and some landscape planting. We do intend to submit a landscape plan to the Planning Department to include some more shrubbery. Down Jackson Avenue right now, there is a small strip of grass. We want to extend that to include a spot between the curb cuts with some new

trees, more parking lot lighting and some other enhancements to the parking area. We've been doing some improvements at the request of staff. We've done some landscaping in front of the building. We've done some on the Jackson side and we want to add a little bit more as well.

Vice Chairman Truax said what's the rest of the building going to be used for?

Mr. Gregory said hopefully offices. It's kind of an odd situation. It is a very large building, but we feel that if we are good at what we do we'll expand a little bit and we'll grow into the building. There is also a possibility that for a time that we may lease some of the space as well.

Vice Chairman Truax said so it would be leased as office space?

Mr. Gregory said yes.

Vice Chairman Truax said and not residential space.

Mr. Gregory said no, no 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.

Mrs. Vacek said staff would recommend conditional approval of the Ordinance amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto by rezoning the property located at 551 4th Avenue from R-2(S) One Family Dwelling District to O Office District with the following condition:

1. That the landscape plan shall be provided and subject to approval by the Planning and Zoning Division prior to the temporary occupancy permit or occupancy permit being issued for the project. Said landscape plan shall include a mixture of shrubs, grasses, and perennials along the north and west side of the building.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mrs. Cole

MOTION SECONDED BY: Mrs. Anderson

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mrs. Cole, Mrs. Duncan, Mr. Engen, 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 the policies 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?

Mrs. Cole said yes it does because this was a school for a good many years and actually the R-2(S) zoning, which is one family dwelling district, certainly O Office is a far better designation for this property than the R-2.

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 other applicable official physical development policies and other related official plans and policies of the City of Aurora)?

Mr. Reynolds said like Mrs. Cole said, the property as zoned and as used represents the highest and best use of the property in that neighborhood.

4. Will the proposal permit uses which are more suitable than those uses permitted under the existing zoning classification?

Mrs. Cole said that would be a definite yes. That would be a very large single family dwelling.

5. Will the proposal maintain a compatible relationship with 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?

Mr. Engen said we should not see an adverse effect with the traffic. Parking spaces and everything are already there in place. We are not seeing any difference with a change here.

6. 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. Engen said all the public services and facilities are in place and we should not see anything different because it is a building that's going to be leased.

Mrs. Vacek said this will next be heard at the Planning and Development Committee meeting on Thursday, October 15, 2015, at 4:00 p.m. in the 5th floor conference room of this building.

Aye: 7 At Large Bergeron, At Large Cameron, At Large Cole, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Anderson and At Large Engen
