



City of Aurora

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

Legistar History Report

File Number: 17-00477

File ID: 17-00477

Type: Ordinance

Status: ATS Review

Version: 3

General Ledger #:

In Control: Planning & Development Committee

File Created: 05/24/2017

File Name: Penny Falcon / Downzoning / 753 Liberty Street

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 753 Liberty Street from R-4 Two Family Dwelling District to R-3 One Family Dwelling District

Notes:

Agenda Date: 08/10/2017

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Legal Description.pdf, Property Research Sheet - ID 22382 - 2017-06-02 - 2017.118.pdf, Land Use Petition and Supporting Documents - 2017-06-27 - 2017.118.pdf, Special Warranty Deed - 2017-06-27 - 2017.118.pdf, Legistar History Report - 2017-07-25 - 2017.118.pdf

Enactment Number:

Planning Case #: AU23/3-17.118-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	Committee of the Whole	07/11/2017	Forward to Planning Council	DST Staff Council (Planning Council)			
	Action Text: This Petition was Forward to Planning Council to the DST Staff Council (Planning Council)						
1	DST Staff Council (Planning Council)	07/18/2017					
	Notes: Mrs. Vacek said this is tentatively set for the August 2nd Planning Commission. We did publish in the newspaper, so it will go to Planning Commission on August 2nd at 7:00 p.m. This is just basically matching the zoning to the use of the property.						
1	DST Staff Council (Planning Council)	07/25/2017	Forwarded	Planning Commission	08/02/2017		Pass
	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 8/2/2017. The motion carried by voice vote.						
	Notes: Mrs. Vacek said this is going to the August 2nd Planning Commission. I make a motion to move this forward. Mrs. Morgan seconded the motion. The motion carried unanimously.						

2 Planning Commission 08/02/2017 Forwarded Planning & Development Committee 08/10/2017 Pass

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 8/10/2017. The motion carried.

Notes: *Mrs. Vacek said the Petitioner is requesting to downzone the property at 753 Liberty Street from R-4 to R-3. The subject property is currently a single family residence with R-4 zoning district. What they would be doing is to rezone it to R-3, which would reflect the current use of the property and is consistent of with the zoning of the surrounding area.*

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 approval of the Ordinance amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, by downzoning the property located at 753 Liberty Street from R-4 to R-3.

MOTION OF APPROVAL WAS MADE BY: Mrs. Cole

MOTION SECONDED BY: Mrs. Anderson

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mr. Chambers, Mrs. Cole, Mr. Divine, 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. Chambers said yes it does due to the fact that that is the current use, as well as the surrounding houses.

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 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?*

Mr. Bergeron said this should have no effect on traffic.

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?*

Mrs. Anderson said these 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 should be no adverse effect.

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

7b. Is the rezoning consistent with the 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. Pilmer said the existing use will not change and it is consistent with the surrounding area.

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

Mr. Cameron said it is a downzoning and, therefore, puts it into conformance with the neighborhood.

Mrs. Vacek said this will next be heard at the Planning and Development Committee on Thursday, August 10, 2017, at 4:00 p.m. on the fifth floor of this building.

Aye: 10 At Large Bergeron, At Large Cameron, At Large Cole, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Anderson, Fox Metro Representative Divine, Fox Valley Park District Representative Chambers, At Large Owusu-Safo and SD 129 Representative Head
