



City of Aurora

44 E. Downer Place
Aurora, IL 60505
www.aurora-il.org

Legistar History Report

File Number: 23-1037

File ID: 23-1037

Type: Ordinance

Status: ATS Review

Version: 2

General Ledger #:

In Control: Building, Zoning, and Economic Development Committee

File Created: 12/14/2023

File Name: D.R. Horton / SE corner of Ogden Avenue and Farnsworth Avenue/CUPD

Final Action:

Title: An Ordinance Establishing a Conditional Use Planned Development, Approving the Wheatland Crossing Plan Description and amending Chapter 49 of the Code of Ordinances, City of Aurora, by modifying the zoning map attached thereto to an underlying zoning of R-2 One Family Dwelling District, R-4A Two-Family Dwelling District, B-2 General Retail District, and OS-1 Conservation, Open Space And Drainage District for the property located at the southeast corner of Ogden Avenue and Farnsworth Avenue.

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Legal Description -- 2023-12-18 - 2023.285, Exhibit "B" Plan Description - 2024-01-04 - 2023.285, Land Use Petition and Supporting Documents - 2023-05-12 - 2023.285, Qualifying Statement - 2023-10-16 - 2023.285, Location Map - 2023-11-21 -2023.285

Enactment Number:

Planning Case #: OS01/1-23.285 - A/PA/CUPD/PSD/PPN

Hearing Date:

Drafter: JMorgan@aurora-il.org

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning and Zoning Commission	12/20/2023	Forwarded	Building, Zoning, and Economic Development Committee	01/10/2024		Pass

Action Text: A motion was made by Mr. Lee, seconded by Mr. Roberts, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 1/10/2024. The motion carried.

Notes: Mrs. Morgan said so, Staff notes the following for Findings of Facts, and this is regarding the Conditional Use Planned Development.

Conditional Use:

1. The project will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare as it is essential to provide diverse housing types and additional housing stock to accommodate the needs of Aurora's population. The Aurora Comprehensive Plan identifies the area as low density residential being zero to five dwelling units per acre. Wheatland Crossing adheres to this with its 124 front - load townhomes being at a Gross Density of 5.64 and the 70 detached single-family homes being at a Gross Density of 2.45. The total gross density for the residential development is 3.38. Lot sizes of the single-family detached lots will range from approximately 7,500 to 11,200 square feet being consistent with the surrounding neighborhoods. The development is strategically situated to transition from more intense uses to less intense.
2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity or diminish or impair property values as the property is adjacent to similar residential subdivisions. Wheatland Crossing builds upon the established residential character of the neighborhoods to the east and south. The property will be developed by high-quality single-family and townhomes similar to the surrounding character. Wheatland Crossing will preserve and increase property values by developing a property which has historically been vacant and underutilized.
3. The development will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the district as the surrounding properties are developed for similar uses and the commercial use is located at an intersection of two major arterial roadways. The residential development should encourage additional development of the commercial site as well other underutilized properties in the area.
4. The proposed subdivision has adequate water and sewer capacity to serve the project.
5. The proposal provides adequate ingress and egress designed to minimize traffic congestion on the public streets as the access points were designed to provide multiple points of ingress and egress for the development. The commercial property is situated at the corner of two major arterials with the full entrance setback from the intersection and aligns with a current road. A secondary access onto Odgen Avenue was specifically added to assist with alleviating additional traffic onto the existing arterials. The developers worked with City engineers to add turn lanes from Hafenrichter Road and Farnsworth Avenue into the development to prevent back-up for through traffic. An additional through lane was added on Farnsworth Avenue and the west bound turn lane from Farnsworth to Ogden Avenue will be extended approximately 200 feet to assist with regional traffic congestion. The developer has also agreed to provide fee in lieu to assist the city with future regional improvements of the intersection.
6. The Conditional Use in all other respects conforms to the applicable regulations of the various zoning districts.

Rezoning:

1. Staff has noted below the physical development policies that the proposal meets.
2. The proposal represents the logical establishment and is consistent extension of the requested classification in the consideration of the existing land uses, existing zoning classifications, and character of the area as the area is identified for low density residential being zero to five acres and the proposed residential zoning adheres to this density. In addition, the townhomes were strategically placed to transition from more intense uses to the less intense use of single-family. The intersection is identified as commercial, and the proposed uses identified in the Plan Description are appropriate for an intersection of two major roadways.
3. The proposal is consistent with a desirable trend of development in the area as the area abuts existing single-family and townhome developments and there is existing commercial development at the intersection.
4. The rezoning will allow for more suitable uses as the development is consistent with the surrounding areas and is designed to be situated in a manner that reflects the surrounding properties.
5. The rezoning is consistent with the existing land uses, zoning classifications, and general character as the single-family homes bulk restrictions are similar to the surrounding neighborhoods and the townhomes are designed similar to the townhomes across the street. The commercial is consistent

with the commercial use at the southwest corner of Ogden and Farnsworth.

Mrs. Morgan said so those were the notes about Findings of Facts.

Chairman Pilmer said and then do you have a recommendation for the Conditional Use Planned Development?

Mrs. Morgan said Staff would recommend Conditional Approval of An Ordinance Establishing a Conditional Use Planned Development, Approving the Wheatland Crossing Plan Description and amending Chapter 49 of the Code of Ordinances, City of Aurora, by modifying the zoning map attached thereto to an underlying zoning of R-2 One Family Dwelling District, R-4A Two-Family Dwelling District, B-2 General Retail District, and OS-1 Conservation, Open Space And Drainage District for the property located at the southeast corner of Ogden Avenue and Farnsworth Avenue with the following condition:

1. That the Plan Description be approved by Aurora's Corporation Counsel.

Chairman Pilmer said you've heard Staff's recommendation. Is there a motion?

MOTION OF APPROVAL OF CONDITIONAL USE WAS MADE BY: Mr. Lee

MOTION SECONDED BY: Mr. Roberts

AYES: Chairman Pilmer, Mr. Chambers, Mr. Gonzales, Mr. Kuehl, Mr. Lee, and Mr. Roberts

NAYS: 0

ABSTAIN: 0

Motion carried.

Chairman Pilmer said motion carries. And then for the record, Staff also read into the record 6 Findings of Fact related to the Conditional Use, and 5 Findings of Fact for the Rezoning. Is there a motion to accept as read into the record?

MOTION OF APPROVAL OF FINDINGS OF FACT WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mr. Gonzales

AYES: Chairman Pilmer, Mr. Chambers, Mr. Gonzales, Mr. Kuehl, Mr. Lee, and Mr. Roberts

NAYS: 0

ABSTAIN: 0

Motion carried.

Chairman Pilmer said motion's approved, and again, will you state where that will next be heard?

Mrs. Morgan said yes, this will next be heard on January 10th at 4 o'clock in this room.

Aye: 6 Chairperson Pilmer, At Large Lee, At Large Chambers, At Large Gonzales, At Large Roberts and At Large Kuehl

Text of Legislative File 23-1037