

To: **Alderman's Office, City of Aurora**  
60 E Downer Place Aurora, IL 60507 and  
**Mayor's Office City of Aurora**  
44 E Downer Place Aurora, IL 60507

January 31, 2021

RE: **Strike Down & Oppose -**  
**Land Use/Zoning Change Petition Filed with City of Aurora by the City of Aurora**  
**Case File Number AU 24/2-2.0.224-A/Rz**  
**Planning /Legistar 20-0880 Printed 1/30/2021**

From: Citizens of Aurora - Original Signatures Attached

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Aurora Aldermen and Mayor,

The "City of Lights" has grown dark on the east side of town. We have discovered that our own city has put forth a petition for a land use change that will negatively impact our neighborhood and upset the well-being of our community in dramatic fashion should it be allowed to move forward. As Citizens of this city and neighbors of the area immediately surrounding the property at issue, please find our signatures attached to confirm we oppose this petition and expect that you do the same - strike it down!

We are outraged to learn that most of our residents received no notice of the proposed change. We are unable to locate a single resident who was consulted on the matter or asked for input. The process is seriously flawed and has left us feeling betrayed by the very folks who are supposed to be working in our best interests. The attached four-page write-up by the planner for the Planning and Zoning Commission shows they were very busy over the weekend attempting to slam this matter through without the input of the community. We expect better from our elected officials and city employees, including the Planning and Zoning Commission.

We will not stand for a public works facility such the one described in the attachment to be built in the middle of our neighborhood. On the immediate east side of the property live the residents of Legacy Fields Condominium Project. We have resided here for almost two decades, and such a proposed facility would change the landscape and views of our neighborhood for the worse. The proposed change is not residential in nature and would have detrimental impacts on our property values and the future marketability of our homes. To the west side of the parcel exists residents in single family detached homes who would be impacted in the same manner. To the northwest side of the parcel there exists an elementary school. Our neighborhood is filled with children and active families that have been here for decades. The city has owned the parcel at issue for only 2.5 years. The changes proposed in the petition would bring increased traffic, pollution, and unwanted noise along with inferior, adverse views to our properties. The existing structure on Broadway Street, north of the downtown is an unsightly "pig pen" and has no place in our neighborhood. Our community needs more parks, green-space, trails, and walkways. Certainly, there exists a more suitable area for the proposed facility elsewhere in our city.

The sting of this surprise that the City of Aurora has pulled on our community will not soon be forgotten. The petition clearly misses the mark on identifying the residential homes that are adjacent to the property and have been around for decades. We demand that you reverse course on rezoning the property for the benefit of the residents and homeowners that support this city. The petition must be denied, and an overhaul of the notification process needs to be implemented immediately. We thank you in advance for your efforts to do the right thing for our residents and homeowners in this community.



# Signature

# Print Name COPY Address

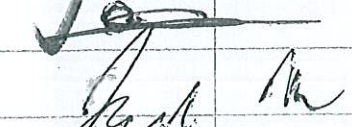
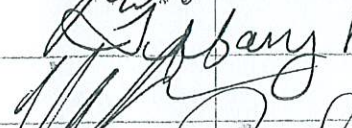
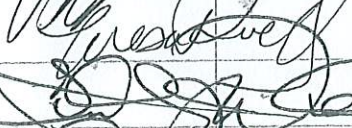
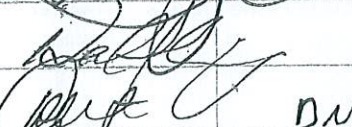
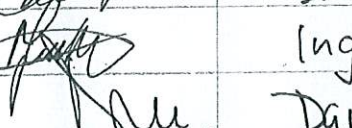
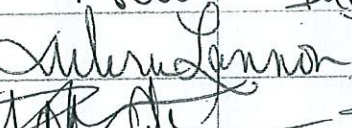

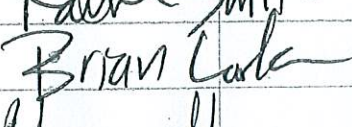
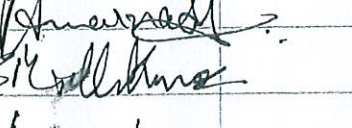
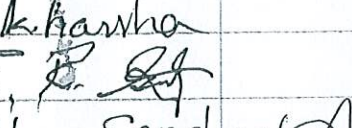
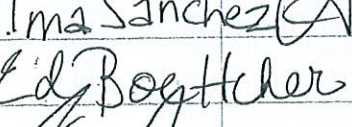


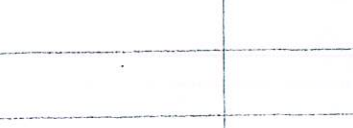

	Dawn Cavaghetto	594 Declaration Ln Aurora, IL 60502
	Andrea Coppins	596 Declaration Ln Aurora, IL 60502
	David Coppins	596 Declaration Ln Aurora, IL 60502
	KARTHICK JAYAVELU	592 Declaration Ln Aurora, IL 60502
	William D Elliott	590 DECLARATION LN, Aurora, IL 60502
	Kevin Park	612 Declaration Ln Aurora, IL 60502
	MICHAEL ROBILARD	614 DECLARATION LN Aurora, IL 60502
	MICHAEL PETTIS	616 DECLARATION LN AURORA, IL 60502
	Emma L Pettis	616 Declaration Ln Aurora, IL 60502
	Brandon Davis	618 Declaration Ln Aurora, IL 60502
	Aaron B. Lewis	622 Declaration Ln, Aurora, IL 60502
	Dennis Polanski	626 Declaration Ln, Aurora, IL 60502
	Carlos Guerrero	628 Declaration Ln, Aurora, IL 60502
	Motomi Naito	630 Declaration Ln, Aurora, IL 60502
	SABA HABIB	634 DECLARATION LN, AURORA, IL 60502
	AHSAN RASHID	634 DECLARATION LN, AURORA, IL 60502
	Eric Villa	2276 HUDSON CIR Aurora, IL 60502
	Maria Villa	2276 Hudson Cir Aurora, IL 60502
	Cory Johnston	588 Declaration Ln Aurora, IL 60502
	TODD CZORNIAK	580 DECLARATION LN AURORA, IL 60502
	Robert Scott	602 Declaration Ln Aurora, IL 60502
	Mary T. Olson	552 Declaration Ln., Aurora, IL 60502
	Genavese Little	562 Declaration Ln, Aurora, IL 60502
	Griffin Little	562 Declaration Ln Aurora, IL 60502

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Name **COPY** Address

	Pepe Onoyke	576 Declaration Ln
	Eate McDermott	599 Declaration Ln
	Tiffany Rose	580 Declaration Ln.
	Walter Reyes	582 Declaration Ln
	Teresa Reyes	582 Declaration Ln
	Jim Williams	572 DECLARATION LN
	Reed Huling	568 Declaration Ln.
	DMITRII PANAINTE	567 DECLARATION LN.
	Inga Panainte	567 Declaration LN
	Daniela Fernando	587 Declaration LN
	Debra Lannon	2295 Hudson Circle
	Phil Culpepper	571 Declaration LN
	Kelly Culpepper	571 Declaration LN
	Karma Smith	585 Declaration Ln
	Brian Lark	585 Declaration Ln
	AMARNADA RAUIPATI	573 Declaration LN
	MIDHUN SAITA	573 Declaration LN
	SRIHARSHA KALAFALD	573 Decla... LN
	EUGENE GIZOAT	575 DECLARATION LN
	Alma Sanchez	577 Declaration Ln
	Ed Boettcher	577 Declaration Ln.
	Victor Fernando	587 DECLARATION LN

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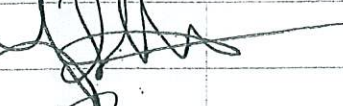

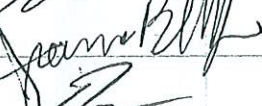
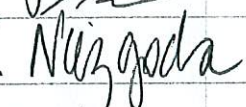

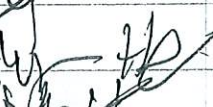




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	David Harkin	601 Declaration Ln
	Nicky Hernandez	583 Declaration Ln
	Noel Carr	589 Declaration
	Adrian Chalk	515 Declaration
	Theresa Sanchez	511 Declaration
	Jeanna Bellafiore	509 Declaration
	Peter Yi	522 Declaration Ln
	Renee Niezgoda	516 Declaration Ln
	Shams Hulla	508 Declaration Ln
	Michelle Holmes	586 Declaration Ln
	Marques Hetch	502 Declaration Ln
	Lizzette Solis	502 Declaration Ln
		583 Declaration

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George Price	George Price	566 Declaration Ln
Grace Price	Grace Price	Aurora, IL 60502
<del>Joseph Price</del>	Joseph P Bider	560 Declaration Ln
<del>Joseph Price</del>	Louanna Bider	" "
<del>Joseph Price</del>	Daniel Tein	548 Declaration Ln
<del>Joseph Price</del>	Yanira Tein	" "
Steph E. Mayer	Stephanie Mayer	540 Declaration
<del>Steph E. Mayer</del>	Vanila Antanuco	532 Declaration
<del>Steph E. Mayer</del>	Lorenzo Siles	530 DECLARATION
Ladale West	Ladale West SR	556 Declaration Ln
Ladale West	Ladale West	"
Ladale West II	Ladale West II	"
<del>Ladale West</del>	STACY KURECKI	513 " "
<del>Ladale West</del>	Justin Andrews	550 Declaration Ln
<del>Ladale West</del>	Danielle Andrews	" "
Mamalehi Sood	Meenakshi Sood	2297 Hudson Circle
<del>Mamalehi Sood</del>	Ved Sood	2297 Hudson Circle
P. Rajesh	Rajesh Periyasami	2283 Hudson Circle
<del>P. Rajesh</del>	Sarah Plinski	2265 Hudson Circle
<del>P. Rajesh</del>	Dylan Schrader	2265 Hudson Circle
<del>P. Rajesh</del>	Carlos Medina	2316 Hudson Circle

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Charles Rohlf	Charles Rohlf	579 Declaration Ln.
Rick Heckman	Rick Heckman	14822 Independence Ct.
Michelle Heckman	MICHELLE HECKMAN	2253 HUDSON CT
Marlene Behnke	MARLENE BEHNKE	2253 HUDSON CT
Brian Crowley	Brian Crowley	2257 Hudson Circle
Peter Lamar	Peter Lamar	2258 Hudson Circle
Juan Vega	Juan Vega	2284 Hudson Cir.
Liz Barra	LIZ FARRA	2284 Hudson Cir
<del>K. R. R. R.</del>	Kwon Reel	2218 Hudson Cir
M. McKenney	MIKE MCKENNEY	2280 Hudson Circle
M. McKenney	Melody Kennedy	2280 Hudson Circle
Chuanjin Peng	Chuanjin Peng	2308 Hudson circle
Yolanda Robinson	Yolanda Robinson	2304 Hudson Circle
Wei Zhou	Wei Zhou	2302 Hudson Cir.
John Shaker Jr.	JOHN SHAKER JR	2300 HUDSON circle
Anna Link	ANNA LINK	2298 Hudson CIRCLE, IL
Samuel Layne	Samuel Layne	2332 Hudson Circle IL
CHRIS LUTHY	CHRIS LUTHY	2322 Hudson Cir
PRIMA MEIER	PRIMA MEIER	2322 HUDSON CIR
Mohammad Dera	MOHAMMAD DERA	2324 HUDSON Cir
Aisha Akram	AISHA AKRAM	2324 HUDSON Cir
Liza Devaney	Liza Devaney	2335 Hudson Circle
Sherrian Kelly	Sherrian Kelly	598 Declaration Ln

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[Signature]	Solomon Kelly	599 Declaration Ln, Aurora, 60502
[Signature]	Seon Luzanski	2250 Hudson Circle
[Signature]	Michael Hayenga	2252 Hudson Circle
[Signature]	ABAGAIL ENNIST	2254 HUDSON CIR.
[Signature]	Juanmy Velez	22546 Hudson Circle
[Signature]	Marshall	2264 Hudson Circle 60502
[Signature]	Lee Honeywood	2268 Hudson Circle 60502
[Signature]	Jacqueline Thomas	2270 Hudson Circle 60502
[Signature]	Alan Thomas	2270 Hudson Circle 60502
[Signature]	Diane Mielke	2274 Hudson Cir 60502
[Signature]	Steven Keef	2288 Hudson Cir 60502
[Signature]	Nick Appel	2290 Hudson Cir 60502
[Signature]	DEL SALVADOR	2310 HUDSON CIR 60502
[Signature]	Brandon Magana	2334 Hudson Cir 60502
[Signature]	Lionel Rodriguez	2336 Hudson Cir 60502
[Signature]	MICHAEL FLORES	2338 HUDSON CIR 60502
[Signature]	Mike Marcey	2340 Hudson Cir 60502
[Signature]	Ayo2 Jahan	2342 Hudson Cir 60502
[Signature]	Luca Jones	2333 Hudson Cir 60502
[Signature]	Patrice Neim	2329 Hudson Cir 60502
[Signature]	Kristin Glavic	2323 Hudson Cir 60502
[Signature]	KATHRYN VAUGHN	2309 HUDSON CIR 60502
[Signature]	Justin Thiel	2299 Hudson Cir 60502
[Signature]	Lorena Thiel	2299 Hudson Cir 60502
[Signature]	Li Shien Low	2273 Hudson Cir 60502
[Signature]	Katarzyna Nalaskowska	2289 Hudson Cir 60502
[Signature]	Lukasz Nalaskowski	2289 Hudson Cir 60502
[Signature]	Nalaskowski	2289 Hudson Cir 60502



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Sign	Print	Address
<i>[Signature]</i>	JoAnn Herman	2343 Hudson Circle
<i>[Signature]</i>	Kaitlynn Herman	11
<i>[Signature]</i>	Stewart Ritchey	2341 Hudson Circle
<i>[Signature]</i>	ROBERT QUEZILLO	2311 HUDSON CIRCLE
<i>[Signature]</i>	MARCO TAVIZON	2315 Hudson Circle
<i>[Signature]</i>	Jackie TAVIZON	2315 Hudson Circle
<i>[Signature]</i>	Smt Winkle	2315 Hudson Circle
<i>[Signature]</i>	Yatesh Patil	2305 Hudson Cir
<i>[Signature]</i>	Punam Patil	2305 Hudson cir
<i>[Signature]</i>	Debra Baddorf	2301 Hudson Circle
<i>[Signature]</i>	BRUCE CANTOR	2271 HUDSON CIRCLE
Deborah Cantor	DEBORAH CANTOR	2271 HUDSON CIRCLE

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Rehelle Edwards Rochelle Edwards 2285 Hudson Cir  
Aurora, IL 60525

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Signature

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Name

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Address

MAZIMA Durrani

2291 Hudson Cir

Aurora IL 60502

1952 LIBERTY ST

Aurora IL 60502

1915 Lineary St

1708 Liberty St Aurora IL

60505  
2363 REFLECTIONS DR.  
AURORA, IL 60502

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Salvador Rodriguez

Salvador Rodriguez

Kelly Hood

Yaremy U. Galvan

Acvin SARATHY

Paisy LeBlanc

Adriana Camargo

Jorge Camargo

Daniel Camargo

Andrew Krueger

Shirley Horton

Nathy Smith

Lowell Morgan

Debra Olson

Debra Olson

Argyris Anargyros

Melissa Anargyros

Charmaine Petersen

Avery Mitchell

Chirag Patel

Dia Majumdar

Lauren Foxberg

240 Reflections Dr.



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Andy Lebbing

2400 Reflections Dr.

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SB

Sean Buss

2353 Reflections Dr.

~~Madeline~~

Madeline Beers

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# City of Aurora

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

## Legislation Text

File #: 20-0880, Version: 2

**TO:** Planning Commission  
**FROM:** Steve Broadwell, Planner  
**DATE:** January 28, 2021

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### SUBJECT:

An Ordinance Amending the Aurora Zoning Ordinance and the Zoning Map Attached Thereto, by Rezoning Property Located at the Southwest Corner of Liberty Street and County Line Road from R-1, One Family Dwelling District to M-1, Manufacturing District - Limited (City of Aurora - 20-0880 / AU24/2-20.224-A/Rz - SB - Ward 7) (PUBLIC HEARING)

### PURPOSE:

The City of Aurora is requesting to rezone the property located at the southwest corner of Liberty Street and County Line Road from R-1, One Family Dwelling District, to M-1, Manufacturing District - Limited, which consists of approximately 24.5 acres of vacant land that is being concurrently annexed to Aurora from Unincorporated Kane County.

### BACKGROUND:

The subject property consists of approximately 24.5 acres of vacant land that is currently located in Unincorporated Kane County. The Aurora Comprehensive Plan designates a majority of the subject property as Industrial, although a portion of the property that fronts on East New York Street is designated as Office / Research / Light Industrial. The subject property has two frontages: the northern frontage is on Liberty Street while the southern frontage is on East New York Street. Additional information on the legislative history of the subject property can be found in the attached Property Research Sheet.

The Petitioner, the City of Aurora is requesting to rezone the subject property from the R-1, One Family Dwelling district zoning, which is assigned during the concurrent Annexation process, to the M-1, Manufacturing District - Limited zoning district. Details of the request include rezoning the subject property as a means to allow for future development for City of Aurora's Public Works Facility, which will include a building with space for office, and enclosed vehicle storage and maintenance of vehicles utilized by the City of Aurora's Public Works Department. The subject property will also host outdoor storage and a fueling station for Public Works vehicles, all of which will be developed in compliance with the applicable M-1 zoning district standards for use and screening standards, per the Aurora Zoning Ordinance.

Concurrently with this proposal, the Petitioner is requesting the Annexation of approximately 24.5 acres of vacant land, which is located at the southwest corner of Liberty Street and county Line Road, in Unincorporated Kane County. As is standard, the subject property will be incorporated to the R-1, One Family Dwelling District.



### DISCUSSION:

Staff has reviewed the petition and have prepared revisions based on the submittal. The requested revisions have been made and the required documents now meet the applicable codes and ordinances.

*X* Public Input: Due public notice was given for the public hearing on this matter. As of the date of this report, Staff has received public inquiries regarding this petition. The questions raised have been in regards to traffic that will be generated as a result of future development, impacts on air quality and noise pollution in the neighborhood surrounding the subject property, and impacts on property values in the surrounding neighborhood.

### POLICIES AND GUIDELINES:

- X* 14.1 (1): To foster future growth in the City that does not contribute to deterioration in either existing developments of a reduction in the City's ability to provide adequate services.
- 41.1 (2): To promote a balanced distribution of industries within the City.
- 41.1 (7): To encourage improvements in existing industrial areas that minimize industrial blight and reduce incompatibilities with neighboring land uses.

### RECOMMENDATIONS:

Staff would recommend APPROVAL of the ordinance amending the Aurora Zoning Ordinance and the zoning map attached thereto, by rezoning property located at the southwest corner of Liberty Street and County Line Road from R-1, One Family Dwelling District to M-1, Manufacturing District - Limited.

### ATTACHMENTS:

Exhibit "A" Legal Description  
Concept Plan  
Land Use Petition with Supporting Documents  
Property Research Sheet  
Legistar History Report

Legistar Number 20-0880

cc: Edward T. Sieben, Zoning & Planning Director  
John P. Curley, Chief Development Services Officer



CITY OF AURORA, ILLINOIS

ORDINANCE NO. \_\_\_\_\_  
DATE OF PASSAGE \_\_\_\_\_



AN ORDINANCE AMENDING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING PROPERTY LOCATED AT THE SOUTHWEST CORNER OF LIBERTY STREET AND COUNTY LINE ROAD FROM R-1, ONE FAMILY DWELLING DISTRICT TO M-1, MANUFACTURING DISTRICT - LIMITED (CITY OF AURORA - 20-0880 / AU24/2-20.224-A/Rz - SB - WARD 7) (PUBLIC HEARING)

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, the City of Aurora is the owner of record of the real estate legally described on Exhibit "A-1", attached hereto and incorporated herein by reference as if fully set forth, and hereafter referred to as Exhibit "A"; and

WHEREAS, by petition dated December 21, 2020, City of Aurora filed with the City of Aurora a petition requesting to rezone said property located at the southwest corner of Liberty Street and County Line Road, from Unincorporated, Kane County zoning to M-1 Manufacturing - Limited District; and related required documents as attached hereto as Exhibits "A"; and

WHEREAS, after referral of said petition from the Aurora City Council, and after due notice and publication of said notice, the Aurora Planning Commission conducted a public hearing on February 3, 2021, reviewed the petition and recommended APPROVAL of said petition; and

WHEREAS, on February 10, 2021, the Building, Zoning and Economic Development Committee of the Aurora City Council reviewed said petition and the before mentioned recommendations and recommended APPROVAL of said petition; and

WHEREAS, the City Council, based upon the recommendation and the stated standards of the Planning Commission, finds that the proposed Annexation is not contrary to the purpose and intent of Ordinance Number 3100, being the Aurora Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Aurora, Illinois, as follows:

Section One: That the City Council of the City of Aurora, Illinois finds as fact all of the preamble recitals of this Ordinance.

Section Two: That this Ordinance shall be in full force and effect, and shall be controlling, upon its passage and approval.

Section Three: That all Ordinances or part of Ordinances in conflict herewith are hereby repealed insofar as any conflict exists.

Section Four: That any section, phrase or paragraph of this Ordinance that is construed to be invalid, void or unconstitutional shall not affect the remaining sections, phrases or paragraphs of this Ordinance which shall remain in full force and effect.



Section Five: That Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto be, and the same are, hereby amended to rezone the real estate property described in Exhibit "A", from R-1, One Family Dwelling District to M-1, Manufacturing District - Limited.

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