



City of Aurora

44 E. Downer Place
Aurora, IL 60505
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Legistar History Report

File Number: 24-0904

File ID: 24-0904	Type: Ordinance	Status: Agenda Ready
Version: 2	General Ledger #:	In Control: Building, Zoning, and Economic Development Committee
File Name: City of Aurora / 801 Claim St / Rezoning from M2 to R3		File Created: 11/18/2024
		Final Action:

Title: An Ordinance amending Chapter 49 of the Code of Ordinances, City of Aurora, by modifying the zoning map attached thereto to rezone the vacant property located at 801 Claim St from M-2 Manufacturing District - General to R-3 One Family Dwelling District

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Legal Description - 2024-27-2024 - 2022.319, Maps

Enactment Number:

Planning Case #: AU23/3-22.319-RZ/FSD

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	Planning and Zoning Commission	12/04/2024	Forwarded	Building, Zoning, and Economic Development Committee	12/11/2024		Pass
Action Text: A motion was made by Mr. Pickens, seconded by Mr. Gonzales, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 12/11/2024. The motion carried.							
Notes: <i>Mrs. Vacek said good evening. Tracey Vacek with the City of Aurora's Zoning and Planning Division. The Subject Property is currently owned by the City of Aurora and is a vacant land with M-2 zoning district. This lot is actually located just northeast of the East Aurora Flea Market and is adjacent to their parking lot. The City is currently working on taking an inventory of all the City owned properties and determining a course of action. For this particular parcel, the City is requesting to rezone the vacant property from M-2 to the R-3 One Family Dwelling District. Concurrently with this proposal, the City is requesting to subdivide it into four buildable residential lots in order to sell them off for future residential homes. With that, I'll ask you if you have any questions, and then I can go ahead and talk about the Findings of Facts.</i>							
<i>Acting Chair Owusu-Safo said okay, does the Commission have any questions for Staff? Hearing none, this is a Public Hearing. Are there any members of the public wishing to give a testimony on this</i>							

matter? Okay, we can move on to the Findings of Facts.

Mrs. Vacek said can you close the Public Hearing?

Acting Chair Owusu-Safo said I will close the Public Hearing now. Could Staff give their recommendation, or do you want to do the Findings of Facts first?

Mrs. Vacek said well, I'll go through the Findings and then I'll give my recommendation. You can approve the things and then approve the Findings afterwards.

Acting Chair Owusu-Safo said sounds good.

Mrs. Vacek said so, Staff did review the Findings of Facts and found the following:

1. The proposal is in accordance with all applicable official physical development policies and other related official plans and policies of the City of Aurora as this rezoning will allow for the development of four single family residence which is complementary to the surrounding residential neighborhood.
2. The R-3 zoning classification represent the logical establishment and is consistent with the surrounding zoning classifications. In addition, the construction of four single family homes is keeping with the character of the general area.
3. The proposal is consistent with a desirable trend of development in the general area as this is generally a residential area and will match the surrounding zoning of R-3 One-Family Dwelling District.
4. The rezoning will allow uses which are more suitable than uses permitted under the existing M-2 Manufacturing - General zoning classification. In order to protect the residential uses in the surrounding area, the manufacturing zoning is being eliminated.
5. The rezoning a consistent extension of the existing land uses, existing zoning classifications, and essential character of the general area as the surrounding properties are single family residential.

With that, I'll give you my recommendation:

Staff recommends Approval of the Ordinance amending Chapter 49 of the Code of Ordinances, City of Aurora, by modifying the zoning map attached thereto to rezone the vacant property located at 801 Claim St from M-2 Manufacturing District - General to R-3 One Family Dwelling District.

Acting Chair Owusu-Safo said you've heard the Staff read into record the Findings of Facts. Is there a motion to approve the Findings of Facts as read into the record?

MOTION OF APPROVAL OF FINDINGS OF FACTS WAS MADE BY: Mr. Kuehl

MOTION SECONDED BY: Mr. Lee

AYES: Mr. Gonzales, Mr. Kuehl, Mr. Lee, Mrs. Owusu-Safo, and Mr. Pickens.

NAYS: 0

Motion carried.

Acting Chair Owusu-Safo said motion carries. And this item shall move on. Now we've got to vote on Staff's recommendation. What is the wish of the Commission?

MOTION OF APPROVAL WAS MADE BY: Mr. Pickens

MOTION SECONDED BY: Mr. Gonzales

AYES: Mr. Gonzales, Mr. Kuehl, Mr. Lee, Mrs. Owusu-Safo, and Mr. Pickens.

NAYS: 0

Motion carried.

Acting Chair Owusu-Safo said alright, now could you please let us know where this goes next?

Mrs. Vacek said this will next go to our Building, Zoning, and Economic Development Committee on December 11th here at City Hall in the City Council Chambers.

Acting Chair Owusu-Safo said thank you. Moving on to item 3 on the agenda. Should I read all 3 items?

Mrs. Vacek said yes, please.

Acting Chair Owusu-Safo said okay. The 3rd item is 24-0924, an Ordinance Approving an Amendment to the Plan Description for the USAA, being a portion of Lot 1A of the Resubdivision of Lot One in Orchard Road Subdivision, located at 1380 N. Orchard Road and...

Mr. Sieben said Madam Chair...

Mrs. Vacek said yeah, I'm sorry. You actually didn't approve the Final Plat for the Claim Street one, so we need to go back and do that.

Acting Chair Owusu-Safo said got it.

Aye: 5 At Large Lee, At Large Gonzales, At Large Owusu-Safo, At Large Pickens and At Large Kuehl

Text of Legislative File 24-0904