



City of Aurora

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

Legistar History Report

File Number: 20-0767

File ID: 20-0767

Type: Ordinance

Status: Agenda Ready

Version: 2

General
Ledger #:

In Control: Building, Zoning,
and Economic
Development
Committee

File Created: 11/12/2020

File Name: Aurora Christian Schools, Inc. / 2655 Orchard
Gateway Road / Special Use Planned Development
Revision

Final Action:

Title: An Ordinance approving a Revision to the Orchard Gateway Corporate
Centre Plan Description on 5.98 Acres for the Property located at 2655
Orchard-Gateway Road (Aurora Christian Schools, Inc. - 20-0767 /
SG01/4-20.191-SUPD/R - JS - Ward 5) (PUBLIC HEARING)

Notes:

Agenda Date: 12/09/2020

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Land Use Petition and Supporting Documents -
2020-11-12 - 2020.191, Exhibit A - Legal Description,
Exhibit B - Plan Description Revision

Enactment Number:

Planning Case #: SG01/4-20.191-SUPD/R

Hearing Date:

Drafter: jsodaro@aurora-il.org

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
2	Planning and Zoning Commission	12/02/2020	Forwarded	Building, Zoning, and Economic Development Committee	12/09/2020		Pass
Action Text: A motion was made by Mrs. Head, seconded by Ms. Tidwell, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 12/9/2020. The motion carried.							
Notes: Mr. Sodaro said as you stated, this is a Revision to the Special Use Planned Development at 2655 Orchard-Gateway Road. There was a condition in the Plan Description that stated that there were certain uses forbidden on the ORI parcel. Those uses were processing, finishing and assembling facilities, warehouse, distribution and storage services, and some Special Purpose Recreational Institutions. The Petitioner wants these forbidden uses struck from the Plan Description, so basically							

those would now be allowed. This is all just done in order to make the site a little bit more marketable, as it hasn't really seen as much development or as much interest with those prohibitive uses listed.

Mr. Sieben said Jake, maybe if I can just add on to that. Back in 2009, all of this property that was owned by Aurora Christian, there was a revision done that this property was going to develop into an office campus. There were some hotels and things like that. With the recession and then the change in everything with the economy and the market that just did not develop and it never will develop. So we have one real lot left. It is this small lot. It is just about 6 acres on the north side of Orchard-Gateway. We did the exact same thing where we modified the Plan Description back in 2015 to allow the large PPG warehouse, which is on the south side of Orchard-Gateway to be developed. What we did at the time is we removed those prohibited uses, which basically as Jake said was warehouse, distribution and processing. So the owner, Aurora Christian, they've had a few different uses that would have liked to come in here and would like to do maybe a small warehouse distribution or a small light industrial use here. So staff does not have any issue. It was already done with the lot to the south. That just kind of sums up the background.

Mr. Sodaro said you took the words straight of my mouth. That is what I was going to say was that a similar process was done in 2015. I'm not sure if anyone here was on the Commission when that took place, but it is very similar to that except now this is the last parcel that had those uses prohibited, so we are just striking that portion of the Plan Description completely. Other than that, I have nothing more to add. If the Petitioners would like to speak, they are on the line as well.

The Petitioner were sworn in

I'm Brian Dolan. I'm at 765 Orchard Avenue in Aurora.

I'm Lane Hasler. I'm at 33 N. Dearborn, Suite 2330 in Chicago.

Mr. Dolan said I just believe as I heard, I just patched in when it got to this subject and heard Ed talk about what's happened in that area. From the inception when Aurora Christian first zoned and laid out this park, it was a different market, a different world and since then you've had a very large warehouse, distribution, manufacturing with the PPG and Missner did some stuff south of the Tollway and the actually a big (inaudible) 750 of Panattoni, which is not too far away from this parcel. I think most of the stuff along that Deerpath run, especially on the west side, has gone to more of the industrial use, so it just makes sense for this small last lot to get those uses back where they were. We're asking just to have people consider there's been a lot of interest in truck storage and that type of thing. I know that would probably be a Special Use at a later time, but I just kind of wanted to get people's feelings on that. Obviously, it is great for warehouse, distribution and manufacturing, but it is a great site for truck storage right off the Tollway and just would want the Council consider that also. I think there is support for going back to these uses and it makes a lot of sense.

Mr. Hasler said the only thing I would add is I've been at this since, I was just looking on my screen, it looks like the end of 2014 trying to assist Aurora Christian in doing something with this property. We've had lots of expression of interest, but when they see these restrictions on there they walk away.

The public input portion of the public hearing was opened. No witnesses registered to speak. The public input portion of the public hearing was closed.

Mr. Sodaro said staff would recommend approval of the an Ordinance approving a Revision to the Orchard Gateway Corporate Centre Plan Description on 5.98 acres for the property located at 2655 Orchard-Gateway Road.

MOTION OF APPROVAL WAS MADE BY: Mrs. Head

MOTION SECONDED BY: Ms. Tidwell

AYES: Mr. Cameron, Mr. Chambers, Mr. Divine, Mr. Elsbree, Mrs. Head, Mr. Hull, Ms. Tidwell

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?*

Mr. Chambers said yes and 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?*

Mrs. Head said yes.

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?*

Chairman Pilmer said I would state it is consistent with the desirable trend of development in that general area.

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?*

Chairman Pilmer said I would state it should.

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. Head said it should.

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?*

Mr. Cameron said those changes would occur later in the development process.

Mr. Sodaro said this will next be heard at the Building, Zoning and Economic Development Committee meeting on Wednesday, December 9, 2020, at 4:00 p.m. which will be held via tele-conference.

Aye: 7 At Large Cameron, Fox Valley Park District Representative Chambers,
Fox Metro Representative Divine, At Large Elsbree, SD 129
Representative Head, SD 131 Representative Hull and At Large Tidwell
