



City of Aurora

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

Legistar History Report

File Number: 17-00333

File ID: 17-00333

Type: Ordinance

Status: ATS Review

Version: 3

General Ledger #:

In Control: Planning & Development Committee

File Created: 04/11/2017

File Name: Fox Valley Park District / Downzoning / Northeast Corner of Orchard Road & Prairie Street, 137 N. 4th Street and 14 Blackhawk Street / Downzoning

Final Action:

Title: An Ordinance Amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, by downzoning properties located at the northeast corner of Orchard Road and Prairie Street, 137 N. 4th Street, and 14 Blackhawk Street respectively from R-1 One Family Dwelling, R-3 One Family Dwelling, R-4A(S) Two Family Dwelling and R-5(S) Multiple Family Dwelling District to P Park and Recreation

Notes:

Agenda Date: 05/11/2017

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Legal Description - 2017-04-13 - 2016.098.pdf, 15-21-257-004 (14 Blackhawk) Property Research Sheet.pdf, 15-22-406-001 (137 N. 4th St) Property Research Sheet.pdf, 15-19-378-026 (NWC of Orchard Road and Prairie Street) Property Research Sheet.pdf, Land Use Petition and Supporting Documents - 2017-04-13 - 2016.098.pdf, Legistar History Report - 2017-04-26 - 2016.098.pdf

Enactment Number:

Planning Case #: AU22/2-16.098-AG/IGA/A/RZ

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	04/18/2017	Forward to Planning Council	DST Staff Council (Planning Council)	04/24/2017		
	Action Text: This Petition was Forward to Planning Council to the DST Staff Council (Planning Council)						
1	DST Staff Council (Planning Council)	04/25/2017	Forwarded	Planning Commission	05/03/2017		Pass

Action Text: A motion was made by Mrs. Vacek, seconded by Mr. Minnella, that this agenda item be Forwarded to the Planning Commission, on the agenda for 5/3/2017. The motion carried by voice vote.

Notes: Mrs. Vacek said I make a motion to move this forward to the May 3rd Planning Commission. Mr. Minnella seconded the motion. The motion carried unanimously.

Mr. Feltman said we received full Final Engineering Plans as part of this submittal, so we are in the process of reviewing this.

2	Planning Commission	05/03/2017	Forwarded	Planning & Development Committee	05/11/2017	Pass
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Action Text: A motion was made by Mr. Chambers, seconded by Mrs. Cole, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 5/11/2017. The motion carried.

Notes: Mrs. Vacek said it is actually R-4 with a Special Use and there is a parcel that is zoned R-5(S) with a Special Use for one of the properties, so I'll kind of get into that. The subject property was recently conveyed to the Fox Valley Park District through an Intergovernmental Agreement with the city, so what is before you tonight is just to downzone these properties. There are 3 properties. There is one at the northeast corner of Orchard and Prairie, which is zoned R-1. There is another one a 137 N. 4th Street, which is zoned R-3, which is a Single Family Dwelling District. Then 14 Blackhawk Street is actually zoned R-4(S), which is a Two Family Dwelling District and R-5(S), which is a Multiple Family Dwelling District and all of that is being rezoned to P Park for the Fox Valley Park District. I can turn it over to the Petitioner unless you have any questions of me.

The Petitioners were sworn in.

Good evening. Jeff Palmquist with the Fox Valley Park District. I just want to thank the Commission for the opportunity to present the petition tonight. This is really the last piece of a number of steps in the agreement that Tracey alluded to. This land conveyance Intergovernmental Agreement was executed last year between the City of Aurora and the Fox Valley Park District, which was really a win-win in the swap of a number of properties. Since that time, it's been a number of month, both sides have been fulfilling their obligations with surveys, deeds and other construction and improvements per the agreement. That has all been complete and the deeds have all been swapped. The real last order of business is to change the zoning to Park on the parcels coming to the Fox Valley Park District, really in keeping with work that some of you did some years ago when all of the various parks were zoned to P from an assorted previous zoning. This is consistent with that action. It is the intention of the Park District to certainly improve and maintain all 3 of these sites as open space.

Mr. Owusu-Safo said are these intended to be like playgrounds or just general open space?

Mr. Palmquist said the 4th Street park, that's the Thaddeus Weisner Park, and that's already established as a park and it is the intention of the Park District to continue to invest in that park and make it better than ever. The property at the Orchard and Prairie intersection is part of the greater Gilman Trail, so that's going to stay as is. There is a bench there now or a couple of benches and a path through there, so we'll continue to maintain that. Actually there is a City of Aurora welcome sign there as well that will stay. The third and probably most prominent property of the 3 is the 2.8 acre site, the old West Aurora High School and Aurora Christian School site that was demolished a couple of years ago and the site planted. We do have plans for a very nice park that is going to be under construction this summer. That will include a playground, actually a small splash pad, a shelter that has some of the same forms as the old school and some other very nice features.

Chairman Truax said the property at Prairie and Orchard, the very corner of Prairie and Orchard doesn't look like it is included. Is that already Park District?

Mr. Palmquist said that's KDOT. We would continue to maintain that.

Chairman Truax said so it will look like...

Mr. Palmquist said it will be as one ownership. It basically functions as maybe an expanded right-of-way. You'd continue to maintain your right-of-way. That's how we'll view that property.

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 approval of the Ordinance amending Ordinance Number 3100, being the

Aurora Zoning Ordinance and the Zoning Map attached thereto, by downzoning the properties located at the northeast corner of Orchard Road and Prairie Street, 137 N. 4th Street and 14 Blackhawk Street respectively from R-1, R-3, R-4A(S) and R-5(S) to Park and Recreation.

MOTION OF APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mrs. Cole

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mrs. Cole, Mr. Divine, Mr. Garcia, Mrs. Head, Mrs. Owusu-Safo, Mr. Pilmer, Mr. Reynolds

NAYS: None

PASS: Mr. Chambers

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?

Mrs. Cole said these pieces of property are currently park and we are just bringing them into the right zoning classification.

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. Cameron said the idea of scattered open space and park areas throughout the city are one of the goals of the City of Aurora.

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?

Mrs. Anderson said there should be no adverse effect.

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?

Mr. Pilmer said there should be no change.

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 these sites are really not designed to be entered except in a walking mode. They really don't have pavement or anything or storage of cars on-site, so it shouldn't really affect anything.

7a. Is the rezoning a consistent extension of the existing land uses, existing zoning classifications, and essential character of the general area?

Mrs. Cole said it is.

7b. Is the rezoning 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?

Mrs. Cole said again, it is.

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

zoning classification?

Chairman Truax said yes.

Mrs. Vacek said this will next be heard at the Planning and Development Committee on Thursday, May 11, 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, SD 131 Representative Garcia, At Large
Owusu-Safo and SD 129 Representative Head
Abstain: 1 Fox Valley Park District Representative Chambers
