



City of Aurora

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

Legistar History Report

File Number: 20-0442

File ID: 20-0442

Type: Petition

Status: Draft

Version: 2

**General
Ledger #:**

In Control: Building, Zoning,
and Economic
Development
Committee

File Created: 08/03/2020

File Name: Village Bible Church / 1401 W. Galena Boulevard /
Final Plat

Final Action:

Title: A Resolution approving the Final Plat for Lots 7, 8, 9, & 10 of Randall's
Addition Subdivision, located at 1401 W. Galena Boulevard (Village Bible
Church - 20-0442 / AU20/1-20.121-Su/Fsd/Fpn - JS - Ward 5)

Notes:

Agenda Date: 09/09/2020

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Final Plat, Property Research Sheet -
45577 - 2019-08-23 - 2020.121, Land Use Petition and
Supporting Documents - 20 20-07-31 - 2020.121,
Plat of Survey 2020-07-31 - 2020.121

Enactment Number:

Planning Case #: AU20/1-20.121-Su/Fsd/Fpn

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	09/02/2020	Forwarded	Building, Zoning, and Economic Development Committee	09/09/2020		Pass
Action Text: A motion was made by Mr. Elsbree, seconded by Mrs. Anderson, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 9/9/2020. The motion carried.							
Notes: See Attachment for Items 20-0441, 20-0442 and 20-0443.							
Aye: 8 At Large Anderson, Fox Valley Park District Representative Chambers, Fox Metro Representative Divine, At Large Elsbree, At Large Gonzales, SD 129 Representative Head, At Large Owusu-Safo and At Large Tidwell							



City of Aurora

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

Legistar History Report

File Number: 20-0442

Attachment for Items 20-0441, 20-0442 and 20-0443:

20-0441 An Ordinance granting a Special Use Permit for a Religious Institutions (6400) use on the property located at 1401 W. Galena Boulevard (Village Bible Church – 20-0441 / AU20/1-20.121-Su/Fsd/Fpn – JS – Ward 5) (PUBLIC HEARING)

Mr. Sodaro said I can share the screen with you. There are 3 different items on this project. There is the Special Use for the Religious Institution, the Final Plat and the Final Plan. Currently the Village Bible Church owns all of these parcels and they are combining them all into one large parcel that's approximately 2.13 acres. The Special Use is for the Religious Institution as I previously stated. They have operated here for a while, but they never actually had a Special Use, so we are just kind of cleaning that up and making that official. In terms of the Final Plan, they adding an addition. They adding a 2,100 square foot building addition onto this part of the property. It is going to serve as their entrance vestibule area. Currently the foot traffic for the property exits right onto Galena Boulevard and they want to redirect that somewhere where it will be safer and out of the way of the street, so it is going to be exiting now into the parking lot. Along with the Final Plan, they are repaving most of the parking lot, cleaning it up a little bit and restriping it. They are also adding in a detention pond here in order to fix up some of the stormwater issues that they've had. It typically will flood whenever it rains, so this will be nice in terms of cleaning that up. They are also adding a carriage walk/sidewalk and connecting the sidewalk on Galena Boulevard. That was a gap that was proposing danger for like students that would be passing through the High School and things of that nature. That's all I have. If you have any questions of me, I'd be more than happy to answer them. Otherwise, we have members of the Petitioner's team on the call as well.

The Petitioners were sworn in.

I'm Keith Duff, 1401 W. Galena Boulevard. I serve as one of the Pastors there. We've been actually working with the city probably since 2018 I think is when we first started to meet with Alderman Franco and just talking through challenges to our space. We were actually planning to move to the empty Aldi space by the Ace Hardware on Galena just because of limited expansion space and the safety concerns that Jake had mentioned. By the way Jake, good summary of the project. I thought you did a great job. Alderman Franco came to the Planning Committee and talked through our suggestions and proposals and he really came back and asked if we would really seriously consider staying put, staying where we were at, not wanting to lose the tax revenue from the Aldi space and wanting us in the neighborhood. So we agreed to work on that and put together some plans. We went to the Aurora Development Services Team last year, actually about a year ago exactly. Ed was there, I think the only one from this group that was at that meeting and talked through our proposals. We were really encouraged with the feedback and so basically as Jake said, we're proposing to improve the site with a building addition, a new parking lot, stormwater retention and from a building standpoint the main thing is safety and like he said, enclosing that current walkway so people aren't dumping right next to the street, but redirecting them into the parking lot and really trying to stay put on the current location and continue to invest in that neighborhood and that community. That's why we are here. That's all I've got for you.

The public input portion of the public hearing was opened. No one came forward to testify. The public input portion of the public hearing was closed.

Mr. Sodaro said staff would recommend approval of the Ordinance granting a Special Use Permit for a Religious Institutions use on the property located at 1401 W. Galena Boulevard.

MOTION OF APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mrs. Anderson

AYES: Mrs. Anderson, Mr. Chambers, Mr. Divine, Mr. Elsbree, Mr. Gonzales, Mrs. Head, Mrs. Owusu-Safo, 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 it is consistent.

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?

Ms. Tidwell said yes it is consistent.

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. Owusu-Safo 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?

Mrs. Head said they are already in place and there should be no adverse effect.

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?

Mrs. Anderson said yes it will and they are adding that addition to the sidewalk, which will definitely help out.

- 9a. Will the special use not preclude the normal and orderly development of improvement of surrounding properties due to the saturation or concentration of similar uses in the general area?

Mrs. Owusu-Safo said there should be no saturation concerns with the proposal.

- 9b. Is the special use in all other respects in conformance to the applicable regulations in the district in which it is located, except as such regulations may in each instance be modified by the City Council pursuant to the recommendations of the Plan Commission?

Chairman Pilmer said again, it is in conformance with all the applicable regulations.

Mr. Sodaro said this will next be heard at the Building, Zoning and Economic Development Committee on Wednesday, September 9, 2020, at 4:00 p.m. which will be held over Zoom.

20-0442 A Resolution approving the Final Plat for Lots 7, 8, 9 and 10 of Randall's Addition Subdivision, located at 1401 W. Galena Boulevard (Village Bible Church – 20-0442 / AU20/1-20.121-Su/Fsd/Fpn – JS – Ward 5)

Mr. Sodaro said staff would recommend approval of a Resolution approving the Final Plat for Lots 7, 8, 9 and 10 of Randall's Addition Subdivision located at 1401 W. Galena Boulevard.

MOTION OF APPROVAL WAS MADE BY: Mr. Elsbree

MOTION SECONDED BY: Mrs. Anderson

AYES: Mrs. Anderson, Mr. Chambers, Mr. Divine, Mr. Elsbree, Mr. Gonzales, Mrs. Head, Mrs. Owusu-Safo, Ms. Tidwell

NAYS: None

Mr. Sodaro said this will next be heard at the Building, Zoning and Economic Development Committee on Wednesday, September 9, 2020, at 4:00 p.m. which will be held over Zoom.

20-0443 A Resolution approving a Final Plan on Lots 7, 8, 9 and 10 of Randall's Addition Subdivision located at 1401 W. Galena Boulevard for a Religious Institutions (6400) use (Village Bible Church – 20-0443 / AU20/1-20.121-Su/Fsd/Fpn – JS – Ward 5)

Mr. Sodaro said staff would recommend approval of a Resolution approving a Final Plan on Lots 7, 8, 9 and 10 of Randall's Addition Subdivision located at 1401 W. Galena Boulevard for a Religious Institutions use.

MOTION OF APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mrs. Owusu-Safo

AYES: Mrs. Anderson, Mr. Chambers, Mr. Divine, Mr. Elsbree, Mr. Gonzales, Mrs. Head, Mrs. Owusu-Safo, Ms. Tidwell

NAYS: None

Mr. Sodaro said this will next be heard at the Building, Zoning and Economic Development Committee on Wednesday, September 9, 2020, at 4:00 p.m. which will be held over Zoom.