



City of Aurora

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

Legistar History Report

File Number: 18-0240

File ID: 18-0240	Type: Petition	Status: Draft
Version: 2	General Ledger #:	In Control: Planning & Development Committee
File Name: Jason & Nicole Robbert / 707 W. Downer Place / Downzoning		File Created: 03/13/2018
		Final Action:

Title: An Ordinance Amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, by downzoning Property located at 707 W. Downer Place from R-4 Two Family Dwelling District to R-2 One Family Dwelling District (Jason & Nicole Robbert - 18-0240 / AU21/1-17.138-DZ - TV - Ward 4) (PUBLIC HEARING)

Notes:

Agenda Date: 05/10/2018

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Land Use Petition and Supporting Documents - 2018-03-12 - 2017.138.pdf, Property Research Sheet 12671.pdf, Plat of Survey - 2018-03-12 - 2017.138.pdf, Legistar History Report - 2018-04-10 - 2017.138.pdf, Findings of Facts - 2018-04-10 - 2018.138.pdf

Enactment Number:

Planning Case #: AU21/1-17.138-DZ

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	03/20/2018	Forward to Planning Council	Planning Council	03/22/2018		
	Action Text: This Petition was Forward to Planning Council to the DST Staff Council (Planning Council)						
1	Planning Council	03/27/2018					
	Notes: Mrs. Vacek said this will be going to a Planning Commission in the future.						
1	Planning Council	04/03/2018					
	Notes: Mrs. Vacek said I'm just waiting to put this on a Planning Commission date.						
1	Planning Council	04/10/2018	Forwarded	Planning Commission	05/02/2018		Pass
	Action Text: A motion was made by Mrs. Vacek, seconded by Mr. Beneke, that this agenda item be Forwarded to the Planning Commission, on the agenda for 5/2/2018. The motion carried by voice vote.						

Notes: Mrs. Vacek said I make a motion to move this out. This will go to the May 2nd Planning Commission. Mr. Beneke seconded the motion. The motion carried unanimously.

2	Planning Commission	05/02/2018	Forwarded	Planning & Development Committee	05/10/2018	Pass
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Action Text: A motion was made by Mrs. Cole, seconded by Mrs. Anderson, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 5/10/2018. The motion carried.

Notes: Mrs. Vacek said the Petitioner is requesting to downzone the property at 707 W. Downer Place from R-4 to R-2. The subject property is currently a single family house with R-4 zoning, so really what this if just doing is it matching the zoning to the use.

Vice Chairman Cameron said I have one question. It looks like the back part of the lot actually belongs to the house to right side. Is that the case?

Mrs. Vacek said yes, you are correct.

The public input portion of the meeting was opened. No witnesses came forward. The public input portion of the public hearing was closed.

Mrs. Vacek said staff would recommend approval of the Ordinance amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, by downzoning the property located at 707 W. Downer Place from R-4 to R-2.

MOTION OF APPROVAL WAS MADE BY: Mrs. Cole

MOTION SECONDED BY: Mrs. Anderson

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

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?

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?

Mr. Reynolds said the proposal represents the highest and best use of the property.

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. Reynolds said again, the proposal represents the highest and best use of the property.

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?

Mr. Pilmer said there should be no changes.

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. Chambers said it should not have any 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. Owusu-Safo said there should be no impact on ingress and egress to the property.

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

Vice Chairman Cameron said it is a downzoning from a more intense use and the neighborhood is generally the R-1 zoning, so it is a continuation.

7b. Will the rezoning permit uses which are more suitable than uses permitted under the existing zoning classification?

Mr. Bergeron said it would be more consistent with the houses around them.

Mrs. Vacek said this will next be heard at the Planning and Development Committee on Thursday, May 10, 2018, at 4:00 p.m. on the fifth floor of this building.

Aye: 10 At Large Bergeron, At Large Cole, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Anderson, Fox Metro Representative Divine, SD 204 Representative Duncan, Fox Valley Park District Representative Chambers, At Large Owusu-Safo and SD 129 Representative Head
