



City of Aurora

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

Legistar History Report

File Number: 18-0654

File ID: 18-0654

Type: Ordinance

Status: Agenda Ready

Version: 4

General Ledger #:

In Control: Planning & Development Committee

File Created: 07/31/2018

File Name: Robert Aloisio / 319 High Street / Downzoning

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 319 High Street from R-4 Two Family Dwelling District to R-3 One Family Dwelling District

Notes:

Agenda Date: 08/30/2018

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Land Use Petition and Supporting Documents - 2018-07-30 - 2018.157.pdf, Property Research Sheet 18681.pdf, Legistar History Report - 2018-08-15 - 2018.157.pdf

Enactment Number:

Planning Case #: AU22/2-18.157-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	08/07/2018	Forward to Planning Council	Planning Council	08/08/2018		
	Action Text:	This Petition was Forwarded to the Planning Commission to the Planning Commission					
1	Planning Council	08/14/2018	Forwarded	Planning Commission	08/22/2018		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 8/22/2018. The motion carried by voice vote.					
	Notes:	<i>Mrs. Vacek said this is just a downzoning. This is one that Property Standards had taken a look at and they are using it as a single family house, so we are just downzoning it to match the use of the house. I do make a motion to vote this out. This will go to the August 22nd Planning Commission. Mr. Minnella seconded the motion. The motion carried unanimously.</i>					
3	Planning Commission	08/22/2018	Forwarded	Planning & Development Committee	08/30/2018		Pass

Action Text: A motion was made by Mrs. Anderson, seconded by Mr. Reynolds, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 8/30/2018. The motion carried.

Notes: *Mrs. Vacek said the Petitioner is requesting to downzone the property at 319 High Street from R-4 Two Family Dwelling District to R-3 One Family Dwelling District. The subject property is currently a single family dwelling with the R-4 Two Family Dwelling District zoning. The proposed downzoning is consistent with the city's long standing density reduction policy as well as it does match, or is consistent, with the R-3 zoning. If you have any questions from me, I'd be happy to answer them.*

Mr. Hull said I was wondering whether or not there were two water service lines at that property at this time if it was two units or if it would have one manifolded into two lines.

Mrs. Vacek said I don't know. The property owner isn't here, but we can look into that.

Mr. Hull said the reason I'm asking is I believe they would have to disconnect one of them.

Mrs. Vacek said we can look into that.

Mr. Hull said it would be a great opportunity too if they wanted to change that line out because more than likely it is probably going to be a lead line. It is their option, obviously.

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 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 319 High Street from R-4 to R-3.

MOTION OF APPROVAL WAS MADE BY: Mrs. Anderson

MOTION SECONDED BY: Mr. Reynolds

AYES: Mrs. Anderson, Mr. Cameron, Mr. Chambers, Mrs. Duncan, Mrs. Head, Mr. Hull, 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?

Mr. Chambers 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?

Mrs. Head 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. Anderson said they are already in place.

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 to congestion in the area.

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

Mrs. Owusu-Safo said it is consistent. The majority of the other properties in the same area are R-3, so it is consistent.

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

Mr. Cameron said it is part of the density reduction program.

Mrs. Vacek said this will next be heard at the Planning and Development Committee on Thursday, August 30, 2018, at 4:00 p.m. on the fifth floor of this building.

Aye: 10 At Large Cameron, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Anderson, At Large Truax, SD 204 Representative Duncan, Fox Valley Park District Representative Chambers, At Large Owusu-Safo, SD 129 Representative Head and SD 131 Representative Hull

4 Planning & Development 08/30/2018
Committee
