



Orchard 88 Business Park

Evaluation of the petition to vacate a portion of dedicated Public Right of Way for Dancer Drive by Missner Realty

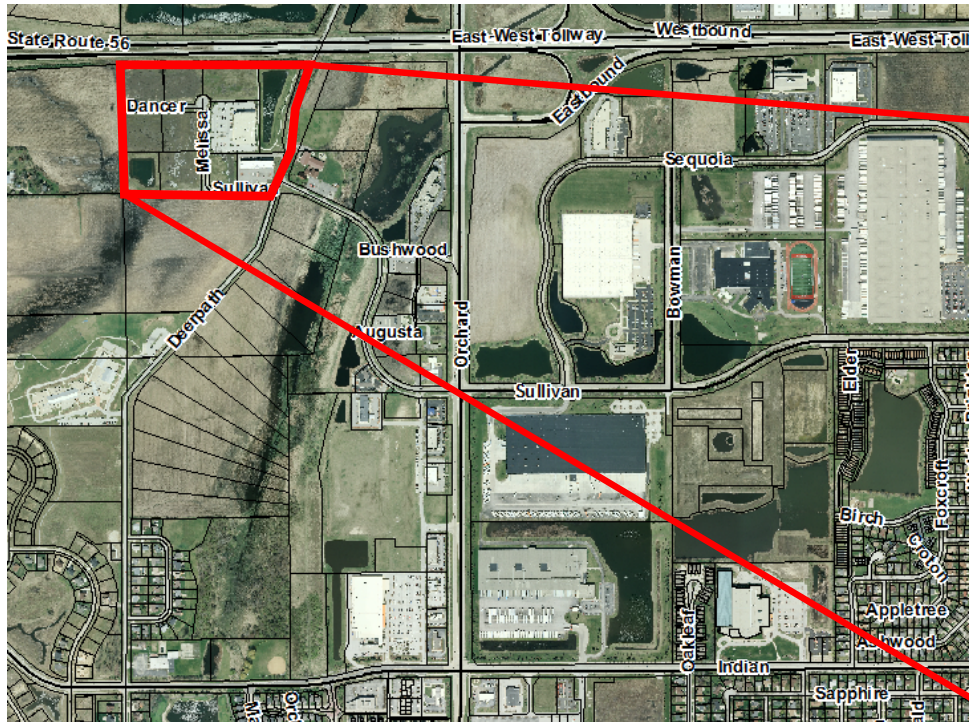
Legistar 15-01051 Casefile SG12/2-15.279-V/ROW

Prepared by:
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The City of Aurora

Orchard 88 Business Park



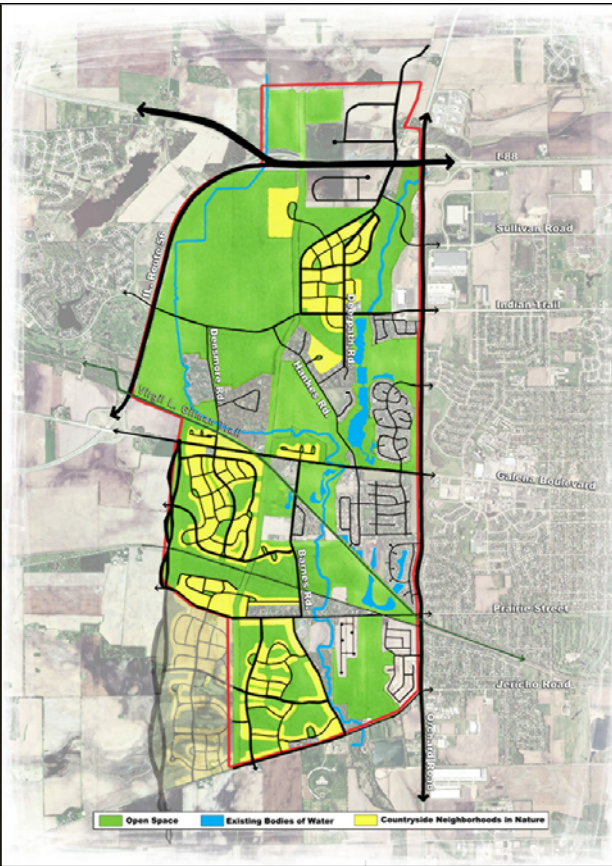
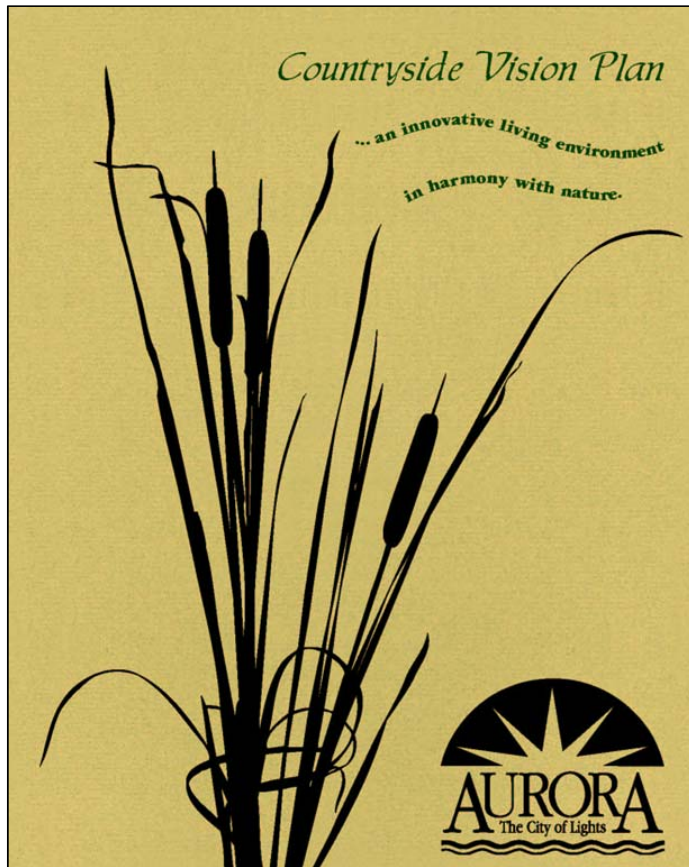
Petition being considered is to vacate existing and improved right-of-way for Dancer Drive





The City of Aurora

Countryside Vision Plan



Prompted by the Kane County 2030 Plan, and the large acquisition of land by the Kane County Forest Preserve, the Countryside Vision Plan is a 2001 Comprehensive Plan Amendment approved by the City Council to provide an area of the City where development moves beyond what has been traditionally constructed in Aurora.

- Innovative living environment in harmony with Nature
- Conservation Design
- Large Lot Residential

The City of Aurora

Countryside Vision Plan

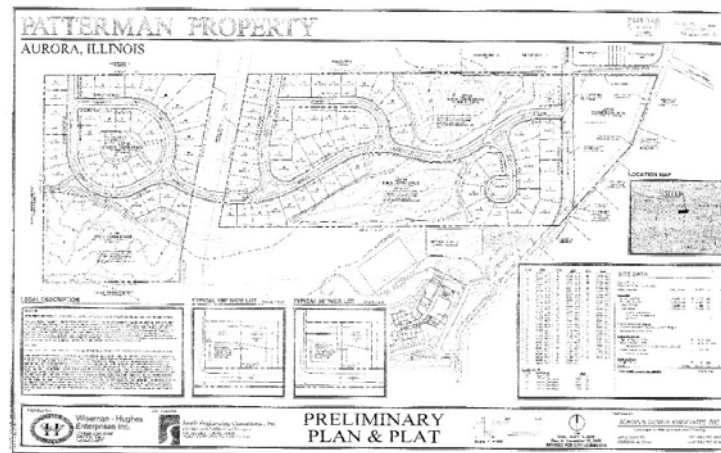
Non-residential portion of the Countryside Vision Plan area calls for development to blend with the residential areas; office and neighborhood uses are encouraged; and that the uses would be designed to complement the overarching principles and techniques of the residential areas.

Countryside Non-Residential Areas

Although the Vision Plan identifies Residential and Open Space as the predominant land uses, areas are designated for Commercial and Office/Research/Industrial adjacent to I-88 and Orchard Road. There are a variety of existing non-residential uses in the area including Splash Country, Blackberry Historical Farm, and a number of churches. Though specific sites are not identified in the Vision Plan, neighborhood commercial would be appropriate allowing residents to bicycle or walk to these destinations.

The Vision Plan identifies site design techniques that should be incorporated in to non-residential development to the greatest extent possible. It is our expectation that non-residential projects will blend with the residential neighborhoods.

Where non-residential developments abut residential neighborhoods, Office would be the preferred zoning classification. Again, it is expected that such uses would be designed in a way to complement the overarching principles and techniques expressed in the residential districts.





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Countryside Vision Implementation at Orchard 88 Business Park

- Existing conditions cite a “first class office, research and services park development”. The concept has already begun to be implemented with the construction of the USA Athletic Club and Spa, and the Candlewood Suites Hotel.
- Uses which focus around trucking are in contradiction with this concept of a first class office, research and services park development, and are not permitted. Warehousing and distribution is permitted only as an accessory use (i.e. no more than 49% of a building can be utilized for warehousing/distribution).
- Current configuration of the roadway network and 9 platted lots requires multiple buildings which necessitates multiple small and mid-sized facilities. Lots are an average of 2.5 acres in size, (1.4 acres to 4.0 acres) which is consistent with the surrounding area.



Orchard 88 Business Park

What the Council would need to “undo”

- The standards set in 2007 by City Council for a “first class, office, research and services park development” with 1) the approval of 2.5 average acre subdivided lots; 2) the dedication of the current location of Dancer Drive; and 3) the requirement of CC&R provisions limiting uses.
- The City Council’s comprehensive planning efforts to create a business park conducive with the 2001 Countryside Vision Plan, as it will no longer be exclusively for uses such as professional offices, laboratories, educational services, specialty schools, training facilities, hotels, health services, service facilities, etc.
- As this change in the area's Countryside Vision Plan character will impact adjacent development, the City Council will need to re-evaluate the comprehensive plan for the currently planned and zoned adjacent estate residential uses.



Orchard 88 Business Park

How use relates to property taxes, job creation and wages

Annual property taxes per square foot (avg):

- High: Office (non-warehouse) - \$3.37/sqft
- High: Other (non-warehouse) - \$3.11/sqft
- Low: Warehouse - \$1.34/sqft

Job creation per square foot (* varies):

- High: Office
- Mid: Industrial
- Low: Warehouse

Wages (*varies)

- High: Office
- Mid: Industrial
- Low: Warehouse



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Recommendation

- Petition being considered is to vacate existing and improved right-of-way, of which there is no legal obligation for the City Council to do so.
- A right of way can only be vacated with an affirmative action by at least three-fourths the of the City Council members. Development Services Team (DST) does not have the power to take action on such a request, and any comments by staff or non-staff members of DST do not obligate the City Council in any way.
- There have been Five Planning and Development meetings, many hours of discussion, and several vehicles for compromise explored (i.e. conditions, roadway agreements, special uses, and development agreements) which have not brought the two parties to a common agreement on the Petition.
- After considering all these discussions over the past weeks and for the reasons expressed in this presentation and in the Staff Report, the Staff recommendation, as also stated in the staff memo dated December 10, 2015, is for the DENIAL of an Ordinance Vacating a Portion of Dedicated Public Right of Way for Dancer Drive.