



City of Aurora

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

Legistar History Report

File Number: 15-00972

File ID: 15-00972	Type: Petition	Status: Draft
Version: 2	General Ledger #:	In Control: Planning & Development Committee
File Name: Joseph Harris / 232 Plum St / Rezoning / Downzoning		File Created: 10/30/2015
		Final Action:

Title: An Ordinance Amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, by Rezoning Property located at 232 Plum Street from R-4 Two Family Dwelling to R-3 One Family Dwelling (PUBLIC HEARING) (Joseph Harris - 15-00972 / AU22/1-15.247-Rz - AM - Ward 6)

Notes:

Agenda Date: 12/10/2015

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit A Legal Description 2015-11-06 - 2015.247.pdf, Land Use Petition and Supporting Documents, Plat of Survey, Property Research Sheet, Legistar History Report - 2015-11-18 - 2015.247.pdf, Findings of Fact (Rezoning) - 2015-11-18 - 2015.247.pdf

Enactment Number:

Planning Case #: AU22/1-15.247-Rz

Hearing Date:

Drafter: aminnella@aurora-il.org

Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	11/10/2015	referred to	DST Staff Council (Planning Council)			
	Action Text: This Petition was referred to to the DST Staff Council (Planning Council)						
1	DST Staff Council (Planning Council)	11/17/2015	Forwarded	Planning Commission	12/02/2015		Pass
	Action Text: A motion was made by Mr. Minnella, seconded by Mrs. Vacek, that this agenda item be Forwarded to the Planning Commission, on the agenda for 12/2/2015. The motion carried by voice vote.						
	Notes: Mr. Minnella said I make a motion to move this forward to the December 2nd Planning Commission meeting. Mrs. Vacek seconded the motion. The motion carried unanimously.						
2	Planning Commission	12/02/2015	Forwarded	Planning & Development Committee	12/10/2015		Pass

Action Text: A motion was made by Mr. Engen, seconded by Mrs. Cole, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 12/10/2015. The motion carried.

Notes: *Mrs. Vacek said the subject property is located at 232 Plum Street and is currently a single family residence. The property is generally located at Plum Street and Batavia Avenue. The property was at one point a rental unit. The Petitioner just recently purchased the property as a single family house, so when they came in to do the rental, they asked to look at it for the rental, they noticed that it was a single family, so we asked them do downzone the property to the R-3 Single Family residential zoning. So that's what is really before you tonight is just the downzoning to single family.*

The Petitioner was sworn in.

My name is Joseph Harris. Since I'm here I guess I just want to say I purchased this home last year, probably June, so it's been a little bit over a year. It was a single family home when I bought it. Later I realized that the previous owners did a really good job of restoring it and refurbishing it back to a single dwelling home. Me and my wife and daughter live there. I want to say thank you for having a really nice city here in Aurora. I moved from California and I don't want to move from my home ever. I want to have hot coffee on the front porch and ice tea in the summers there. It is just a really nice place to live. That's all I have to say. Thank you.

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 No. 3100 being the Aurora Zoning Ordinance and Zoning Map attached thereto by rezoning property at 232 Plum Street from R-4 Two Family Dwelling to R-3 One Family Dwelling.

MOTION OF APPROVAL WAS MADE BY: Mr. Engen

MOTION SECONDED BY: Mrs. Cole

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mrs. Cole, Mr. Divine, Mrs. Duncan, Mr. Engen, Mr. Garcia, 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. Engen said this does follow the logical establishment because it is going from a two family unit down to a single family unit and that's what the majority of the homes in that area are, more the single family dwellings.

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 other applicable official physical development policies and other related official plans and policies of the City of Aurora)?*

Mrs. Cole said this is primarily a single family dwelling neighborhood, so this would be consistent with that.

4. *Will the proposal permit uses which are more suitable than those uses permitted under the existing zoning classification?*

Mr. Reynolds said the proposal represents the highest and best use of the property right now and there should no problem with this.

5. *Will the proposal maintain a compatible relationship with 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. Duncan said there will be no adverse impact to the changing of the zoning.

6. *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. Bergeron said all these services are already in place.

Mrs. Vacek said this will next be heard at the Planning and Development Committee meeting on Thursday, December 10, 2015, at 4:00 p.m. in the 5th floor conference room of this building.

Aye: 10 At Large Bergeron, At Large Cameron, At Large Cole, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Anderson, At Large Divine, At Large Engen, SD 204 Representative Duncan and SD 131 Representative Garcia
