

Re: QUALIFYING STATEMENT

Project: 2021:113 632 S. Ohio Street/Rezoning (Vernon LaVia)

1. Specific Proposal: Rezone property from R-2 (from B-3)

- To allow property to be consistent with all the other houses on this dead-end block; all 4 other homes are zoned RESIDENTIAL
- Historically, the James Family lived in this home for over 100-yrs and 4 generations. I bought it from Robert James (he was about 90 yrs old), great-grandson of the original homesteader who came to Aurora in the 1850's
- It was a single family home, and around 1970 became a two-flat when two different "James" family members resided in the home.
- At some point, the property was changed to a B-3 zoning; but it has no connection to Hill Ave.
- Current "tenants" were under a "Contract for Deed Agreement," for past 7+ years, but due to COVID and marriage separation, they failed to reach a "closing" date to buy the property (the "in-law unit" was used by them for various family members, including 2 different brothers and a cousin).

2. IMPROVE/CONTRIBUTE to surrounding community

a. General Welfare & Comfort: R-2 is best...given the families with children on the block (the neighbor has 3 kids). Whereas B-3 allowable businesses (such as a Meat Market) could cause safety problems via traffic & congestion, and noise issues. Plus, since it's a dead-end street, every vehicle that drives down to the dead-end to visit the business would also have to drive back out the same way.

b. Use & Enjoyment of other property: R-2 is best suited for the Golf Course Tee-Box #15 directly across the street (B-3 would cause loud noises, truck/auto congestion, and too much physical movement for a golfer to Tee-off)

c. Property Values in area: 2011 the property sold for \$79,000. The current proposed sale at \$220,000 is above the median price of 3Br/2 Bath homes in the area, and should help home values overall.

d. Current B-3 zoning has zero frontage on Hill Ave, and therefore much lower chance of success for any business that would open there.

3. The Planning & Zoning Division will support this change from B-3 to R-2 Zoning.

The parties involved negotiated and agreed that the building's accessory unit will only be inhabited by family members, so that the property complies with the R-2 zoning district standards, but will also allow for the property to remain consistent with the adjacent residential properties on S. Ohio Street, as indicated above.