

Qualifying Statement

Ruben Hernandez, the owner of the 5.66-acre site consisting of 2 parcels, 15-13-301-012 & 15-13-301-028 on North Farnsworth Avenue in Aurora, IL, is requesting rezoning of the parcels from R-1 to M-1 to allow outside storage of materials and equipment. After the re-zoning process is complete, It is the intent to sell these two parcels to Mid American Water located immediately to the east at 1500 E Mountain St. to expand their outside material storage area. No new egress will be required and Mid American Water will continue to use their entrance off Mountain Street. The remaining 2 parcels where the house is located at 791 N Farnsworth are not part of the re-zoning and will remain R-1.

The development proposal is to construct 3.07 acres of outside storage area across the two parcels with underground storm water detention along the west sides of each parcel. The northeast parcel covers 1.23 Acres and has a storage area of 1.04 Acres. The south parcel covers 4.43 Acres and has a storage area of 2.03 Acres located on the east side of Indian Creek. The finish grade of the storage areas are more than 10 feet above the 100-year floodplain. The storage areas do not impact the wetlands along the banks of Indian Creek.

A new 6' tall solid wood privacy fence has been installed along the south property line to provide a buffer to the residential lots to the south. A 25' wide landscape area has been provided along the south property line of the south lot and a 25' landscape buffer has been included adjacent to the residential lot of the home at 791 N Farnsworth. The Landscape Plan details an even distribution of canopy and understory trees along the R-1 property lines.

The design, functionality and aesthetics of the storage yard will protect the public health, safety, morals, comfort, and general welfare of the surrounding residents.

The outside storage facility will not affect the use and enjoyment of the other properties in the area.

The new outside storage yard will not impact any of the property values within the area.

The construction of the outside storage yard meets the normal and orderly development of this established commercial area and zoning district. There are adequate utilities along Farnsworth Avenue and Mountain Street for any future development of the property. Storm water drainage improvements will discharge to the Indian Creek.

The expansion of the outside storage yard will not cause any traffic congestion.

The proposed new outside storage yard will meet the applicable regulations of the storm water ordinance and the zoning district.

Our response to the Findings of Fact is as follows:

1. The re-zoning proposal is in accordance with all applicable development policies and other related plans and policies of the City of Aurora.
2. The re-zoning proposal represents the logical establishment and consistent extension of the requested classification of the existing land use, zoning classification and essential character of the general area in this neighborhood.
3. The re-zoning proposal is consistent with the trend of development in the general area and in accordance with the City of Aurora development policies.
4. The re-zoning will allow for the uses which are more suitable in this area.
5. The rezoning is consistent extension of the existing land use, zoning classification and essential character of the general area.