



# City of Aurora

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

## Legistar History Report

**File Number: 17-00811**

**File ID:** 17-00811      **Type:** Ordinance      **Status:** Agenda Ready

**Version:** 3      **General Ledger #:**      **In Control:** Planning & Development Committee

**File Created:** 08/24/2017

**File Name:** ATMI Precast / Special Use / 1023 Ridgeway Avenue      **Final Action:**

**Title:** An Ordinance Granting a Special Use Permit for a Parking Facilities, Non-Residential (4170) Use on the property located at 1023 Ridgeway Avenue being north of Ridgeway Avenue and west of Elmwood Drive

**Notes:**

**Agenda Date:** 10/12/2017

**Agenda Number:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Exhibit "A" - Legal Description.pdf, Exhibit "B" - Memorandum of Agreement.pdf, Final Plan - 2017-08-23 - 2017.152.pdf, Landscape Plan - 2017-09-09 - 2017.152.pdf, Property Research Sheet - ID 46446 - 2017-07-20 - 2017.152.pdf, Property Research Sheet - ID 64481 - 2017-07-20 - 2017.152.pdf, Land Use Petition and Supporting Documents - 2017-08-23 - 2017.152.pdf, Plat of Survey - 2017-08-23 - 2017.152.pdf, Legistar History Report (Special Use) - 2017-10-05 - 2017.152.pdf

**Enactment Number:**

**Planning Case #:** AU29/2-17.152-A/Su/DED/V

**Hearing Date:**

**Drafter:** jmorgan@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	09/05/2017	Forward to Planning Council	DST Staff Council (Planning Council)			
	<b>Action Text:</b> This Petition was Forward to Planning Council to the DST Staff Council (Planning Council)						
1	DST Staff Council (Planning Council)	09/12/2017					
	<b>Notes:</b> <i>Representatives Present: Dave Burroughs and Martin Jacyno</i>						
	<i>Mr. Burroughs said basically this is an existing residential house that ATMI bought and they want to tear down the house and put a parking lot on it. It is currently 2 parcels. The easterly parcel is not</i>						

currently annexed into the city, so we need to annex that in. The westerly parcel, the right-of-way for Ridgeway was never dedicated, so we need to do that dedication.

Mr. Sieben said and how many spaces is this?

Mr. Burroughs said 52.

Mr. Sieben said and the goal of this, just like the one that just got approved to the south, is try to get all the employees off of Ridgeway.

Mr. Burroughs said off of Ridgeway and side streets.

Mrs. Morgan said also to note after reviewing, it will need a variance, so we'll put that through for setbacks.

Mr. Sieben said it will go the same night.

Mrs. Morgan said it will be on Planning Council in 2 weeks, but it will go to October 4 for ZBA and Planning Commission. We did the advertisements for both.

Mr. Burroughs said we've had conversations, Dan, with Engineering regarding drainage. We are doing some BMP's. We are going to keep the basement in and fill that with stone and put a structure there without a bottom on it so that the water can dissipate down into there as well because there is no existing drainage in the area.

Mr. Sieben said how is everything going with the other development? Is that under construction?

Mr. Burroughs said it is under construction.

Mr. Jacyno said we broke ground last week. Basically we are in the process of scraping off all the soil and getting ready to put the base in, I think, in the next week or so. We found some foundations of old houses, but I guess that is not a surprise there.

Mr. Sieben said do you mean on the Hartford extension?

Mr. Jacyno said yes.

Mr. Sieben said because I think there was a house there at one time.

Mr. Jacyno said I heard a rumor that there were two, one up front and one in the back. I did see two piles of concrete rubble here, so it wouldn't surprise me.

Mr. Sieben said this is going to October 4th, so we'll vote this out in the next couple of weeks.

1 DST Staff Council 09/19/2017  
(Planning Council)

**Notes:** Mrs. Morgan said staff has reviewed this. We sent out comments. They have resubmitted. It is going to the October 4th Planning Commission. We received one inquiry from a neighbor so far. It will be voted out next week.

Mr. Feltman said Engineering sent out comments. There was nothing major.

1 DST Staff Council 09/26/2017 Forwarded Planning 10/04/2017 Pass  
(Planning Council) Commission

**Action Text:** A motion was made by Mrs. Morgan, seconded by Mr. Broadwell, that this agenda item be Forwarded to the Planning Commission, on the agenda for 10/4/2017. The motion carried by voice vote.

**Notes:** Mrs. Morgan said staff made some small comments on landscaping. They met all of our comments.

Mr. Feltman said we sent out comments. I don't remember if they resubmitted back in, but our comments were pretty minor. You've got more issues than we do with all your setbacks and

everything.

Mr. Sieben said you just had a couple of comments with the landscaping.

Mrs. Morgan said just a few additional landscaping comments.

Mr. Sieben said I believe they were burning the house soon and working with the Fire Department.

Mrs. Morgan said this is going October 4th to Planning Commission. I do make a motion to move this forward to the Planning Commission meeting on October 4th. Mr. Broadwell seconded the motion. The motion carried unanimously.

2	Planning Commission	10/04/2017	Forwarded	Planning & Development Committee	10/12/2017	Pass
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**Action Text:** A motion was made by Mrs. Cole, seconded by Mr. Bergeron, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 10/12/2017. The motion carried.

**Notes:** Mrs. Morgan said this for a Special Use for a parking facilities, non-residential use. The proposal includes demolishing the existing house on the site and replacing it with a 52 stall parking lot for the employees. The easterly 50 feet of the property will be annexed into the city. The property is currently utilized as vacant land in unincorporated Kane County as well as an R-1 Single Family Dwelling District, which is currently being demolished. The details of the request includes a 52 stall parking lot being developed to accommodate more employee parking for ATMI Precast. The development will continue to have one driveway, so one entrance. It will just be located slightly to the west of the current location. The parking lot includes about 3 isles of parking as you can see on the plan. The landscape plan includes the addition of canopy trees, evergreen trees, and understory trees on the north and east yards to provide a buffer for the residential properties that surround it. Hedgerows will be added on the ends of the parking isles to the east and to the west to provide a buffer for headlights. Concurrently with this proposal, the Petitioner is requesting a Variance to allow an 18 foot reduction of the front yard setbacks from 30 feet to 12 feet and a 21 foot reduction of the rear yard setback from 30 feet to 9 feet. This Variance request was heard just before this meeting at ZBA and was recommended for approval by the Zoning Board of Appeals. Also concurrently with this proposal, two activities will be heard at the Planning and Development Committee. One is for the Annexation of that .18 acre lot that is vacant that is located to the east of 1023 Ridgeway. It will be annexed into the city as R-1 and will be included with this Special Use. Then there is also a Plat of Dedication for the property along 1023 Ridgeway just dedicating that right-of-way.

Mrs. Cole said I have a question. Are there any lights in this parking lot?

Mrs. Morgan said yes. Do you want the Petitioner to expand on that?

Mrs. Cole said I just thought if there weren't there maybe should be because it is a little remote if you are going to use it after dark.

The Petitioner was sworn in.

My name is Martin Jacyno with ATMI Precast. As Jill mentioned, the purpose of what we are doing is we are just trying to get the last number of our employees off of the streets in the neighborhood. The lot that we previously looked at, we are going to primarily have our office employees in that area. Actually with the building we did earlier, we had some parking for our plant employees and this lot, hopefully, will provide space for the rest of the plant employees to get them off the streets in the area.

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. Morgan said staff would recommend approval of an Ordinance granting a Special Use Permit for a Parking Facilities, Non-Residential (4170) Use on the property located at 1023 Ridgeway Avenue being north of Ridgeway Avenue and west of Elmwood Drive.

MOTION OF APPROVAL WAS MADE BY: Mrs. Cole

MOTION SECONDED Mr. Bergeron

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mr. Chambers, Mrs. Cole, 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?*

*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. Reynolds said the proposal does represent 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?*

*Mr. Bergeron said again, it moves the traffic off the street and puts it into a parking lot.*

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. Owusu-Safo said there should be no adverse effect on existing public services or facilities.*

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?*

*Mr. Chambers said by moving forward with this, it definitely maximizes the safety as well as helps with traffic flow.*

9a. *Will the special use not preclude the normal and orderly development and improvement of surrounding properties due to the saturation or concentration of similar uses in the general area?*

*Mrs. Owusu-Safo said there are no real similar facilities in the general area and it does not preclude any normal or orderly uses.*

9b. *Is the special use in all other respects in conformance to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the City Council pursuant to the recommendations of the Plan Commission?*

*Chairman Truax said I believe it is in conformance with all the applicable regulations.*

*Mrs. Morgan said this will next be heard at the Planning and Development Committee on Thursday, October 12, 2017, at 4:00 p.m. on the fifth floor of this building.*

Aye: 8 At Large Bergeron, At Large Cameron, At Large Cole, At Large Pilmer,  
Aurora Twnshp Representative Reynolds, At Large Anderson, Fox Valley  
Park District Representative Chambers and At Large Owusu-Safo

3 Planning & Development 10/12/2017  
Committee

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