



City of Aurora

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

Legistar History Report

File Number: 18-0241

File ID: 18-0241	Type: Petition	Status: Draft
Version: 4	General Ledger #:	In Control: Planning & Development Committee
File Name: Aurora University / 1424 Southlawn Place / Special Use / Planned Development		File Created: 03/13/2018
		Final Action:

Title: An Ordinance Ordinance Establishing a Special Use Planned Development at 1424 Southlawn Place, to be incorporated under the existing Aurora University Plan Description approved by Ordinance No. O12-007 on February 28, 2012 (Aurora University - 18-0241 / AU20/3-18.032-Su/PD - TV - Ward 4) (PUBLIC HEARING)

Notes:

Agenda Date: 06/14/2018

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Legal Description.pdf, Exhibit "B" Plan Description Reference.pdf, Property Research Sheet - ID 29899 - 2018-02-01 - 2018.032.pdf, Land Use Petition and Supporting Documents - 2018-03-12 - 2018.032.pdf, Plat of Survey - 2018-03-12 - 2018.032.pdf, Legistar History Report - 2018.032.pdf

Enactment Number:

Planning Case #: AU20/3-18.032-Su/PD

Hearing Date:

Drafter: tvacek@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	03/20/2018	Forward to Planning Council	Planning Council	03/22/2018		
	Action Text:	This Petition was Forward to Planning Council to the DST Staff Council (Planning Council)					
1	Planning Council	03/27/2018					
	Notes:	<i>Mrs. Vacek said this is going to go to Planning Commission on April 18th, so I will be voting it out in the next couple of weeks.</i>					
1	Planning Council	04/03/2018	Forwarded	Planning Commission	04/18/2018		Pass
	Action Text:	A motion was made by Mrs. Vacek, seconded by Mrs. Morgan, that this agenda item be Forwarded to the Planning Commission, on the agenda for 4/18/2018. The motion carried by voice vote.					

Notes: *Mrs. Vacek said this is for Aurora University. I make a motion to vote this out. This is just incorporating this property into the Aurora University Plan Description, so I make a motion to vote this out. Mrs. Morgan seconded the motion. The motion carried unanimously.*

2	Planning Commission	04/18/2018	Forwarded	Planning & Development Committee	06/14/2018	Pass
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Action Text: A motion was made by Mr. Chambers, seconded by Mrs. Anderson, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 6/14/2018. The motion carried.

Notes: *Mrs. Vacek said the subject property is zoned R-1 One Family Dwelling District zoning and was recently purchased by Aurora University. The property is included in the Expansion Area #2 of the Aurora University Master Plan. The University now owns all the properties except one property in Expansion Area #2. The Petitioner is requesting a Special Use to incorporate the property at 1424 Southlawn Place into the existing Aurora University Special Use Planned Development, which again was approved in 2012. The University is allowed to use the homes in the Expansion Area #2 for educational services, non-traditional classrooms, studios, graduate student housing, faculty housing and rental housing. With that I will turn it over to the Petitioner.*

Good evening, Bruce Goldsmith again, from the Dykema law firm representing Aurora University. With me is Carmella Moran, Vice President of Administration. The one thing I should add to the comment on both of these matters is that the University, with rare exception, is allowed to actually demolish homes and to put them into redevelopment, which is part of the Master Plan that was approved in 2012. This is one of two homes on Southlawn, the remaining homes in Expansion Area #2 that you didn't already deal with previously. The one home left is to the west of this home, as you'll see on the overhead. As was anticipated when we had these two expansion areas approved, as houses became available for sale we purchased those houses and we are incorporating them into the overall plan for the University's expansion. I'd be happy to answer any questions.

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 establishing a Special Use Planned Development at 1424 Southlawn Place to be incorporated under the existing Aurora University Plan Description approved by Ordinance O12-007 on February 28, 2012.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mrs. Anderson

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mr. Chambers, Mrs. Cole, Mr. Divine, Mrs. Duncan, Mrs. Head, 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 found 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 yes. 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 for 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?

Mrs. Anderson said there should be no change in the pattern and have no adverse effect upon the traffic pattern and volume.

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?

Mr. Chambers said this should have no adverse effect upon existing public service 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?

Mrs. Owusu-Safo said these measures are already in place and there should be no impact due to the Special Use request.

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?

Mr. Cameron said there should be no change.

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 on conformance in all other respects.

Aye: 11 At Large Bergeron, At Large Cameron, At Large Cole, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Anderson, Fox Metro Representative Divine, SD 204 Representative Duncan, Fox Valley Park District Representative Chambers, At Large Owusu-Safo and SD 129 Representative Head

4	Planning Commission	06/06/2018	Forwarded	Planning & Development Committee	06/14/2018	Pass
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Action Text: A motion was made by Mrs. Head, seconded by Mrs. Cole, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 6/14/2018. The motion carried.

Notes: 13 CHAIRWOMAN TRUAX: Our next item is an

14 Ordinance Establishing a Special Use Planned

15 Development at 1424 Southlawn Place, to be

16 incorporated under the existing Aurora University

17 Plan Description approved by Ordinance No. O12-007

18 on February 28, 2012. Aurora University in Ward 4.

19 This is also a public hearing.

20 MS. VACEK: Again, ask for a motion to include

21 *the minutes from April 18th.*

22 *CHAIRWOMAN TRUAX: Yes, we can.*

23 *Can we have a motion to include those*

24 *minutes?*

17

1 *COMMISSIONER COLE: I move that we include the*

2 *minutes from April 18th into this hearing.*

3 *COMMISSIONER ANDERSON: Second.*

4 *CHAIRWOMAN TRUAX: Okay. Would you call the*

5 *roll, please.*

6 *MS. JACKSON: Mrs. Anderson.*

7 *COMMISSIONER ANDERSON: Yes.*

8 *MS. JACKSON: Mr. Cameron.*

9 *COMMISSIONER CAMERON: Yes.*

10 *MS. JACKSON: Mrs. Cole.*

11 *COMMISSIONER COLE: Yes.*

12 *MS. JACKSON: Mr. Divine.*

13 *COMMISSIONER DIVINE: Yes.*

14 *MS. JACKSON: Mrs. Head.*

15 *COMMISSIONER HEAD: Yes.*

16 *MS. JACKSON: Mr. Pilmer.*

17 *COMMISSIONER PILMER: Yes.*

18 *MS. VACEK: The petitioner is requesting a*

19 *Special Use to incorporate the property at*

20 *1424 Southlawn Place into the existing Aurora*

21 *University Special Use Planned Development which was*

22 *approved in February 28th of 2012.*

23 *The University is allowed to use this*

24 *home. It would fall under the Expansion Area No. 2*

1 for educational services, offices, nontraditional
2 classrooms, studios, graduate student housing,
3 faculty housing, or rental housing.

4 With that, I'll turn it over to the
5 petitioner unless you have any other questions for
6 me.

7 CHAIRWOMAN TRUAX: Questions for staff?

8 Mr. Goldsmith?

9 MR. GOLDSMITH: I think I actually didn't
10 introduce myself, which I apologize.

11 I'm lackadaisical.

12 Well, technically, you heard me on
13 April 18th, so it wouldn't be necessary to
14 reintroduce myself.

15 I do still disagree that once we get
16 this approved, we have a full range of uses, but it
17 won't matter after you have the third matter to
18 consider it anyway. I think that the whole point of
19 special use is to allow us to do all of these
20 things.

21 So this is one of the last two homes
22 on Southlawn and we're just bringing it in. This is
23 part of the Expansion Area No. 2 and it's already
24 part of the master plan. The area is part of the

1 master plan, now we're just bringing it in because
2 we've acquired it.

3 I'm happy to answer any questions.

4 CHAIRWOMAN TRUAX: I guess there are none.

5 Thank you.

6 This is a public hearing, so if those
7 who want -- wish to address us with a question or a
8 comment, this is your opportunity to do so.

9 Seeing that no one came forward, I'm
10 going to close the public hearing and ask the staff
11 for their recommendation.

12 MS. VACEK: Staff would recommend approval of
13 the Ordinance establishing a Special Use Planned
14 Development at 1424 Southlawn Place, to be
15 incorporated under the existing Aurora University
16 Plan Description approved by Ordinance No. O12-007
17 on February 28, 2012.

18 CHAIRWOMAN TRUAX: Okay. You've heard the
19 staff recommendation.

20 What's the wish of the Commission?

21 COMMISSIONER HEAD: Move for approval.

22 CHAIRWOMAN TRUAX: Is there a second?

23 COMMISSIONER COLE: Second.

24 CHAIRWOMAN TRUAX: Would you call the roll,

20

1 please.

2 MS. JACKSON: Mrs. Anderson.

3 COMMISSIONER ANDERSON: Yes.

4 MS. JACKSON: Mr. Cameron.

5 COMMISSIONER CAMERON: Yes.

6 MS. JACKSON: Mrs. Cole.

7 COMMISSIONER COLE: Yes.

8 MS. JACKSON: Mr. Divine.

9 COMMISSIONER DIVINE: Yes.

10 MS. JACKSON: Mr. Pilmer.

11 COMMISSIONER PILMER: Yes.

12 COMMISSIONER HEAD: Mrs. Head?

13 MS. JACKSON: Mrs. Head.

14 Sorry.

15 COMMISSIONER HEAD: Yes.

16 CHAIRWOMAN TRUAX: The motion carries.

17 We need to do the findings of fact.

18 Is the proposal in accordance with

19 all applicable official physical development

20 policies and other related official plans and

21 policies of the City of Aurora?

22 COMMISSIONER COLE: These are listed in the

23 staff report.

24 CHAIRWOMAN TRUAX: Does the proposal represent

21

1 the logical establishment and/or consistent

2 extension of the requested classification in

3 consideration of the existing land uses, existing

4 zoning classifications, and essential character of

5 the general area of the property in question?

6 COMMISSIONER ANDERSON: Yes, it does.

7 (No. 3 not read.)

8 CHAIRWOMAN TRUAX: Will the proposal maintain a

9 compatible relationship with the traffic pattern and

10 traffic volume of adjacent streets and not have an

11 adverse effect upon traffic or pedestrian movement

12 and safety in the general area of the property in
13 question?
14 COMMISSIONER HEAD: There should be no adverse
15 effect.
16 CHAIRWOMAN TRUAX: Will the proposal allow for
17 the provision of adequate public services and
18 facilities to the property in question and have no
19 adverse effect upon existing public services and
20 facilities?
21 COMMISSIONER COLE: I believe these public
22 services are already in place.
23 CHAIRWOMAN TRUAX: Does the proposal take
24 adequate measures or will they be taken to provide

22

1 ingress and egress so designed as to maximize
2 pedestrian and vehicular circulation ease and
3 safety, minimize traffic congestion, and not
4 substantially increase the congestion in the public
5 streets?
6 COMMISSIONER COLE: There should really be
7 little change in the amount of traffic.
8 CHAIRWOMAN TRUAX: Will the special use not
9 preclude the normal and orderly development and
10 improvement of surrounding properties due to the
11 saturation or concentration of similar uses in the
12 general area?
13 I don't believe that's an issue with
14 this current -- the current usage.
15 Is the special use in all other

16 respects in conformance to the applicable
17 regulations of the district in which it is located,
18 except as such regulations may in each instance be
19 modified by the City Council pursuant to the
20 recommendations of the Plan Commission?

21 COMMISSIONER COLE: I believe they are.

22 CHAIRWOMAN TRUAX: Okay. Those are the
23 findings of fact.

24 COMMISSIONER CAMERON: Did you do 9?

23

1 CHAIRWOMAN TRUAX: I did 9.

2 COMMISSIONER ANDERSON: That was 9.

3 CHAIRWOMAN TRUAX: It was 9, a and b.

4 COMMISSIONER CAMERON: Oh, was it?

5 MS. VACEK: This will be next heard at the

6 Planning and Development Committee here at City Hall

7 on June 14th, 5th Floor conference room at 4:00 p.m.

8 CHAIRWOMAN TRUAX: Okay. Thank you.

Aye: 6 At Large Cameron, At Large Cole, At Large Pilmer, At Large Anderson,
Fox Metro Representative Divine and SD 129 Representative Head
