



City of Aurora

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

Legistar History Report

File Number: 16-01115

File ID: 16-01115

Type: Petition

Status: Draft

Version: 2

General Ledger #:

In Control: Planning & Development Committee

File Created: 11/22/2016

File Name: Anthony Salerno, Sr. Trust / 285 NE Industrial Drive / Rezoning and Special Use PD

Final Action:

Title: An Ordinance Establishing a Special Use Planned Development, Approving the Salerno Plan Description and Amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, to an underlying zoning of M-1 Manufacturing - Limited for the property located at 285 NE Industrial Drive being north of Sullivan Road, west of Industrial Drive and south of Mettel Road (Anthony Salerno, Sr. Trust - 16-01115 / AU10/2-16.155-Rz/Su/PD - TV - Ward 1) (PUBLIC HEARING)

Notes:

Agenda Date: 01/26/2017

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Legal Description - 2016-12-09 - 2016.155.pdf, Exhibit "B" Plan Description 2016-01-12 - 2016.155.pdf, Property Research Sheet 234 - 2016-08-22 - 2016.155.pdf, Property Research Sheet 234 - 2016-08-24 - 2016.155.pdf, Land Use Petition and Supporting Documents - 2016-11-22 - 2016.155.pdf, Legistar History Report - 2017-01-16 - 2016.155.pdf, Findings of Facts.pdf

Enactment Number:

Planning Case #: AU10/2-16.155-Rz/Su/PD

Hearing Date:

Drafter: tvacek@aurora-il.org

Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Committee of the Whole	12/06/2016	Forwarded to the Planning Commission	DST Staff Council (Planning Council)	12/13/2016		
Action Text: This Petition was Forwarded to the Planning Commission to the DST Staff Council (Planning Council)							
1	DST Staff Council (Planning Council)	12/13/2016					

Notes: *Representatives Present: Tony Salerno, Jr. and Michael Salerno*

My name is Tony Salerno, Jr.

I'm Michael Salerno.

Mrs. Vacek said so it is actually the 2 properties, north and south property. This one is zoned R-1 so we are just having them come in and rezone it to the M-1 as a Special Use. We are rezoning it and getting it into compliance with what you guys are using it for.

Mr. Wiet said M-1 is what's on the north piece.

Mr. Tony Salerno, Jr. said the R-1 was the bottom and they just wanted it changed.

Mr. Sieben said we actually rezoned ComEd a couple of years ago, the same thing. That way there are no conflicts with different industrial development with setbacks to residential zoned property.

Mr. Tony Salerno, Jr. said we didn't know. It has been that way for 27 years.

Mr. Sieben said we find stuff once in a while.

Mrs. Vacek said we do. We just wanted to get in and get it rezoned and everything. This will be set for the January 18th Planning Commission.

Mr. Sieben said do you guys use it for mostly Windy City Amusements?

Mr. Tony Salerno, Jr. said yes, just storage and stuff. That's pretty much all it is. It is a lot of land there. We don't use it for anything. The back part we really don't use that much. In the summertime we are pretty much gone all summer anyway.

Mr. Sieben said I know you guys came in with your contractor a month or two ago looking at maybe doing an addition, so this would obviously facilitate if you want to do any addition or new building in the future. That would be allowable then.

Mr. Tony Salerno, Jr. said who is our Alderman for Ward 1 there?

Mr. Sieben said that would be Alderman Tina Bohman.

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|---|---|--|-----------|--|------------|------|
| 1 | DST Staff Council
(Planning Council) | 12/20/2016 | | | | |
| | Notes: | <i>Mrs. Vacek said this is tentatively set for the January 18th Planning Commission, so we will be getting notices out.</i> | | | | |
| 1 | DST Staff Council
(Planning Council) | 01/03/2017 | | | | |
| | Notes: | <i>Mrs. Vacek said everything has been sent out. This is going to the January 18th Planning Commission.</i> | | | | |
| 1 | DST Staff Council
(Planning Council) | 01/10/2017 | Forwarded | Planning
Commission | 01/18/2017 | Pass |
| | Action Text: | A motion was made by Mrs. Vacek, seconded by Ms. Phifer, that this agenda item be Forwarded to the Planning Commission, on the agenda for 1/18/2017. The motion carried by voice vote. | | | | |
| | Notes: | <i>Mrs. Vacek said I am actually moving this forward to the Planning Commission for next week on January 18th, so I do make a motion to move this forward. Ms. Phifer seconded the motion. The motion carried unanimously.</i> | | | | |
| 2 | Planning Commission | 01/18/2017 | Forwarded | Planning &
Development
Committee | 01/26/2017 | Pass |
| | Action Text: | A motion was made by Mrs. Anderson, seconded by Mrs. Cole, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 1/26/2017. The motion carried. | | | | |
| | Notes: | <i>Mrs. Vacek said the subject property is located at 285 NE Industrial Drive. The Petitioner is requesting to establish a Special Use Planned Development and change the underlying zoning from R-1 on a portion of the property to M-1 Manufacturing to bring the property into zoning compliance. The details of the Special Use Planned Development include one modification to the standard regulations, which would prohibit a dwelling unit for a caretaker or a watchman. Really it is a pretty simple request. What</i> | | | | |

they are actually doing is requesting the Special Use and the Rezoning to really bring this property into compliance. Right now a portion of it is zoned R-1. They are using it for industrial. The Comp Plan has it industrial, so this would really just be bringing it into compliance to the use. I don't believe that the Petitioner is here to night.

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 approving the Salerno Plan Description and amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, to an underlying zoning of M-1 Manufacturing for the property located at 285 NE Industrial Drive being north of Sullivan, west of Industrial Drive and south of Mettel Road.

MOTION OF APPROVAL WAS MADE BY: Mrs. Anderson

MOTION SECONDED BY: Mrs. Cole

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mr. Chambers, Mrs. Cole, Mr. Divine, Mrs. Duncan, Mr. Garcia, 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?

Mrs. Duncan said yes it does as this property is currently being used for this purpose and this aligns the use with that.

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?

Mrs. Owusu-Safo said yes. It is consistent with other uses in the general area.

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. Pilmer said it should have no change. NE Industrial Drive is a private drive and this is at the end of the drive.

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. Anderson said they are all in place currently.

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. Pilmer said this is bringing the property into the proper zoning classification and it should have no change.

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. Pilmer said this brings the zoning classification into what's in the general area and surrounding

area. This is the only R-1 surrounded by M-1 zoning classifications.

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?

Mr. Reynolds said as we've said before, the Special Use represents the highest and best use of the property.

Mrs. Vacek said this will next be heard at the Planning and Development Committee meeting on Thursday, January 26, 2017, at 4:00 p.m. in the 5th floor conference room of this building.

Aye: 11 At Large Bergeron, At Large Cameron, At Large Cole, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Anderson, At Large Divine, SD 204 Representative Duncan, SD 131 Representative Garcia, Fox Valley Park District Representative Chambers and At Large Owusu-Safo
