



City of Aurora

44 E. Downer Place
Aurora, IL 60505
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Cover Memorandum

File Number: 23-0637

Agenda Date: 8/16/2023

Version: 1

Status: Agenda Ready

In Control: Planning and Zoning Commission

File Type: Petition

TO: Planning and Zoning Commission

FROM: Jill N Morgan, Senior Planner

DATE: August 10, 2023

SUBJECT:

A Resolution Approving a Final Plan for property located at 110 Cross Street for a Restaurant/Food and Beverage Services (2500) Use and Multi-Family Dwelling (1140) Use (JH Real Estate Partners, LLC - 23-0637 / AU21/4-23.343 - CUPD/Fpn - JM - Ward 4)

PURPOSE:

The Petitioner JH Real Estate Partners, LLC is requesting approval of a Final Plan for 110 Cross Street for a Restaurant/Food and Beverage Services (2500) Use and Multi-Family Dwelling (1140) Use which includes adaptively reusing the historic building for a brewery on the first floor with residential apartments above.

BACKGROUND:

The Subject Property is currently vacant with M-1 Manufacturing - Limited zoning. The Petitioner is requesting approval of a Final Plan for 110 Cross Street for a Restaurant/Food and Beverage Services (2500) Use and Multi-Family Dwelling (1140) Use. The details of the request include a Final Plan for an approximate 46-seat brewery with 56 seats in an outdoor patio and 15 apartments above. The site will be improved with a fenced outdoor patio area on the east elevation, a new exterior staircase on the east elevation, new seeded area all along Cross Street, and a ramp in the rear for accessibility. The site will be accessed from a curb cut on Cross Street and River Street and will include a new parking lot with 13 spaces. The second building on the site, 213 S. River Street, will remain in its current use and configuration.

The building is a contributing resource to the Middle Avenue National Register Historic District. As the developer is pursuing Historic Preservation Tax Credits, the main façade had to remain mostly unchanged and the changes to the elevations still had to retain the historic character of the industrial building.

Concurrently with this proposal, the Petitioner is requesting the Establishment of a

Conditional Use Planned Development, and to change the underlying zoning district from M-1 Manufacturing - Limited District to DF Downtown Fringe. The details of the request include changing the zoning to DF Downtown Fringe, which would allow apartments above the first-story, and a Plan Description to allow the brewery on the first floor of 110 Cross Street and retain the coffee roasting business at 213 S. River Street. The Plan Description also provides other variances to address the unique nature of rehabbing historic buildings, such as parking.

DISCUSSION:

Staff has reviewed the Final Plan Resolution petition and have sent comments back to the petitioner on those submittals. The petitioner has made the requested revisions to these documents and they now meet the applicable codes and ordinances.

POLICIES AND GUIDELINES:

The Staff's Evaluation and Recommendation are based on the following Physical Development Policies:

11.1 (5) To guide and promote development to areas where public utilities, public roads and municipal services are either available or planned.

11.1 (3) To encourage new development contiguous to existing development.

12.0 To plan and provide for the growth of the city through the integration of land use patterns and functions that promotes complementary interactions between different land use components.

14.1 (3) To protect, preserve and restore the historical and architectural heritage of the City.

20.0 To insure the provision of decent housing and a quality living environment for every resident of Aurora

23.1 (7) To encourage that adaptive reuse of commercial and industrial structures to housing where such conversions are economically feasible, supportive of revitalization efforts, and consistent with the land use plan.

RECOMMENDATIONS:

Staff would recommend CONDITIONAL APPROVAL of the A Resolution Approving a Final Plan for property located at 110 Cross Street for a Restaurant/Food and Beverage Services (2500) Use and Multi-Family Dwelling (1140) Use, with the following conditions:

1. That all Engineering Staff comments are addressed prior to building permit issuance.

ATTACHMENTS:

EXHIBITS:

Exhibit "A-1" Final Plan

Exhibit "A-2" Building and Signage Elevations

Land Use Petition with Supporting Documents

Location Map

Legistar Number: 23-0637

cc: Edward T. Sieben, Zoning & Planning Director
John P. Curley, Chief Development Services Officer

CITY OF AURORA, ILLINOIS

RESOLUTION NO. _____
DATE OF PASSAGE _____

A Resolution Approving a Final Plan for property located at 110 Cross Street for a Restaurant/Food and Beverage Services (2500) Use and Multi-Family Dwelling (1140) Use (JH Real Estate Partners, LLC - 23-0637 / AU21/4-23.343 - CUPD/Fpn - JM - Ward 4)

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, by petition dated July 7, 2023, JH Real Estate Partners, LLC filed with the City of Aurora a petition requesting approval of a Final Plan for 110 Cross Street for a Restaurant/Food and Beverage Services (2500) Use and Multi-Family Dwelling (1140) Use and related required documents as attached hereto as Exhibits "A-1" through Exhibit "A-2"; and

WHEREAS, the Planning and Zoning Commission conducted a hearing on August 16, 2023, reviewed the petition and recommended CONDITIONAL APPROVAL of said petition; and

WHEREAS, on August 23, 2023, the Building, Zoning and Economic Development Committee of the Aurora City Council reviewed said Final Plan and the before mentioned recommendations and recommended CONDITIONAL APPROVAL of said petition; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Aurora, Illinois, finds as facts all of the preamble recitals of this Resolution and hereby grants CONDITIONAL APPROVAL of said Final Plan with the following conditions:

1. That all Engineering Staff comments are addressed prior to building permit issuance.

BE IT FURTHER RESOLVED that the City Council of the City of Aurora hereby adopts the Final Plan and related required documents, as attached hereto as Exhibit "A-1" Final Plan and Exhibit "A-2" Building and Signage Elevations, along with any easement dedications deemed necessary by the Aurora City Engineer..