

# Proposed Modifications to Development Processes and Procedures

# Overview of Review Process

- Reviewed existing city processes.
- Reviewed surrounding municipalities processes.
- Evaluated Aurora's current processes and drafted recommendations on potential improvements. Two specific areas of focus:
  - Timelines
  - Meetings
- Review proposed changes with City Council (RAP and BZE).
- Prepare text amendments per Council direction.
- Adoption of new processes following Council approval.

# Overview of Proposed Changes

1. Combined the Zoning Board of Appeals and Plan Commission
2. Proposed elimination of Planning Council (replaced with DST)
3. Remove Requests and Referrals step (replaced with Aldermanic notification)

*The goal is to improve the process by consolidating where appropriate and leveraging technology to improve communication between staff, the development community and the Aldermen.*

# Text Amendment Changes to Aurora Zoning Ordinance (Chapter 49)

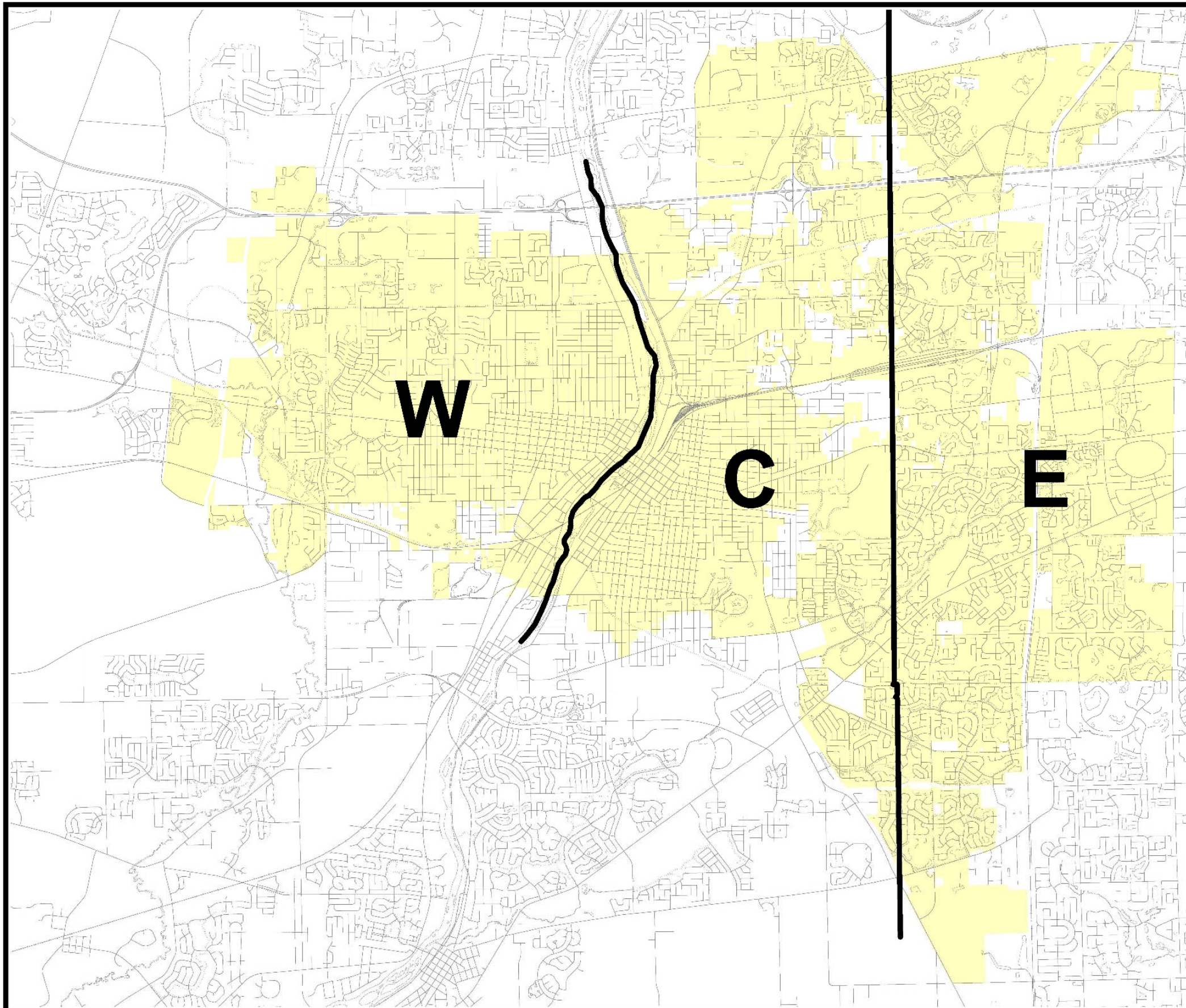
- Codifying the Aurora Zoning Ordinance into the Code of Ordinances. The Aurora Zoning Ordinance is currently **Chapter 49** of the Code of Ordinances, however, has always been shown as Appendix A.
  - Updating numbering to match Code of Ordinances
  - Removal of process and procedures into Chapter 34
  - Renaming *Special Use* to *Conditional Use*
  - General Clean Up of language, definitions, and other miscellaneous items

# Text Amendment Changes to Chapter 34

- Creating a separate **Chapter 34** of the Code for Zoning Administration including the development processes for the Zoning Ordinance
  - Make it more transparent
  - Allow flexibility of future changes to the procedures without impacting aspect of the Zoning Ordinance dealing with property rights
  - Planning and Zoning Commission composition
  - Process modifications

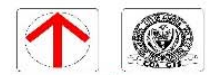
# Planning and Zoning Composition

- Current Planning and Zoning composition:
  - 13 members composed of 7 taxing bodies and 6 at-large members
- Proposed Planning and Zoning composition:
  - 9 members all composed of at-large members
- Reduction of members through attrition with expiring terms
- Proposed equal geographic distribution
  - Minimum of 2 members, maximum of 4 members



- Legend**
- geo\_represent\_line
  - Centerlines
  - Paths
  - Railroads
  - Water Features
  - City of Aurora

## Geographic Representaion



**INFORMATION TECHNOLOGY**  
DIVISION - AURORA, ILLINOIS



# Summary of Proposed Modifications

- Formally replace the Planning Council with the Development Services Team (DST) meetings.
- Final Plans (standalone) to go straight to Building, Zoning, Economic Development Committee for final approval.
- Consolidate the four types of variances with varying levels of approval:
  - Combine into Minor and Major Variance processes
  - Approval via Zoning Administrator or Planning and Zoning Commission
  - Includes notification of Ward Alderman prior to hearing
- Elimination of outdated review processes, including those that open the city to litigation.



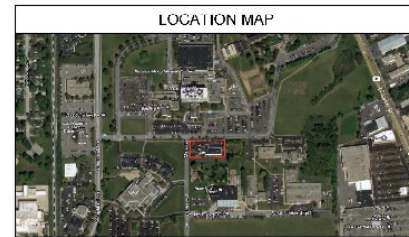
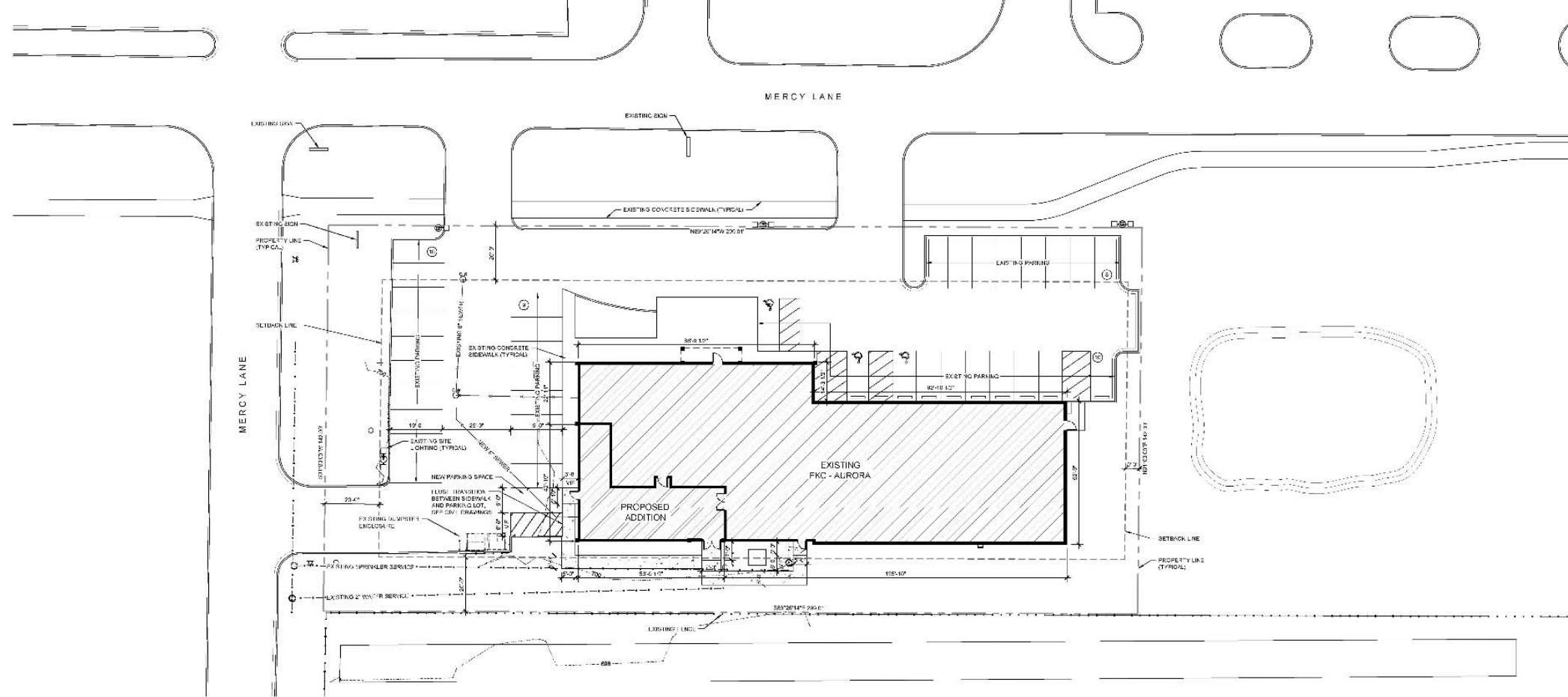
# Questions?



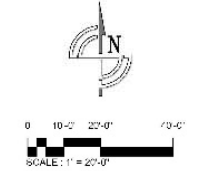




# FINAL PLAN FOR 455 MERCY LANE



Description	Units	Quantity	Value	Notes
1. Total Number of Residential Units	Units	10	10	
2. Total Number of Single-Family Units	Units	10	10	
3. Total Number of Multi-Family Units	Units	0	0	
4. Total Number of Units with Attached Garage	Units	10	10	
5. Total Number of Units with Detached Garage	Units	0	0	
6. Total Number of Units with No Garage	Units	0	0	
7. Total Number of Units with Two-Car Garage	Units	10	10	
8. Total Number of Units with One-Car Garage	Units	0	0	
9. Total Number of Units with No Garage	Units	0	0	
10. Total Number of Units with Attached Garage	Units	10	10	
11. Total Number of Units with Detached Garage	Units	0	0	
12. Total Number of Units with No Garage	Units	0	0	
13. Total Number of Units with Two-Car Garage	Units	10	10	
14. Total Number of Units with One-Car Garage	Units	0	0	
15. Total Number of Units with No Garage	Units	0	0	



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Expires: November 30, 2018



NO.	DATE	REVISION / DESCRIPTION
1		

**CKA**  
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Final Plan for:  
**FKC - Aurora (Shell)**  
455 Mercy Lane  
Aurora, Illinois 60506

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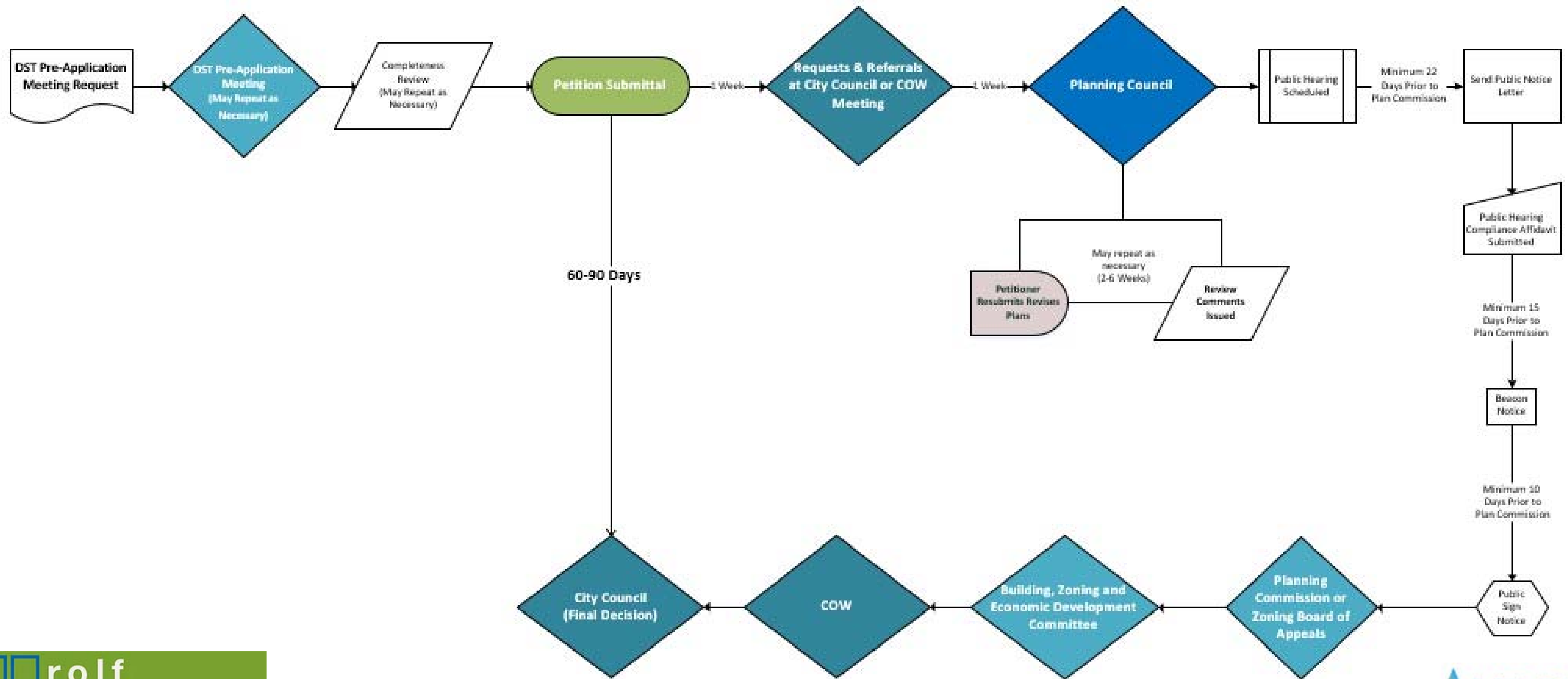
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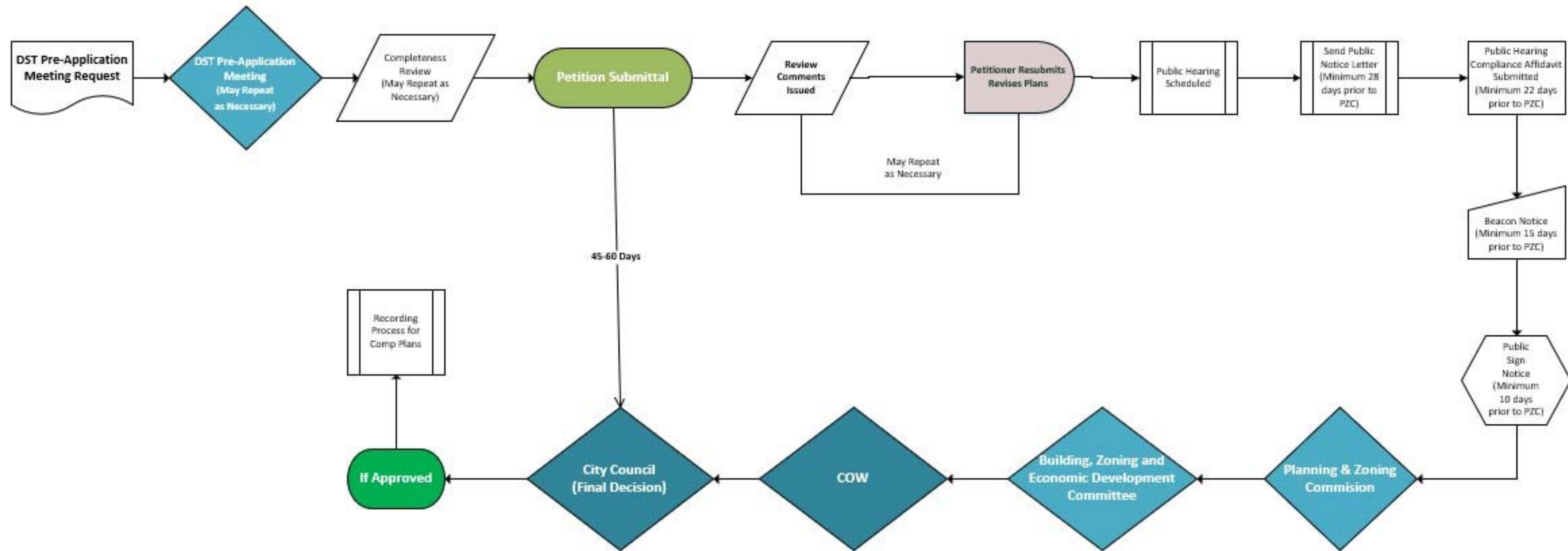
FINAL PLAN



# Existing Rezoning, Special Uses, Comprehensive Plans Review Process

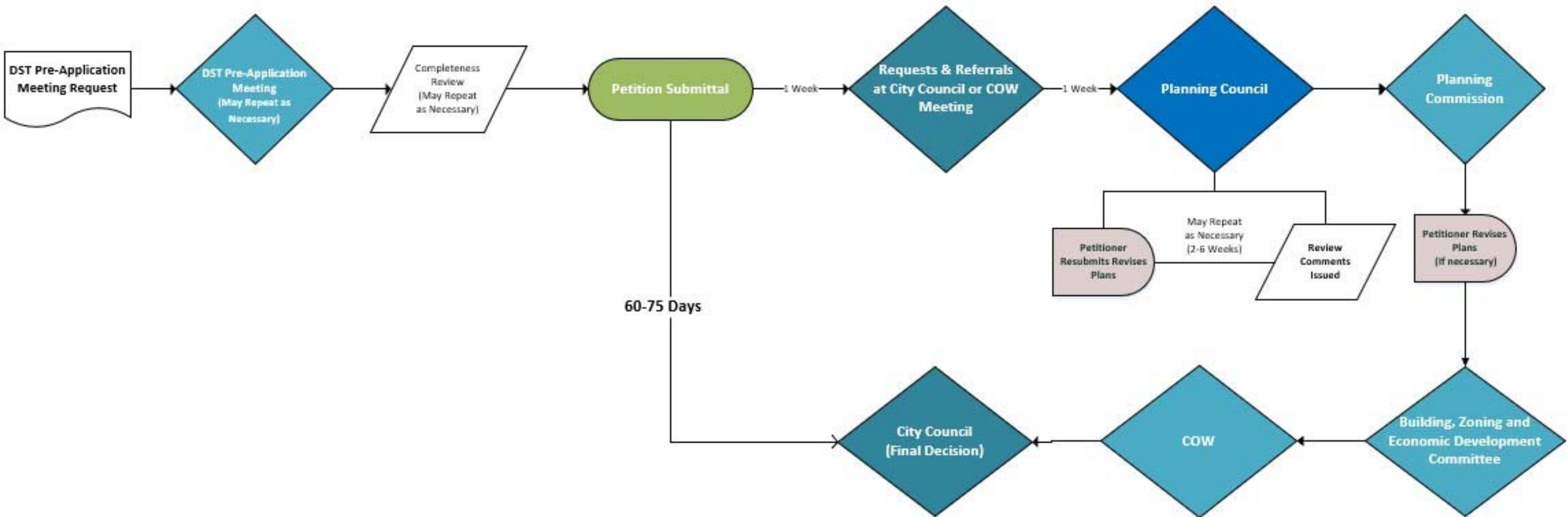


# Proposed Rezoning, Special Uses, Comprehensive Plans Review Process

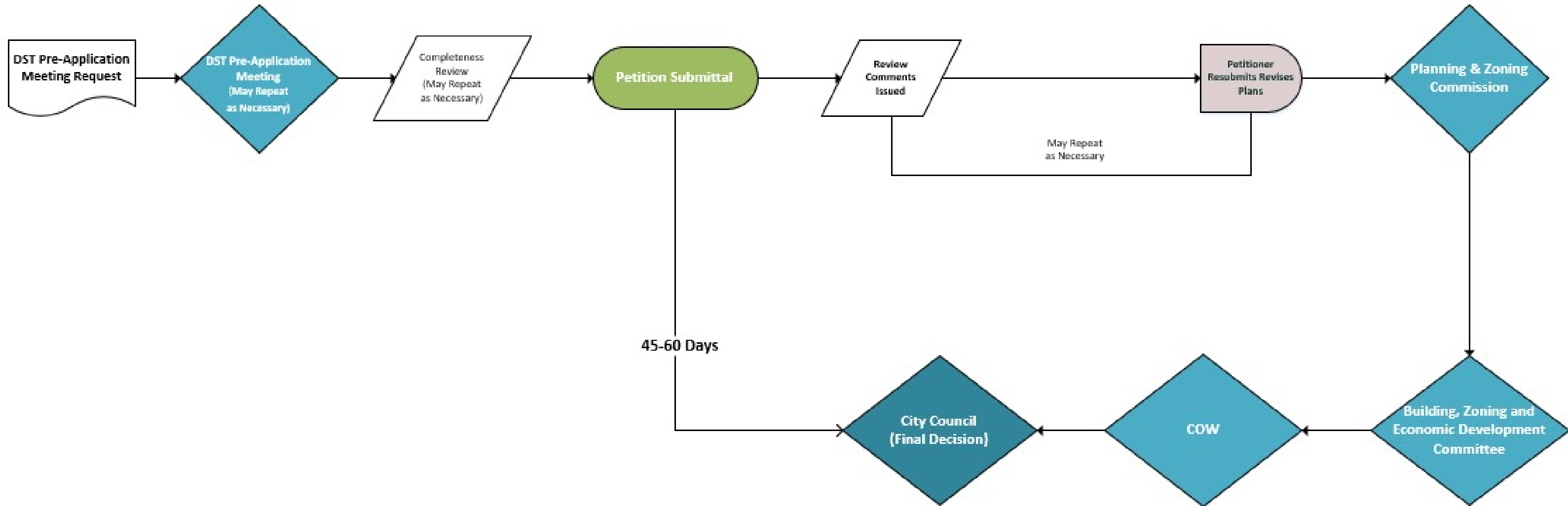




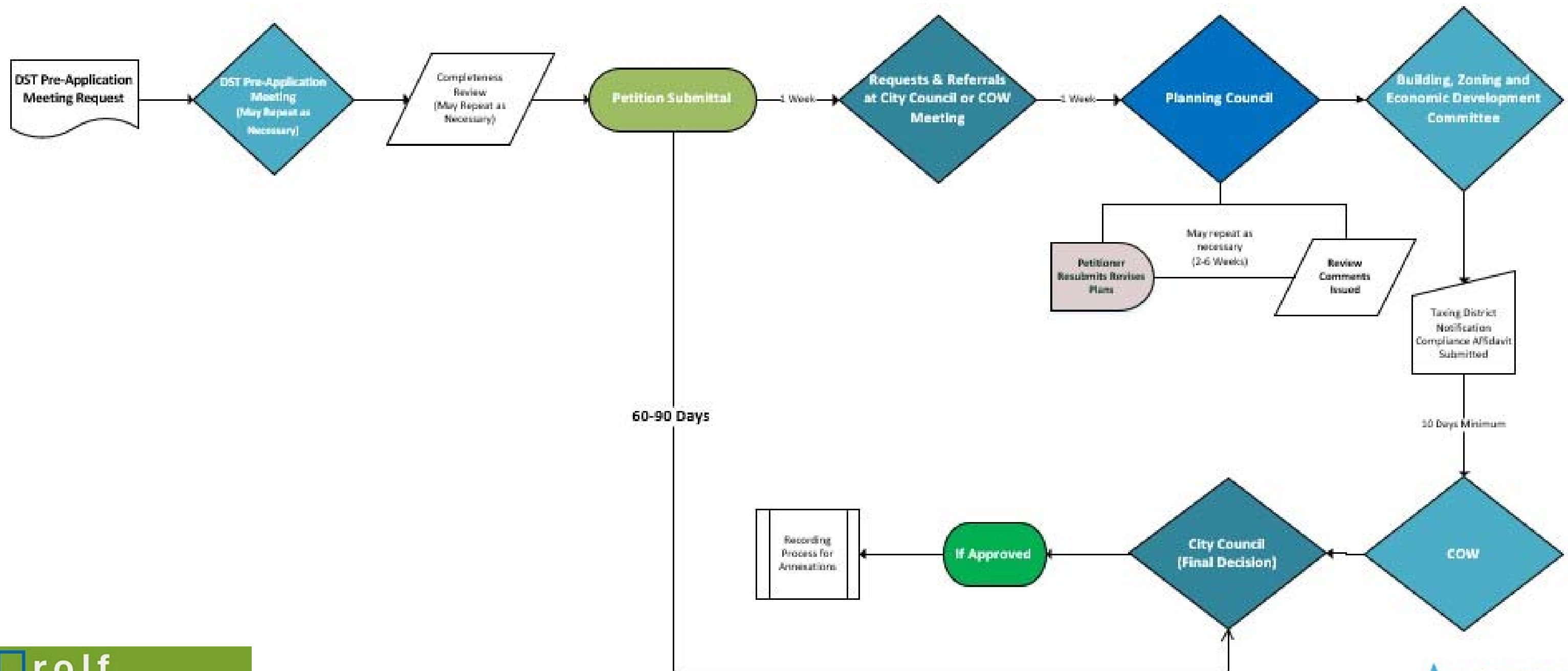
# Existing Preliminary Plans/Plats (Revisions) Review Process



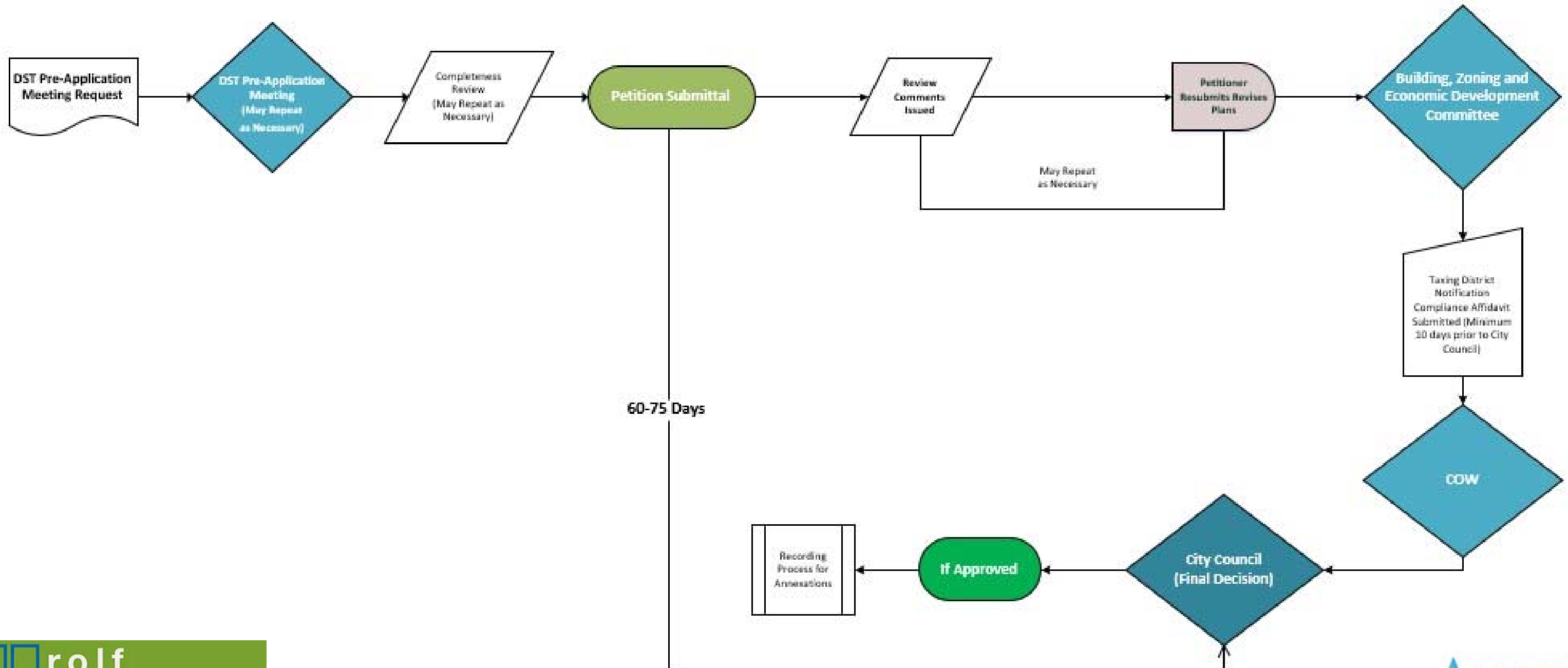
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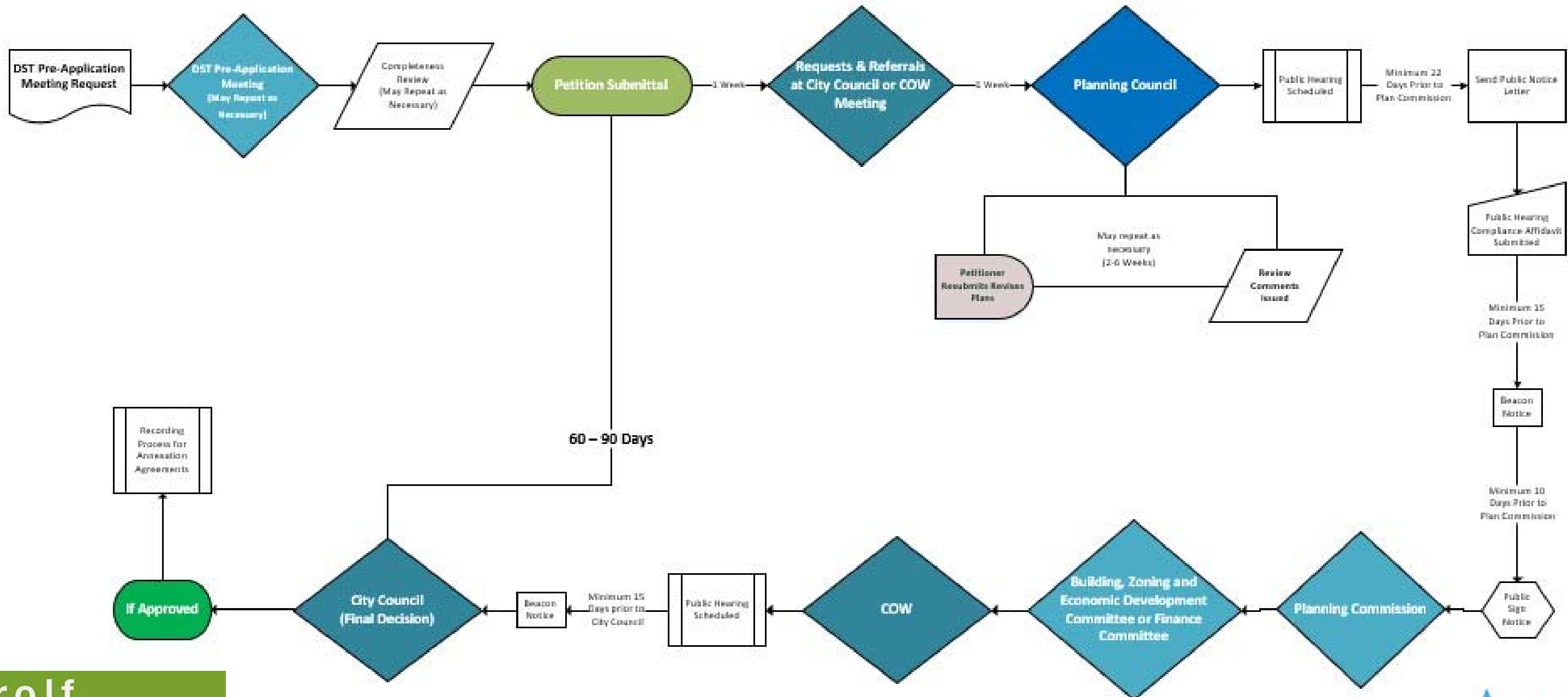
# Existing Annexations Review Process



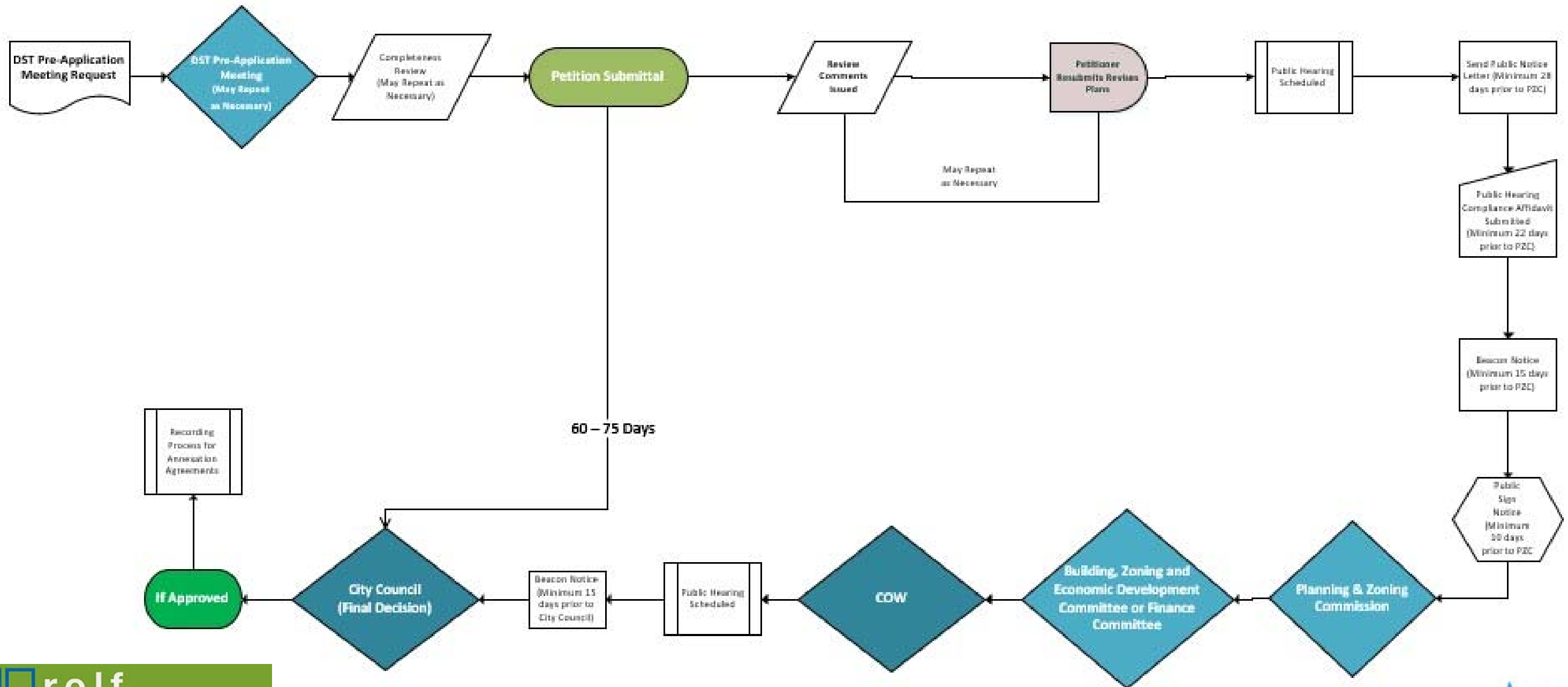
# Proposed Annexations Review Process



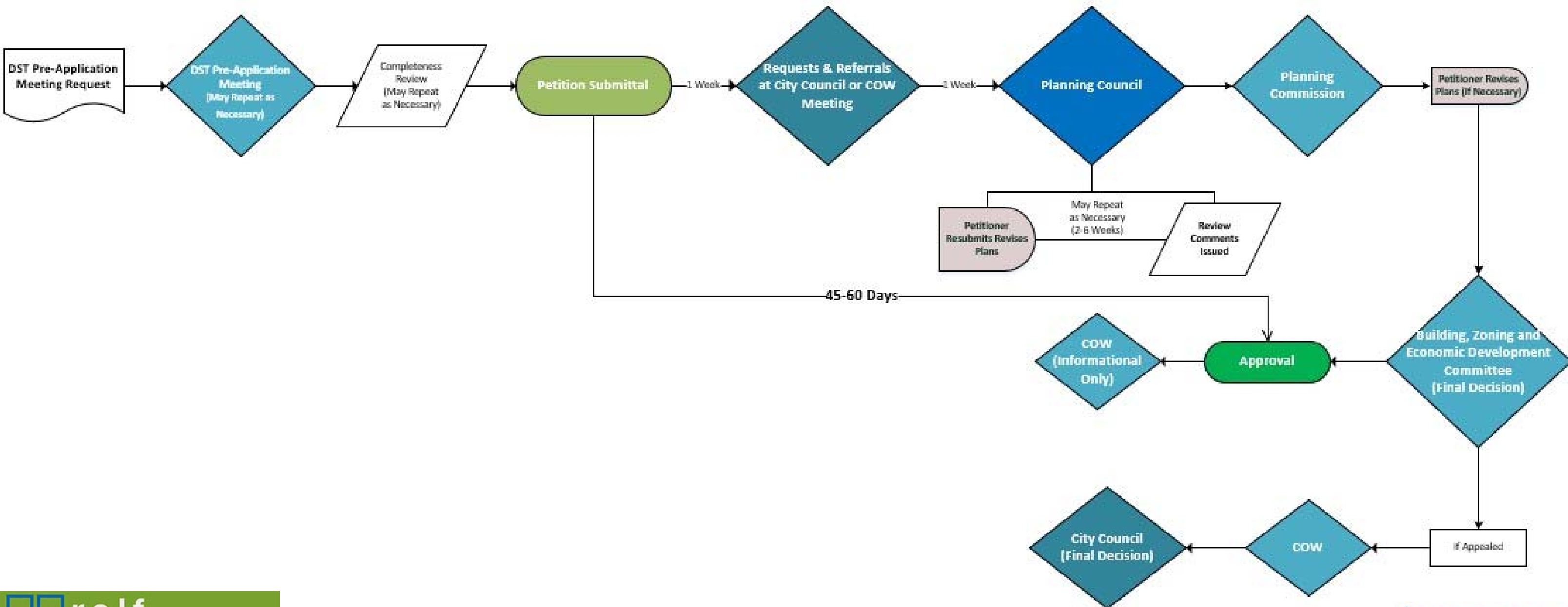
# Existing Annexation Agreements Review Process



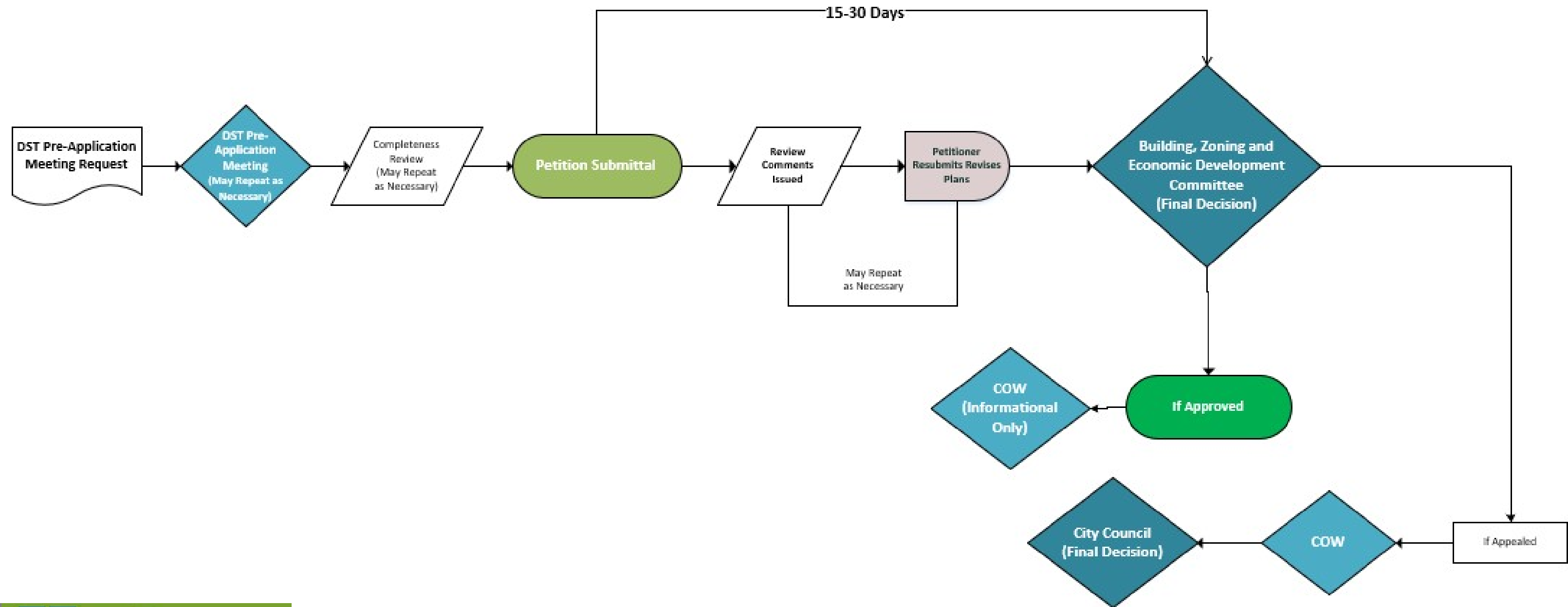
# Proposed Annexation Agreements Review Process



# Existing Final Plan Review Process

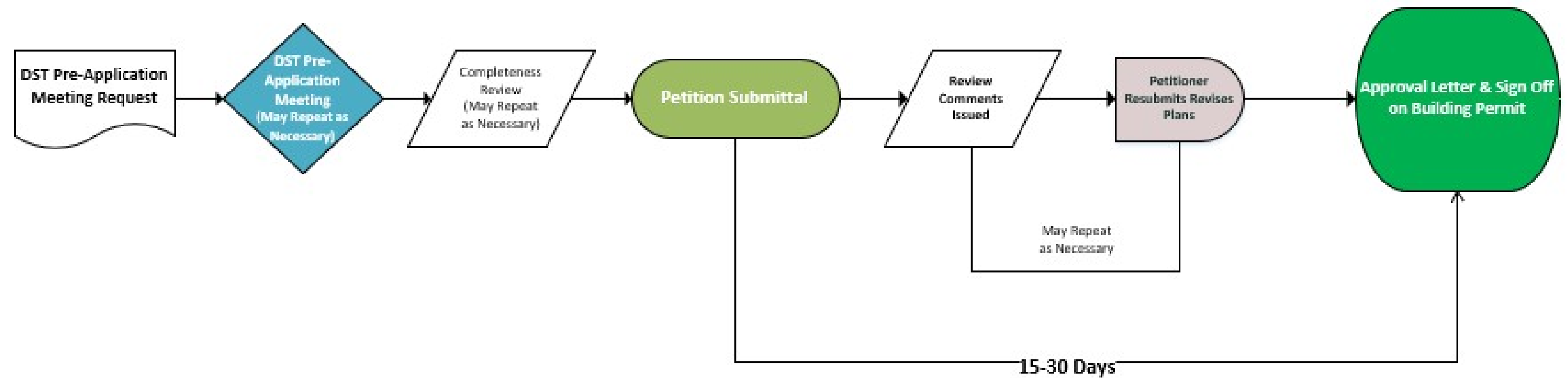


# Proposed Final Plan Review Process

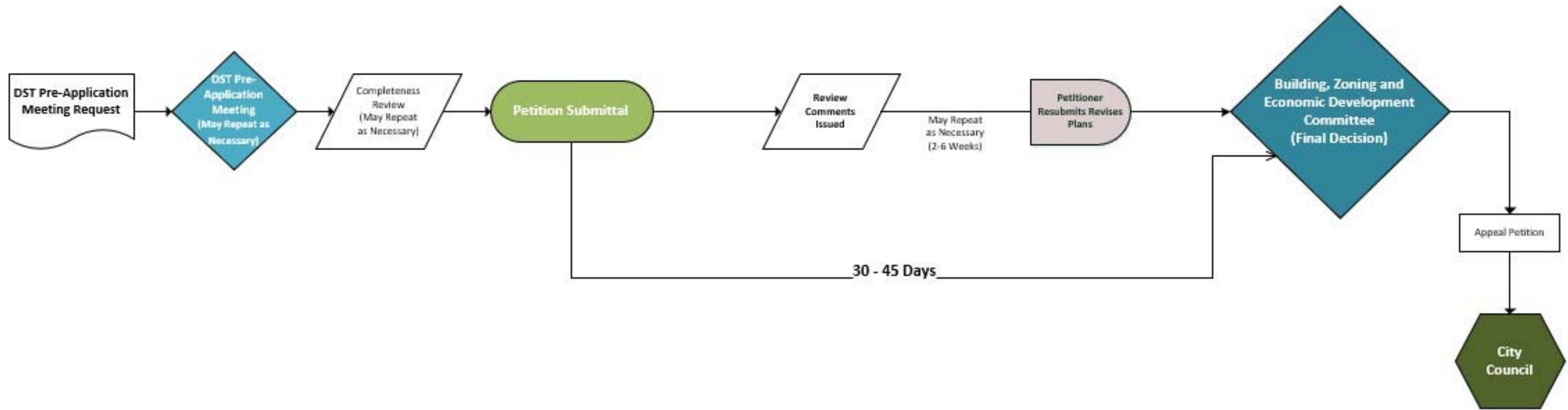




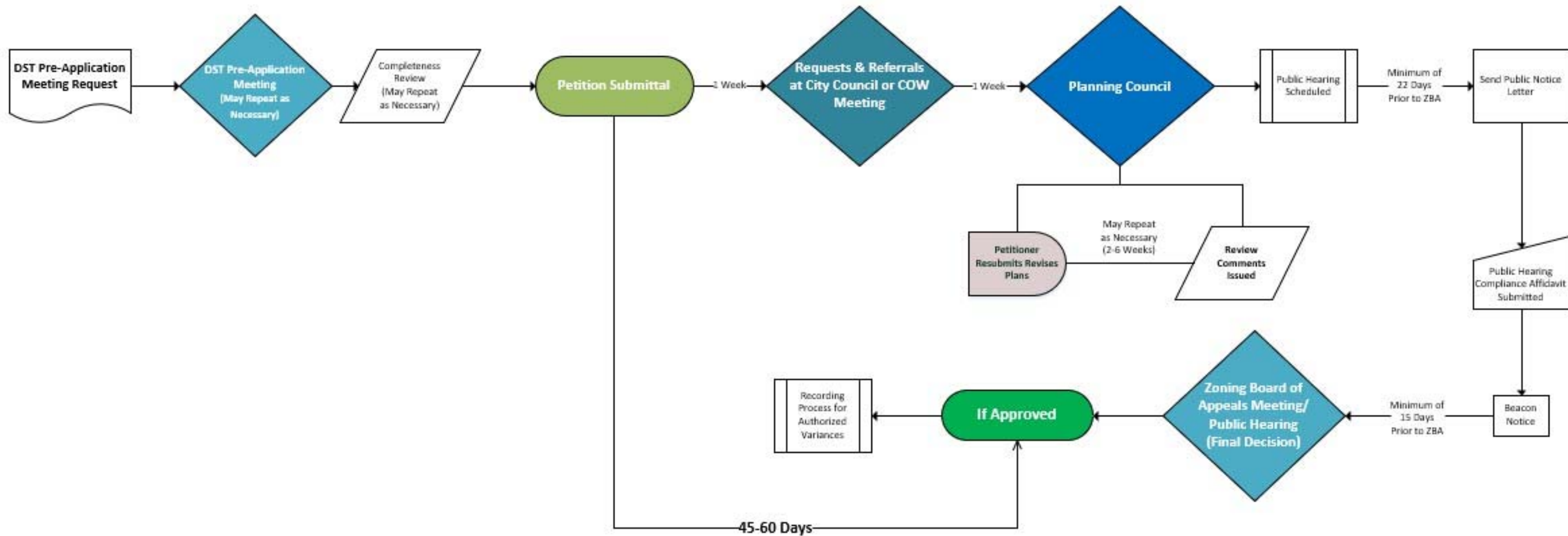
# Existing Administrative Variance Review Process (Approved by Zoning Administrator)



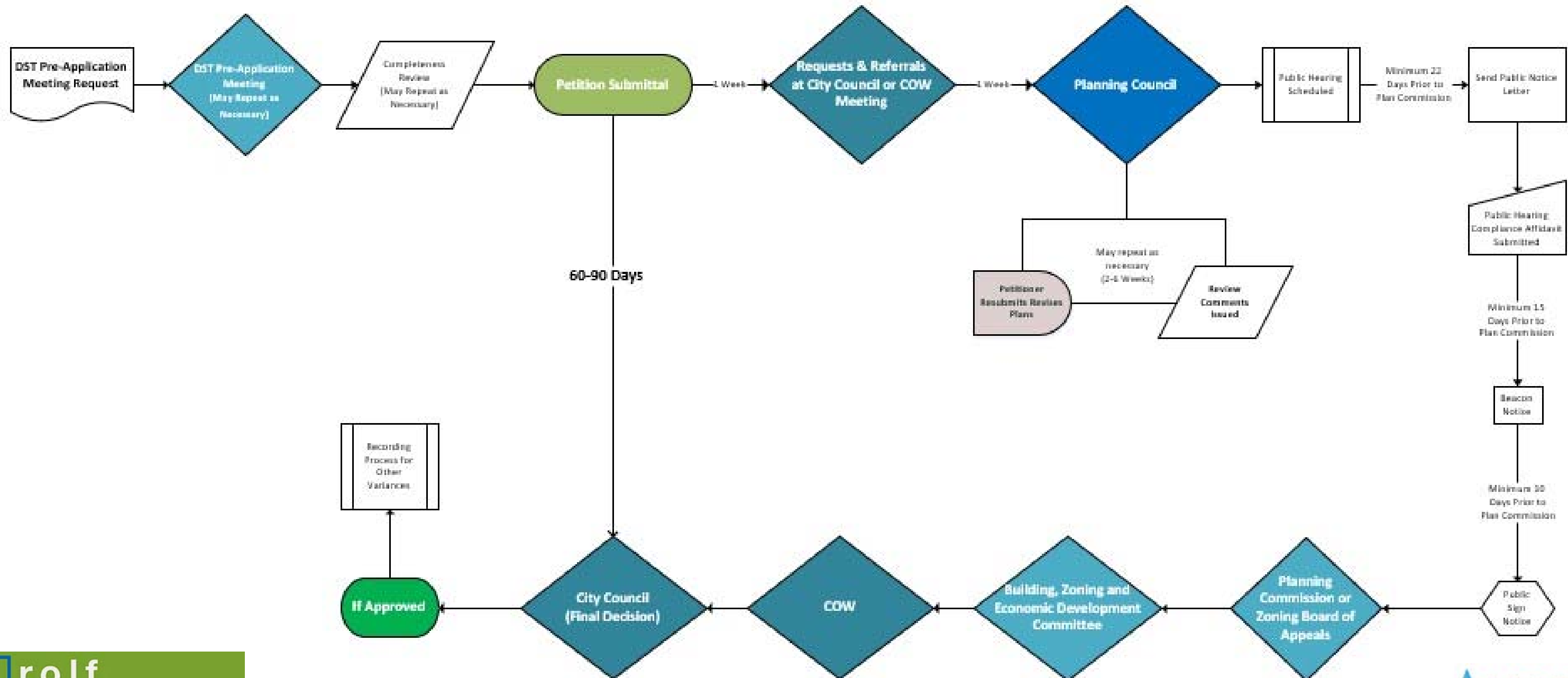
# Existing P&D Setback Variance Review Process (Approved by Building, Zoning and Economic Development Committee)



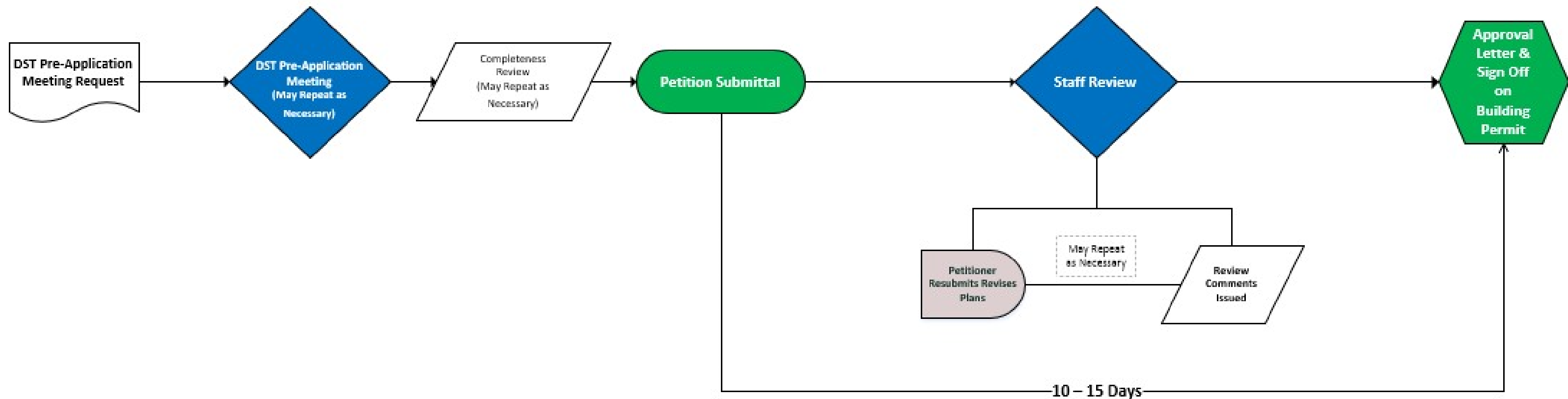
# Existing Authorized Variance Review Process (Approved by Planning and Zoning Commission)



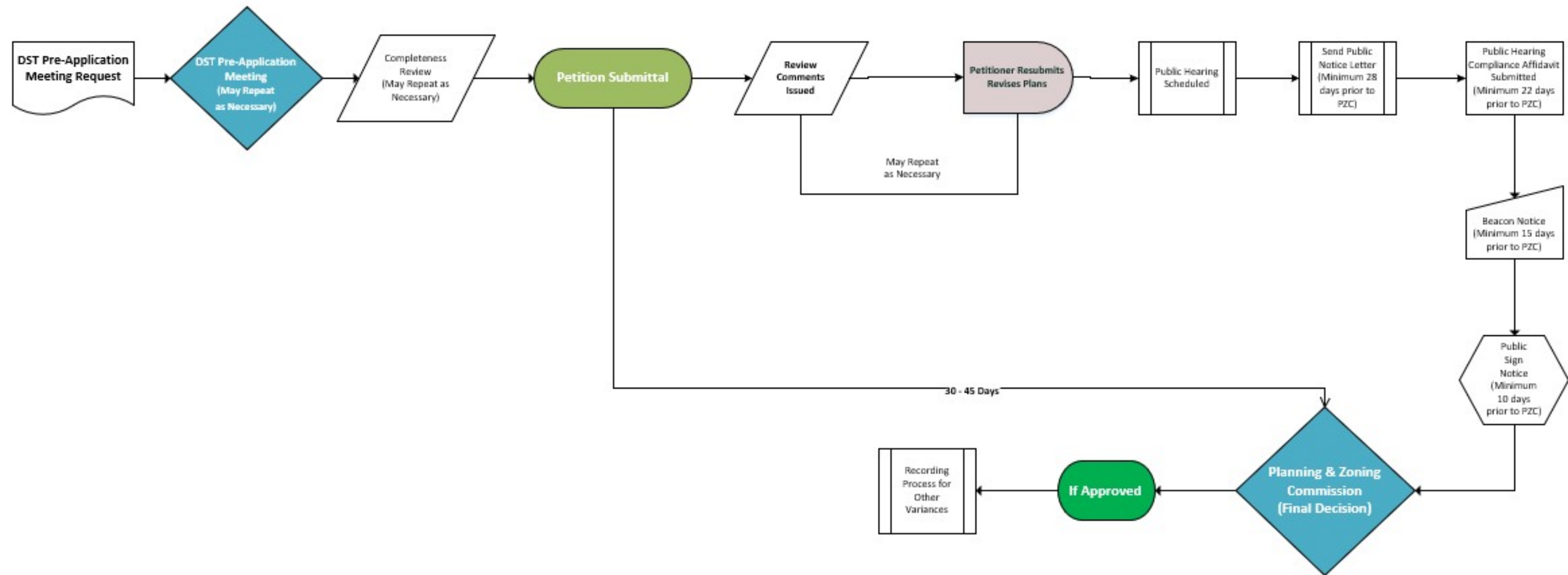
# Existing Other Variance Review Process (Approved by City Council)



# Proposed Minor Variance Review Process (Approved by Zoning Administrator)



# Proposed Major Variance Review Process (Approved by P & Z Commission)



# Reduction of Steps

- Reduce the timeline by a minimum of 2-3 weeks.
- Allow Final Plans (standalone) to go straight to Building, Zoning, Economic Development Committee for final approval.

# Consolidation of Certain Processes

- Currently Four Types of Variances with varying levels of approval.
  - Combine into Minor and Major Variance processes
  - Approval via Zoning Administrator or Planning and Zoning Commission
  - Alderman of Ward to be Notified prior to hearing



# Elimination of Certain Processes

- Elimination of Church Site Plan Review, DF Site Plan Review, RD Site Plan Review, ORI Site Plan Review
- Simplifying the processes
- Due to duplication of processes

# Renaming Special Use to Conditional Use

- Special Use implies that special rights or privileges are being granted which is not the case.
- These are “By Right Uses” provided that they meet certain conditions set forth in the Ordinance.
- Changing the name to Conditional Use better reflects the true nature.