



Development Services Team Meeting Notes

Subject: Aurora Metal Recycling / SWC, W New York St & N Highland Ave / Rezoning / CUPD

City Staff Meeting Notes

DISCLAIMER: This document is intended to summarize the discussions at the referenced Development Services Team meeting(s) and is NOT intended to represent a full review of a proposal nor do the contents supersede any codes, rules or regulations of the City of Aurora. DST meetings are offered to potential Land Use Petition applicants to answer general development related questions and to assist the attendees in completing the Land Use Petition forms accurately and completely. DST meetings are NOT intended to provide a binding indication of staff's support or final recommendations on a project which can only be accomplished after adequate review of a formal submittal.

Proposal Details:

We would like to install a fence per application #2022-02108. We could use extra parking. The taxes list this property as industrial class. Across the street is semi-truck parking. We intend to use solid fence in order to protect the neighborhood aesthetic and match our existing fence.

Meeting Date: June 1, 2022

Development Representatives: 100 E 14TH ST #2101 (), STEVE BROADWELL (broadwells@aurora.il.us), DAVID GIORDANO (davidgiordano@icloud.com), Colin Anderson (canderson@aulawgroup.com),

Staff Representatives: Herman Beneke (Benekeh@aurora.il.us), Stephen Broadwell (Broadwells@aurora.il.us), Edward Sieben (Siebene@aurora.il.us), Brian Witkowski (WitkowskiB@aurora.il.us),

Notes from Edward Sieben (Planning and Zoning):

This meeting is in regards to the Petitioner's vacant lot on the south side of W New York St, directly to the west of the Burlington Northern railroad line. The lot is approximately .15 acres. The lot is zoned R-2, One Family Dwelling District. The property is owned by Aurora Metal Recycling, which is located a few blocks north, at 619 Spruce St. The property was downzoned from R-4, Two Family Dwelling per O78-4686 as part of the Greenman School Neighborhood Downzoning. Per the 1929 zoning map, the property was zoned B, Residential.

Fence permit 2022-02108 was submitted on 5/12/22 for a 10' solid steel corrugated fence around the perimeter of the property. CEZN2022-02750 was created on 5/5/22, as the fence was built without a permit. The fence was also built with a sliding chain-link door on the W New York St frontage. It also appears that there is a telephone pole that is being enclosed, which may require additional coordination with the utility company.

The Petitioner should clarify any additional details of the nature of the proposal. The type of vehicles that will be parked here should be clarified, as well as the hours and days that vehicles may be entering and exiting the property. Given that the Petitioner is intending for the property to be used for parking, a new curb cut is necessary for access to and from W New York St.

To allow for this fence and use, the property will need to be rezoned to an industrial zoning district. A Conditional Use Planned Development may also be necessary for use, setback, and for the fence's height, opacity, location, and material. A public hearing must be held at the Planning and Zoning Commission. Property owners within 250' of the exterior property line must be notified. Staff will prepare a draft of the Plan Description for the Petitioner's review.

Staff should clarify support for this proposal.

The required documents for Zoning, Engineering, and Fire Prevention/Building & Permits are listed below in these meeting notes. Once digital copies of these documents have been submitted, Zoning's staff will prepare a Land Use Petition and Filing Fee so that the project can be formally reviewed and the public hearing notification process can begin. A professional, dimensioned site plan of the fence, and striped parking lot should be provided that is in compliance with the applicable zoning standards.

Discussion: After additional research, it has been determined that the zoning of this lot is R-2 One Family Dwelling District as stated above. It has been zoned this way since 1978. It is imperative that work requiring permits is applied for prior to doing the work. It is also required to check with the applicable jurisdiction (City) regarding the zoning of the property.

The proposed truck parking use is a Vehicle Storage, Major use. This requires a minimum of a M-1 Limited Manufacturing Zoning District. A Conditional Use Planned Development would also be required as part of that process to vary any setbacks which are 25' to the residential

and 25' to the ROW of New York Street. Also, fencing in an Industrial district cannot be over 8' tall if used for screening, and corrugated metal is not a normal material. The City not only requires a permit for the fence, but would require a permit for an access onto the property from New York Street.

Because it has been determined that the zoning is R-2 One Family, and the Comprehensive Plan is for Single Family, and this south side of New York Street begins an area of Single Family homes, staff would not be supportive of the rezoning. The fence which was put up illegally needs to be removed from the property.

SECOND MEETING (2/16/23):

The Petitioner has requested a follow-up so that the Zoning standards and review processes can be outlined once more. The fence's overall height is between approximately 9'-6" and 10'. The fence is setback at least 1' on the New York St frontage.

The Zoning Division sent a Pre-application Review Memo on 2/10/23 that should be discussed. These comments should be incorporated into the revised Qualifying Statement so that the entire scope of the request can be understood. Additional Zoning review may be necessary.

It does not appear at this time that a Photometric Plan is required as the site plan is not showing any lighting fixtures. However, a Photometric Plan may be required if any lighting is to be built on the property in the future. Additional Zoning review may be necessary of any future Photometric Plan.

Once the revised Qualifying Statement has been received, Staff will be in touch with any further review comments. As discussed at the previous DST meeting on 6/1/22, the Conditional Use Planned Development is required for the setbacks, and the fence's height, opacity, and material. Based on the Petitioner's revised request, there may need to be Zoning changes for parking surface, vehicle parking, and location of the parking facility.

The lot parking area is required to be paved, with concrete or asphalt. Gravel is not an acceptable parking surface. Please see AZO Sec. 105.13.c.2.h

The Rezoning is still proposed to be changed to M-1, Manufacturing District – Limited.

Staff will prepare a Land Use Petition and Filing Fee so that the project can be formally reviewed and prepared for an upcoming Planning Commission meeting, which includes a public hearing. Staff will prepare the public notice letter that is to be mailed to residents, the public notice sign, and the Beacon News notice. Full City Council approval is required. Staff is still unsupportive of the proposal.

Anticipated Documents Required: Find document links here <https://www.aurora-il.org/443/DST-Procedures-Handouts> (one copy to be sent to coaplaning@aurora-il.org in a digital format for review prior to formal submittal):

Digital Copy of:

Development Tables Excel Worksheet - digital only (Document 1-0)

Word Document of: Legal Description (Format Guidelines 2-1)

One Paper and PDF Copy of:

Qualifying Statement (Format Guidelines 2-1)

Plat of Survey (Format Guidelines 2-1)

Legal Description (Format Guidelines 2-1)

Letter of Authorization* (Format Guidelines 2-2)

One Paper and PDF Copy of:
Plan Description
Site Plan

Brian Witkowski (Engineering):

See the attached Utility Map for the site and the DRV2 permit application that will need to be submitted for the new curb cut and driveway in the public ROW.

There is a combined sewer line running along the west property line. Would recommend installing the fence outside the easement for this utility as any repair could cause damage to the fence that would need to be repaired at the owners expense.

Engineering Documents Required:

Herman Beneke (Building and Permits):

The applicant is looking into fencing at this location. They propose to store equipment inside the fenced area.

Your project may be impacted by County Transportation Impact Fees.
Please contact the highway department to discuss possible fees related to your project.

The following are contact numbers for DuPage and Kane Counties;
For DuPage County, contact number is (630) 407-6700
For Kane County, contact number is (630) 845-3799
