



# City of Aurora

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

## Legistar History Report

**File Number: 17-00946**

**File ID:** 17-00946

**Type:** Petition

**Status:** Draft

**Version:** 3

**General Ledger #:**

**In Control:** Planning & Development Committee

**File Created:** 10/11/2017

**File Name:** Ageda Valencia / 260 Schiller Avenue / Downzoning

**Final Action:**

**Title:** An Ordinance Amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, by downzoning Property located at 260 Schiller Avenue from R-4 Two Family Dwelling District to R-3 One Family Dwelling District

**Notes:**

**Agenda Date:** 01/11/2018

**Agenda Number:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Exhibit "A" Legal Description.pdf, Land Use Petition and Supporting Documents - 2017-10-09 - 2017.215.pdf, Findings of Facts - 2017-12-19 - 2017.215.pdf, Legistar History Report - 2018-01-04 - 2017.215.pdf

**Enactment Number:**

**Planning Case #:** AU23/4-17.215-DZ

**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	10/17/2017	Forward to Planning Council	DST Staff Council (Planning Council)			
	<b>Action Text:</b> This Petition was Forward to Planning Council to the DST Staff Council (Planning Council)						
1	DST Staff Council (Planning Council)	10/24/2017	placed on pending				Pass
	<b>Action Text:</b> A motion was made by Mrs. Vacek, seconded by Mr. Beneke, that this agenda item be placed on pending. The motion carried by voice vote.						
	<b>Notes:</b> Mrs. Vacek said I'm going to actually move this down to Pending. We have a whole bunch of these coming through, so we are going to have them go all at once. I make a motion to move this down to Pending. Mr. Beneke seconded the motion. The motion carried unanimously.						
1	DST Staff Council (Planning Council)	10/31/2017					

1	DST Staff Council (Planning Council)	11/07/2017				
1	DST Staff Council (Planning Council)	11/14/2017				
1	DST Staff Council (Planning Council)	11/21/2017				
1	DST Staff Council (Planning Council)	11/28/2017				
1	DST Staff Council (Planning Council)	12/05/2017				
1	DST Staff Council (Planning Council)	12/12/2017	Forwarded	DST Staff Council (Planning Council)		Pass

**Action Text:** A motion was made by Mrs. Vacek, seconded by Mr. Broadwell, that this agenda item be Forwarded to the DST Staff Council (Planning Council) . The motion carried by voice vote.

**Notes:** *Mrs. Vacek said I would like to move this up to the general agenda for next week because it needs to be voted out next week. I make a motion to move this up to the general agenda. Mr. Broadwell seconded the motion. The motion carried unanimously.*

1	DST Staff Council (Planning Council)	12/19/2017	Forwarded	Planning Commission	01/03/2018	Pass
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**Action Text:** A motion was made by Mrs. Vacek, seconded by Mr. Beneke, that this agenda item be Forwarded to the Planning Commission, on the agenda for 1/3/2018. The motion carried by voice vote.

**Notes:** *Mrs. Vacek said I make a motion to move this forward to the January 3rd Planning Commission. Mr. Beneke seconded the motion. The motion carried unanimously.*

2	Planning Commission	01/03/2018	Forwarded	Planning & Development Committee	01/11/2018	Pass
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**Action Text:** A motion was made by Mrs. Anderson, seconded by Mr. Chambers, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 1/11/2018. The motion carried.

**Notes:** *Mrs. Vacek said the Petitioner is requesting to downzone the property at 260 Schiller Avenue from R-4 to R-3. The property is a single family house with R-4 zoning. The proposed downzoning is consistent with the city's longstanding density reduction policy. In addition, it is consistent with the use as well as the surrounding area.*

*Chairman Truax said where is Schiller Avenue?*

*Mr. Sieben said it is on the mid-east side, just north of New York Street near Ohio in that area. It is not that long of a street.*

*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 amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, by downzoning the property at 260 Schiller Avenue from R-4 to R-3.*

**MOTION OF APPROVAL WAS MADE BY:** Mrs. Anderson

**MOTION SECONDED BY:** Mr. Chambers

**AYES:** Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mr. Chambers, Mr. Divine, Mrs. Head, 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?*

*Mr. Chambers said yes. I believe those 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?*

*Mr. Reynolds said 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 of 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 traffic pattern in the area.*

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 once again, it will have no adverse effect. There should be no change to the area.*

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. Head said adequate measures are already in place.*

7a. *Is the rezoning a consistent extension of the existing land uses, existing zoning classifications, and essential character of the general area?*

*Mr. Reynolds said the proposal does represent the highest and best use of the property.*

7b. *Is the rezoning consistent with the 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 of the property.*

7c. *Will the rezoning permit uses which are more suitable than uses permitted under the existing zoning classification?*

*Mrs. Anderson said yes.*

*Mrs. Vacek said this will next be heard at the Planning and Development Committee on Thursday, January 11, 2018, at 4:00 p.m. on the fifth floor of this building.*

Aye: 7 At Large Bergeron, At Large Cameron, Aurora Twnshp Representative  
Reynolds, At Large Anderson, Fox Metro Representative Divine, Fox  
Valley Park District Representative Chambers and SD 129  
Representative Head

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