



City of Aurora

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

Legistar History Report

File Number: 16-00290

File ID: 16-00290

Type: Petition

Status: Draft

Version: 2

General Ledger #:

In Control: Planning & Development Committee

File Created: 03/23/2016

File Name: Barbara Rivera / Rezoning from R-4 to R-2 / 917 E. Benton Street

Final Action:

Title: An Ordinance Amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, by rezoning Property located at 917 E. Benton Street from R-4 Two Family Dwelling to R-2 One Family Dwelling (Barbara Rivera - 16-00290 / AU26/1-16.020-Rz - TV - Ward7) (PUBLIC HEARING)

Notes:

Agenda Date: 04/28/2016

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" - Legal Description.pdf, Property Research Sheet - Location ID 8441.pdf, Land Use Petition and Supporting Documents - 2016-03-23 - 2016.020.pdf, Plat of Survey - 2016-03-23 - 2016.020.pdf, Legislative History Report - 2016-04-12 - 2016.020.pdf, Findings of Facts - 2016.020.pdf

Enactment Number:

Planning Case #: AU26/1-16.020-Rz

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	04/05/2016	Forward to Planning Council	DST Staff Council (Planning Council)			
	Action Text:	Forwarded to the DST Staff Council (Planning Council)					
1	DST Staff Council (Planning Council)	04/12/2016	Forwarded	Planning Commission	04/20/2016		Pass
	Action Text:	A motion was made by Mrs. Vacek, seconded by Mr. Minnella, that this agenda item be Forwarded to the Planning Commission, on the agenda for 4/20/2016. The motion carried by voice vote.					
	Notes:	Mrs. Vacek said I did publish this for the April 20th Planning Commission, so I do make a motion to move this forward. Mr. Minnella seconded the motion. The motion carried unanimously.					

2 Planning Commission 04/20/2016 Forwarded Planning & Development Committee 04/28/2016 Pass

Action Text: A motion was made by At Large Cole, seconded by Fox Valley Park District Repre Chambers, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 4/28/2016. The motion carried.

Notes: *Mrs. Vacek said the subject property is located at 917 E. Benton Street and is currently used as a single family home, but it does have R-4 Two Family Dwelling District zoning. The proposal that is before you tonight is just to rezone the property from R-4 to R-2 so that the zoning corresponds with the use of the property. With that, if you have any other questions I can take them or I can give you my recommendation.*

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 3100, being the Aurora Zoning Ordinance and Zoning Map attached thereto by rezoning the property at 917 E. Benton Street from R-4 to R-2.

MOTION OF APPROVAL WAS MADE BY: Mrs. Cole

MOTION SECONDED BY: Mr. Chambers

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

Mr. Cameron said it is the intention to support downzoning of residential properties wherever possible and this is one of those cases from R-4 to R-2 and it will be used as single family.

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. Engen said it is consistent with the other houses in the area because it is single family zoning.

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. Cameron said there is no change.

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. Bergeron said all those services are in place right now.

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. Cameron said there is no change.

7a. *Is the rezoning a consistent extension of the existing land uses, existing zoning classifications,*

and essential character of the general area?

Mrs. Cole said it is. This is primarily a single family area.

7b. Is the rezoning consistent with 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 the rezoning best represents the highest and best use of the property at this time.

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

Mr. Reynolds said again, the property represents that highest and best use.

Mrs. Vacek said this will next be heard at the Planning and Development Committee meeting on Thursday, April 28, 2016, at 4:00 p.m. in the 5th floor conference room of this building

Aye: 9 At Large Bergeron, At Large Cameron, At Large Cole, Aurora Twnshp Representative Reynolds, At Large Anderson, At Large Divine, At Large Engen, SD 131 Representative Garcia and Fox Valley Park District Representative Chambers
