



Legislation Text

File #: 17-00220, Version: 3

TO: Mayor Robert J. O'Connor

FROM: Planning Commission

DATE: April 20, 2017

SUBJECT:

A Resolution Approving a Final Plan with a Setback Variance for Fire Station #7 at 824 Kenilworth Place Located at the Southwest Corner of Kenilworth Place and Heywood Avenue for a Public Facilities and Services (6200) Use (Aurora Fire Department - 17-00220 / AU21/3-16.043-Su/Fpn - SB - Ward 4)

PURPOSE:

The petitioner, the Aurora Fire Department, is requesting approval of a Final Plan with a setback variance for Fire Station #7, for a Public Facilities and Services (6200) use at 824 Kenilworth Place.

BACKGROUND:

The Subject Property is currently being utilized as Aurora Fire Station #7 which was constructed in 1957, and is located on a 1.644 acre property. The current fire station is a grandfathered use under the property zoning of R-2, One Family Dwelling zoning district. Additional information on the legislative history of the property can be found in the attached Property Research Sheet.

The Petitioner is requesting approval of a Final Plan with a setback variance for Fire Station #7 at 824 Kenilworth Place for a Public Facilities and Services (6200) use. The proposed details of the request include construction of a one-story, 10,525 square foot fire station building with an addition of a third parking bay to accommodate modern public safety equipment, are among proposed external updates. The proposed Fire Station which will be located 15' to the east of the existing Station to allow for the existing station to remain operational until the proposed station is ready for full use. In addition, the Petitioner is also seeking a 15.5' front yard setback variance from the standard R-2 setback regulations of thirty feet to provide for a greater setback to the residential in the rear of the property. This setback reduction is in keeping with the adjacent properties. Landscaping will be provided along the interior lot lines for adequate separation between the fire station and adjacent residential properties.

Concurrently with this proposal, the petitioner is requesting approval of a Special Use for a Public Facilities and Services (6200) Use for Fire Station #7 at 824 Kenilworth Place. The details of the request include a Special Use to allow for continued Public Facilities and Services (6200) use as a fire station on the property.

DISCUSSION:

Staff has reviewed the Final Plan 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:

14.1(1): To foster future growth in the City that does not contribute to deterioration in either existing developments or a reduction in the City's ability to provide adequate services.

14.1(4): To encourage quality site design throughout the City of Aurora

22.1(1): To achieve appropriate zoning protection for residential areas designated in the land use plan.

RECOMMENDATIONS:

The Planning Commission recommended of the Resolution Approving a Final Plan with a setback variance for Fire Station #7 at 824 Kenilworth Place located at the southwest corner of Kenilworth Place and Heywood Avenue for a Public Facilities and Services (6200) use.

ATTACHMENTS:

Exhibit "A-1" Final Plan

Exhibit "A-2" Landscape Plan

Exhibit "A-3" Building and Signage Elevations

Fire Access Plan

Land Use Petition with Supporting Documents

Landscape Material Worksheet (1-23)

Property Research Sheet

Legistar History Report

cc: Alderman Saville, Chairman
Alderman Donnell
Alderman Irvin
Alderman Hart-Burns, Alternate



CITY OF AURORA, ILLINOIS

RESOLUTION NO. _____
DATE OF PASSAGE _____

A Resolution Approving a Final Plan with a Setback Variance for Fire Station #7 at 824 Kenilworth Place Located at the Southwest Corner of Kenilworth Place and Heywood Avenue for a Public Facilities and Services (6200) Use

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 March 8, 2017, the Aurora Fire Department filed with the City of Aurora a petition requesting approval of a Final Plan with a setback variance for Fire Station #7 at 824 Kenilworth Place located south west corner of Kenilworth Place and Heywood Avenue for a Public Facilities and Services (6200) Use and related required documents as attached hereto as Exhibits "A-1" through Exhibit "A-3"; and

WHEREAS, after referral of said petition from the Aurora City Council, the Aurora Planning Commission on April 19, 2017, reviewed the petition and recommended APPROVAL of said petition; and

WHEREAS, on April 27, 2017, the Planning and Development Committee of the Aurora City Council reviewed said Final Plan and the before mentioned recommendations and recommended 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 APPROVAL of said Final Plan, and;

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, Exhibit "A-2" Landscape Plan, and Exhibit "A-3" Building and Signage Elevations, along with any dedications or modifications deemed necessary by the Aurora City Engineer.