



Legislation Text

File #: 23-0910, Version: 2

TO: Mayor Richard C. Irvin

FROM: Design Review Committee

DATE: November 9, 2023

SUBJECT:

A Resolution Adopting the 2023 Edition of the FoxWalk Overlay District Design Guidelines Intent, Rules and Regulations as an Appendix to Chapter 49 of the Code of Ordinances, City of Aurora, being the Zoning Ordinance (City of Aurora - 23-0910/ KDWK-22.254-PZ/HP- JM)

PURPOSE:

This will replace the current FoxWalk Overlay District Design Guidelines Intent, Rules and Regulations.

BACKGROUND:

In 1998, the FoxWalk Overlay District Design Review Committee was created to oversee development within the FoxWalk Overlay District. Per the Aurora Zoning Ordinance, Design Guidelines are required for overlay districts, which are used to promote and guide redevelopment of downtown buildings and vacant lots in a manner that protects the historic character of the downtown. The Guidelines guide staff and the Design Review Committee on reviewing Certificate of Appropriateness for exterior changes within the FoxWalk Overlay District. The last revision to the Design Guidelines was in 2008, when the City underwent an update process to better guide redevelopment of downtown Aurora in a manner that would result in restoration projects and new development that reflect the highest standards of design and execution.

DISCUSSION:

The proposed update clarifies ambiguous language, expands areas to include more specific guidance, updates the streetscape improvements to coordinate with existing efforts, and incorporates recent developments in best practices of preservation, building technology, and planning law.

POLICIES AND GUIDELINES:

The proposed update provides additional guidance to business and property owners and allows additional flexibility while still preserving the unique character of Aurora's downtown.

RECOMMENDATIONS:

The Design Review Committee recommended APPROVAL of A Resolution Adopting the 2023 Edition of the FoxWalk Overlay District Design Guidelines Intent, Rules and Regulations as an Appendix to Chapter 49 of the Code of Ordinances, City of Aurora, being the Zoning Ordinance.

ATTACHMENTS:

Exhibit "A" FoxWalk Overlay District Design Guidelines Intent, Rules and Regulations

cc:
Alderman Patty Smith, Chairperson
Alderman Shweta Baid, Vice Chairperson
Alderman Michael B. Saville
Alderman Bill Donnell
Alderman Carl Franco



CITY OF AURORA, ILLINOIS

ORDINANCE NO. _____
DATE OF PASSAGE _____

An Ordinance Approving the 2023 Edition of the FoxWalk Overlay District Design Guidelines Intent, Rules and Regulations

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, Resolution R93-426 adopted the FoxWalk Overlay District Design Guidelines Intent, Rules and Regulations;

WHEREAS, various resolutions subsequently approved amendments to the FoxWalk Overlay District Design Guidelines Intent, Rules and Regulations; and

WHEREAS, on April 22, 2008, Resolution R08-168 adopted the 2008 Edition of the FoxWalk Overlay District Design Guidelines Design Guidelines Intent, Regulations, and Procedures; and

WHEREAS, Section 5.1-3 of the FoxWalk Overlay District Design Guidelines Design Guidelines state that "The DRC shall annually review this document and may propose amendments to it, to be approved by the City Council"; and

WHEREAS, Section 34-802 of the Code of Ordinances, City of Aurora, require that Ordinances establishing an Overlay District shall include specific development standards and design guidelines applicable within the proposed overlay district; and

WHEREAS, on November 8, 2023, the FoxWalk Overlay District Design Review Committee

recommended approval of the 2023 Edition of the FoxWalk Overlay District Design Guidelines Intent, Rules and Regulations attached hereto and incorporated herein and hereinafter referred to as Exhibit “A”; and

WHEARAS, Exhibit “A” includes modification to the Legal Description removing certain blocks from the boundary of the FoxWalk Overlay District approved by Resolution R93-426; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Aurora, Illinois, as follows:

Section One: That the City Council of the City of Aurora, Illinois finds as fact all of the preamble recitals of this Ordinance.

Section Two: That this Ordinance shall be in full force and effect, and shall be controlling, upon its passage and approval.

Section Three: That all Ordinances or Resolutions or part of Ordinances or Resolutions in conflict herewith are hereby repealed insofar as any conflict exists.

Section Four: That any section, phrase or paragraph of this Ordinance that is construed to be invalid, void or unconstitutional shall not affect the remaining sections, phrases or paragraphs of this Ordinance which shall remain in full force and effect.

Section Five: That Exhibit “A” includes modification to the boundary of the FoxWalk Overlay District.

Section Six: That the 2023 edition of the FoxWalk Overlay District Design Guidelines Intent, Rules and Regulations is hereby adopted as set forth in said Exhibit “A”.