



Legislation Text

File #: 24-0407, Version: 1

TO: Mayor Richard C. Irvin

FROM: Jill N. Morgan, Senior Planner

DATE: May 23, 2024

SUBJECT:

A Resolution Approving a Revision to the Final Plan on Lot 1 of PDA Resubdivision, located at 3055 East New York Street, for an Offices, business and professional, including medical clinics Use (Waterleaf Women's Center - 24-0407 / NA20/3-24.210 - Fpn/R - JM - Ward 10)

PURPOSE:

The Petitioner Waterleaf Women's Center is requesting approval of a Final Plan Revision for Lot 1 of PDA Resubdivision, located at 3055 East New York Street, which includes the development of two additions to the existing not-for-profit medical clinic building.

BACKGROUND:

The Subject Property is currently vacant land with PDD(C) Planned Development District zoning, which is part of the Fox Valley East Planned Development District with a previous approval of a Conditional Use for a Car Wash.

The Petitioner is requesting approval of a Final Plan Revision for Lot 1 of PDA Resubdivision, located at 3055 East New York Street, for an Offices, business and professional, including medical clinics Use. The details of the request include two additions to the current approximate 5,949 square foot not-for-profit medical clinic building. The current addition being proposed is an approximate 1,804 square foot section being added to the northwest corner of the building, where the patio is located presently. The patio will be relocated south of the addition. Another approximate 4,094 square foot addition is also shown as a possible future addition. The parking lot is not being altered as the parking lot was already planned for future additions. At full build out, the total parking requirement would be 40 spaces, and the plan shows 49. The Landscape Plan shows three understory trees and 18 shrubs adjacent to the new additions. All the other existing landscaping will remain. The elevations depict a building consistent with the current.

DISCUSSION:

Staff has reviewed the Final Plan Resolution 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:

10.0 To provide for the orderly, balanced and efficient growth and redevelopment of the City through the positive integration of land use patterns, functions, and circulation systems. To protect and enhance those assets and values that establishes the desirable quality and general livability of the City. To promote the City's position as a regional center.

11.1 (5) To guide and promote development to areas where public utilities, public roads and municipal services are either available or planned.

11.1 (3) To encourage new development contiguous to existing development.

RECOMMENDATIONS:

Staff would recommend APPROVAL of the A Resolution Approving a Revision to the Final Plan on Lot 1 of PDA Resubdivision, located at 3055 East New York Street, for an Offices, business and professional, including medical clinics Use.

ATTACHMENTS:

EXHIBITS:

- Exhibit "A-1" Final Plan
- Exhibit "A-2" Landscape Plan
- Exhibit "A-3" Building and Signage Elevations
- Land Use Petition with Supporting Documents
- Location Map
- Appealable Sheet

Legistar Number: 24-0407

cc:

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



CITY OF AURORA, ILLINOIS

RESOLUTION NO. _____
DATE OF PASSAGE _____

A Resolution Approving a Revision to the Final Plan on Lot 1 of PDA Resubdivision, located at 3055 East New York Street, for an Offices, business and professional, including medical clinics 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 May 16, 2024, Waterleaf Women's Center filed with the City of Aurora a petition requesting approval of a Final Plan Revision for Lot 1 of PDA Resubdivision, located at 3055 East New York Street, for an Offices, business and professional, including medical clinics Use and related required documents as attached hereto as Exhibits "A-1" through Exhibit "A-3"; and

WHEREAS, on May 29, 2024, the Building, Zoning and Economic Development Committee of the Aurora City Council reviewed said Final Plan and recommended APPROVAL of said petition; and

WHEREAS, the decision of the Building, Zoning and Economic Development Committee with respect to a Final Plan is subject to appeal to the City Council in the manner set forth in Chapter 34 of the Code of Ordinances, City of Aurora, Illinois; and

WHEREAS, no person authorized under Chapter 34 to appeal such decision having done so in the manner set forth in the Code, the Decision of the Building, Zoning and Economic Development Committee constitutes final action on the proposed Final Plan; and

NOW, THEREFORE, BE IT ORDAINED by the Building, Zoning and Economic Development Committee 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.

BE IT FURTHER RESOLVED that the Building, Zoning and Economic Development Committee 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 easement dedications deemed necessary by the Aurora City Engineer.