



Legislation Text

File #: 19-0993, **Version:** 4

TO: Mayor Richard C. Irvin

FROM: Planning Commission

DATE: November 21, 2019

SUBJECT:

An Ordinance approving a Revision to the River Street Plaza Plan Description on 0.25 acres for property located at 160 S. River Street, Unit #106

PURPOSE:

The Petitioner RE/MAX Suburban Kammes Commercial is requesting a Plan Description Revision to the River Street Plaza Special Use Planned Development to allow for a salon and spa on the property located at 160 S River Street, Unit 106

BACKGROUND:

The Subject Property is currently Mixed Use: Commercial / Multi-Family with DF(S) Downtown Fringe District with a Special Use zoning, which is part of the River Street Plaza **Special Use Planned Development**. Additional information on the **legislative history of the** property can be found in the attached Property Information Sheet.

The Petitioner is requesting a Plan Description Revision to the River Street Plaza Special Use Planned Development to allow for a salon and spa on the property located at 160 S River Street, Unit 106. They are currently located in Oswego and are looking to relocate to a space in Aurora that would allow for larger amounts of retail.

DISCUSSION:

The Petitioner is proposing a full service salon and spa which includes a retail area that acts as a supplement to salon and spa. The business specializes in hair, nails, skincare, and body treatments. This will be the first business on the River Street Plaza to utilize the riverside patio overlook.

As of the date of this memo, staff has received 3 inquiries requesting additional information on this petition. Staff has reviewed the Special Use Revision petition and have determined that it meets the applicable codes and ordinances. Staff believes this use will enhance the overall surrounding River Street Plaza as well as utilize the riverside overlook in a healthy manner while encouraging other businesses to do the same.

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

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

RECOMMENDATIONS:

The Planning Commission recommended approval of An Ordinance Approving a Revision to the River Street Plaza Plan Description on 0.25 Acres for Property located at 160 S. River Street, Unit #106

ATTACHMENTS:

EXHIBITS:

Exhibit "A" Legal Description

Exhibit "B" Plan Description Revision

Floor Plan

Land Use Petition with Supporting Documents

Property Research Sheet

Legistar History Report

Findings of Fact

Legistar Number: 19-0993

cc: Building, Zoning and Economic Development Committee:

Alderman Michael B. Saville, Chairperson

Alderman Sherman Jenkins, Vice Chairperson

Alderman Carl Franco

Alderman Robert J. O'Connor

Alderman Juany Garza



CITY OF AURORA, ILLINOIS

ORDINANCE NO. _____

DATE OF PASSAGE _____

An Ordinance Approving a Revision to the River Street Plaza Plan Description on 0.25 Acres for Property located at 160 S. River Street, Unit #106

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, 112 Aurora LLC is the owner of record of the real estate legally described on Exhibit "A", attached hereto and incorporated herein by reference as if fully set forth, and hereafter referred to as Exhibit "A"; and

WHEREAS, by petition dated November 1, 2019, RE/MAX Suburban Kammes Commercial filed with the City of Aurora a petition requesting a Plan Description Revision to the River Street Plaza Special Use Planned Development to allow for a salon and spa on the property located at 160 S River Street, Unit 106 in the form of Exhibit "B" attached hereto, and have been duly submitted to the Corporate Authorities of the City of Aurora for review for the property described in Exhibit "A"; and

WHEREAS, the Plan Description established for the subject property with Ordinance O06-019 approved March 28, 2006 shall remain in full forth and effect with the exception of the modifications included herein as Exhibit "B"; and

WHEREAS, after referral of said petition from the Aurora City Council, and after due notice and publication of said notice, the Aurora Planning Commission conducted a public hearing on November 20, 2019, reviewed the petition and recommended APPROVAL of said petition; and

WHEREAS, on November 27, 2019, the Building, Zoning and Economic Development Committee of the Aurora City Council reviewed said petition and the before mentioned recommendations and recommended APPROVAL of said petition; and

WHEREAS, the City Council, based upon the recommendation and the stated standards of the Planning Commission, finds that the approval of the revised Plan Description for the property legally described in Exhibit "A" will promote the sound Building, Zoning and Economic Development of the City, and therefore serve the best interests of the City of Aurora.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Aurora, Illinois, 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 part of Ordinances 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 the revised Plan Description in the form of Exhibit “B” attached hereto and included herein by reference as if fully set forth and incorporated in and made a part of this Ordinance is hereby approved

Section Six: That all modifications and exceptions under the Aurora Zoning Ordinance and all modifications and exceptions from the Aurora Subdivision Control Ordinance, as set forth in the revised Plan Description, are hereby granted and approved.