



Legislation Text

File #: 21-0246, **Version:** 2

TO: Mayor Richard C. Irvin

FROM: Jacob Sodaro, Associate Planner

DATE: April 7, 2021

SUBJECT:

A Resolution Approving a Revision to the Final Plan for the construction of an office within the Parking Deck located north of Prairie Street, east of S. Evanslawn Avenue, and south of Southlawn Place

PURPOSE:

The Petitioner, Aurora University, is requesting approval of Final Plan revision for the construction of an office to house a campus safety facility within the Parking Deck at 1405 Prairie Street.

BACKGROUND:

The subject property is zoned R-1(S), One Family Dwelling District with a Special Use Planned Development. This development is part of the Aurora University college campus. This specific building was approved on October 11, 2018 under resolution PDFNL2018-023. This resolution allowed for the construction of a parking deck with a height variance.

The Petitioner, Aurora University, is requesting a Final Plan Revision for the subject property. The proposal includes the construction of a campus safety facility on the first floor of the existing parking deck. The proposed office will be roughly 4,715 sq. ft. A fire lane is also being constructed along the southern side of the garage in order to meet applicable fire codes. Roughly nine parking spots will be lost within the parking deck, but four will be constructed in front of the Student Success Center along the fire lane, leaving a total net of five spaces being lost. Aurora University is still well over the minimum requirement of parking spaces as outlined in the Aurora University Master Plan, proposing a total of 1,517 parking spaces.

DISCUSSION:

Staff has reviewed the Final Plan Revision petition and have determined that it meets 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.

11.0 To guide the growth of the City in an orderly and structured manner.

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

RECOMMENDATIONS:

Staff would recommend APPROVAL of the Resolution Approving a Revision to the Final Plan for the construction of an office within the Parking Deck located north of Prairie Street, east of S. Evanslawn Avenue, and south of Southlawn Place.

ATTACHMENTS:

Exhibit "A-1" Final Plan

Exhibit "A-2" Landscape Plan

Exhibit "A-3" Building and Signage Elevations

cc: Alderman Michael B. Saville, Chairman
Alderman Sherman Jenkins, Vice Chairman
Alderman Carl Franco, Member
Alderman Juany Garza, Member
Alderman Robert J. O'Connor, Member



CITY OF AURORA, ILLINOIS

RESOLUTION NO. _____

DATE OF PASSAGE _____

A Resolution Approving a Revision to the Final Plan for the construction of an office within the Parking Deck located north of Prairie Street, east of S. Evanslawn Avenue, and south of Southlawn Place

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

WHEREASby petition dated April 2, 2021, Aurora University filed with the City of Aurora a petition Requesting a revision to the Final Plan for the construction of an office within the Parking Deck located north of Prairie Street, east of S. Evanslawn Avenue, and south of Southlawn Place and related required documents as attached hereto as Exhibits "A-1" through Exhibit "A-3"; and

WHEREAS, on April 14, 2021, the Building, Zoning and Economic Development Committee of the

Aurora City Council reviewed said Final Plan Revision and the before mentioned recommendations 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 the City of Aurora Zoning Ordinance; and

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

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 easement dedications or vacations deemed necessary by the Aurora City Engineer.