



City of Aurora

44 East Downer Place
Aurora, Illinois 60505
www.aurora-il.org

Legistar History Report

File Number: 21-0842

File ID: 21-0842

Type: Petition

Status: Draft

Version: 2

**General
Ledger #:**

In Control: Building, Zoning,
and Economic
Development
Committee

File Created: 10/18/2021

File Name: INC Board, NFP / 400 Mercy Lane / Final Plat

Final Action:

Title: A Resolution Approving the Final Plat for INC Board Subdivision, Located North of West Indian Trail and East of Mercy Lane (INC Board, NFP - 2021-0842 / AU09/4-21.305-Fsd / SB / WARD 6)

Notes:

Agenda Date: 11/10/2021

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Final Plat - 2021-10-15 - 2021.305, Exhibit for Plats - 2021-10-15 - 2021.305, Land Use Petition and Supporting Documents - 2021-10-15 - 2021.305, Property Research Sheet - 2021-10-27 - 2021.305

Enactment Number:

Planning Case #: AU09/4-21.305-Fsd

Hearing Date:

Drafter: broadwells@aurora.il.us

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
2	Planning and Zoning Commission	11/03/2021	Forwarded	Building, Zoning, and Economic Development Committee	11/10/2021		Pass
Action Text: A motion was made by Mr. Chambers, seconded by Mr. Choudhury, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 11/10/2021. The motion carried.							
Notes: Mr. Broadwell said so as we heard, this is the Final Plat for the INC subdivision. Generally speaking, it's located north of W. Indian Trail and east of Mercy Lane. It is a 13 acre subdivision. Some of you may know it. I'll actually pull up the parcel map while I'm talking to give you a sense of where it is. It is more specifically located east of the Hope E. Wall Elementary School, which is directly to the west and southeast of the Presence Mercy Medical Center. The nature of the proposal here is that the Petitioner is subdividing, or consolidating, the 7 parcels that you can see highlighted here on the aerial into 3 lots. What I was just showing was the existing conditions, so you can see there are these							

7 lots. The lines here aren't exact, but they can see that they are kind of a little bit out of, you know, I guess, it's an older lot setup up, I guess, and maybe the Petitioner who is here can talk more about it, but they are subdividing, excuse me, consolidating into these 3 lots on the Final Plat here. This first page here is just the easements that are on the lot and I will point out that they are adding a cross access easement over the entire 3 lots. Here you can see the final lots. There are 3 lots. As I mentioned in the staff report, Lot 1, which is here on the south is approximately 8 acres and includes the existing 2 southern buildings that we just saw on the property map that were previously parcel 5 and parcel 6. Lot 2 is here on the north side, the northern portion. It is approximately 4 acres and includes the northern building that's located on previous parcel 1. Lot 3 is approximately $\frac{3}{4}$ of an acre. It is vacant in the northeast corner. You will notice that there is a 10 foot building setback line here. I just wanted to point out that this is not the actual zoning setbacks, but the setback that was required per the building code standards for building separation. None of the existing buildings are crossing any of the lot lines. Are there any questions for staff at this point?

My name is Peter Wilson. I'm counsel for INC Board and with me this evening is Dalila Alegria, the Executive Director, if you have any questions. I just wanted to give you a little bit of a brief history. Starting almost 50 years ago, the predecessor of INC Board started receiving some of these lots from the Sisters of Mercy. They were all vacant at that time and there were a total of 7 lots. Subsequent to that time, there were the 2 buildings constructed that crossed various lot lines. The southern most one is occupied by the Association for Individual Development, or AID, and the northernmost building is occupied mostly by Gateway and AID has expressed an interest in acquiring their building. Rather than trying to reconstruct legal descriptions that broke up several of the lots that the buildings already cross, it made more sense to do a subdivision with the 3 lots, 1 lot for each of the existing buildings and 1 lot for the vacant parcel. So that was the basis for this. There is no new development, no new streets, nothing is changing, no new zoning, or anything like that. It's really just a clean up of these 7 parcels into 3.

Mr. Gonzales said just a quick question. I noticed on the prior survey, I think it was parcel 3 and 4, there were trees, forest in that area. Are those remaining, or are those coming down?

Mr. Wilson said nothing was changed and there wouldn't be any change.

Mr. Broadwell said staff would recommend approval of the Final Plat for INC Board subdivision located north of W. Indian Trail and east of Mercy Lane.

MOTION OF APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mr. Choudhury

AYES: Mr. Chambers, Mr. Choudhury, Mr. Gonzales, Mr. Kahn, Mrs. Owusu-Safo

NAYS: None

Mr. Broadwell said this will next be heard at the Building, Zoning and Economic Development Committee meeting on Wednesday, November 10th at 4:00 in Council Chambers.

Aye: 5 Fox Valley Park District Representative Chambers, At Large Gonzales, At Large Owusu-Safo, At Large Choudhury and At Large Kahn
