



City of Aurora

44 E. Downer Place
Aurora, IL 60505
www.aurora-il.org

Legistar History Report

File Number: 24-0926

File ID: 24-0926

Type: Resolution

Status: Agenda Ready

Version: 2

**General
Ledger #:**

In Control: Building, Zoning,
and Economic
Development
Committee

File Created: 11/21/2024

File Name: Continental 834 Fund, LLC / 1444 and 1380 North
Orchard Road / Preliminary Plan

Final Action:

Title: A Resolution Approving a Preliminary Plan for Springs at Aurora
Subdivision on property located at 1380 N. Orchard Road and 1444 N.
Orchard Road

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Preliminary Plan - 2024-11-21 - 2024.456,
Fire Access Plan - 2024-11-21 - 2024.456,
Preliminary Landscape Plan - 2024-11-21 -
2024.456, Building and Signage Elevations -
2024-11-21 - 2024.456, Land Use Petition and
Supporting Documents - 2024-10-16 - 2024.456,
Qualifying Statement - 2024-11-22 - 2024.456, PZC
Presentation -2024-12-04, Maps

Enactment Number:

Planning Case #: SG12/4-24.456-PDD/Psd/Ppn

Hearing Date:

Drafter: tvacek@aurora-il.org

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning and Zoning Commission	12/04/2024	Forwarded	Building, Zoning, and Economic Development Committee	12/11/2024		Pass
Action Text: A motion was made by Mr. Kuehl, seconded by Mr. Lee, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 12/11/2024. The motion carried.							
Notes: Acting Chair Owusu-Safo said thank you. Now we need to go on to the last item for a Resolution Approving the Preliminary Plan.							
Mrs. Vacek said Staff would recommend Conditional Approval for the Resolution Approving the Preliminary Plan for Springs at Aurora Subdivision on the property located at 1380 North Orchard Road and 1444 North Orchard Road, with the following conditions:							
1. That the Preliminary Plan approval be contingent upon Final Engineering approval.							

2. That the documents be revised to incorporate the Zoning and Planning Staff comments included in the memo dated November 25, 2024, prior to petitioning for Final Plan and Plat approval.
3. That the documents be revised to incorporate the Fire Prevention Bureau Staff comments included in the memo dated November 26, 2024, prior to petitioning for Final Plan and Plat approval and building permit issuance which shall be contingent upon Fire Access Plan approval.
4. Retaining walls utilized within the development shall not exceed three (3) feet in height. The stepping of retaining walls is allowed up to six (6) feet in overall height with a minimum run of three (3) feet between steps.
5. That the Petitioner provide documentation regarding the maintenance responsibility for the access road and parking spaces located on Lot 3 prior to occupancy permit.
6. That the Petitioner provide documentation to the City that the necessary cross-access easements are vacated prior to the issuance of building permit that interferes with the cross-access easement or prior to occupancy permit of the first building.
7. That the detached and attached garages should primarily be used for parking vehicles and not for storage purposes. If the garages are being used for storage, the City will consider the Owner in violation of this requirement.
8. That either an access easement for secondary access for the hotel be provided on the Final Plat or a secondary access for the hotel be provided on the Final Plan. Either option shall be approved by the Fire Marshal.
9. That a waterCAD model will be required if the existing 12" watermain is to be re-routed or downsized.

Acting Chair Owusu-Safo said okay. You've heard Staff's recommendation. What is the wish of the Commission?

MOTION OF APPROVAL WAS MADE BY: Mr. Kuehl

MOTION SECONDED BY: Mr. Lee

AYES: Mr. Gonzales, Mr. Kuehl, Mr. Lee, Mrs. Owusu-Safo, and Mr. Pickens.

NAYS: 0

Motion carried.

Acting Chair Owusu-Safo said alright, motion carries. Where will this be heard next?

Mrs. Vacek said this will next be heard at our Building, Zoning, and Economic Development Committee here on December 11th at 4 pm here at City Hall in this room, the Council Chambers.

Acting Chair Owusu-Safo said alright. Thank you and good luck to you on the beautiful apartments coming up.

Aye: 5 At Large Lee, At Large Gonzales, At Large Owusu-Safo, At Large Pickens and At Large Kuehl

Text of Legislative File 24-0926