



City of Aurora

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Legistar History Report

File Number: 25-0559

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**General
Ledger #:**

In Control: Building, Zoning,
and Economic
Development
Committee

File Created: 07/08/2025

File Name: Continental 834 Fund, LLC / 1380 N Orchard Rd &
1444 N Orchard Rd / Final Plat

Final Action:

Title: A Resolution Approving a Revision to the Final Plat for Lot 1A of
Resubdivision of Lot One in Orchard Road Subdivision on vacant land
located at 1380 N. Orchard Road and 1444 N. Orchard Road and
establishing Springs at Aurora Subdivision

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Final Plat - 2025-07-10 - 2025.190,
Address Plat - 2025-07-10 - 2025.190, Land Use
Petition and Supporting Documents - 2025-06-12 -
2025.190, Appealable Sheet - Final Plat -
2025-07-17 - 2025.190, Maps

Enactment Number:

Planning Case #: SG12/4-25.190-Fpn/Fsd/R

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	07/16/2025	Forwarded	Building, Zoning, and Economic Development Committee	07/23/2025		Pass
Action Text: A motion was made by Mr. Chambers, seconded by Mrs. Martinez, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 7/23/2025. The motion carried.							
Notes: Mrs. Vacek said good evening. Tracey Vacek, Director of Zoning and Planning. The Subject Property is located at 1380 North Orchard Road and 1444 North Orchard Road. You may recall in December of 2024 an amendment to the Plan Description along with a Preliminary Plat and Plan were approved allowing for the multi-family residential development. The Petitioner is requesting approval now for the Final Plat for Springs at Aurora Subdivision. The Final Plat proposes subdividing the property into 6 lots, rather than the 5 originally proposed at Preliminary Plat stage. This change is due to the Petitioner's inability to reach an agreement with the adjacent hotel owner to release an existing parking agreement (easement) in this area. As a result, the Petitioner actually is losing 1 apartment building and will retain that area as the current condition with the east/west access							

drive, connecting the hotel to the north/south access drive, which is Lot 3 located behind the commercial parcels.

The Final Plat consists of Lot 1 which will be developed as a multi-family residential use, while Lot 2 will remain designated for the future commercial use. And that's that out lot along Orchard Road.

Lot 3 will continue to serve as the north/south access drive located behind the commercial lot and will include the existing row of parking spaces.

Lots 4 and 5 will remain as detention for the overall development.

And then, Lot 6 will retain that east/west access drive, providing connectivity between the hotel and that north/south access drive.

Concurrently with the proposal, the Petitioner is requesting approval of a Final Plan on Lot 1 of Springs at Aurora Subdivision. The proposal includes the construction of a 320-unit residential gated community with 16 2-story apartment buildings, a community center, an amenity building, and 5 detached garage buildings. Each residential building consists of 20 units with 8 of those units have detached garages.

I will let the Petitioner kind of go into a little bit more detail on the proposal, but I did want to point out a couple of changes since Preliminary Plat and Plan time. As I stated earlier, they did lose 1 apartment building at the northeast corner of the project. And then, they created that Lot 6 to retain that access drive. The proposal is now gated. Since they did have that east/west...actually, I'm going to pull up the thing, I apologize. Since they now have this east/west access drive, they don't have to allow access through the property, so they did gate that. The north gate will be used only for emergency access. Everybody else then would go out to the main entrance which is across from the entrance at Orchard Road.

The proposed access into the development that is located in the middle of the north which was aligned with the road now is going to be shifted to the east. They also gained an additional 25 parking spaces. And then, the last thing is that they are removing the right-in/right-out, the pork chop at Sullivan into the access behind the commercials. So, we did have our Engineering Department look at that and they were fine with removing that pork chop so that will become a full access at Orchard...I'm sorry...at Sullivan into the property behind the commercial developments.

The Final Plan proposal also includes a comprehensive Landscape Plan which you do have in your packet, as well as Building and Signage Elevations, which is also included.

With that, the Final Plat, I will just say that the Final Plat and Plan is in substantial conformance with the Preliminary Plat and Plan, and I will turn it over to the Developer unless you have any remaining questions for me. They do have a presentation.

Chairman Pilmer said questions of Staff? Hearing none, thank you. I would ask the Petitioner, I think if they'd want to come forward.

Mr. Prechtel said good evening. My name is Eric Prechtel, I'm with Rosanova and Whitaker, 445 Jackson Avenue, Suite 200, Naperville. I'm here this evening on behalf of the Petitioner, Continental Properties, in relation with their Springs at Aurora development.

Here with me also from Continental is Continental's Development Director, Jen Patton, behind me.

As you may recall, as Tracey mentioned, we were here back in December for Preliminary (Plan) and Preliminary Plat approvals. We are back this evening for Final Plat and Final Plan approval.

Given that the plans we are presenting are in substantial conformance with those presented at Preliminary, we would request a positive recommendation from the Planning Commission this evening. That said, given that it has been 8 months since we were last here, I did prepare a brief presentation for you this evening, really just to give you a refresher on the development.

We have background on Continental Properties. Continental is a national multi-family owner, operator, and developer with over 41 years of experience. In that time, they've developed over 140 communities and built over 38,000 homes in 20 states. As Continental acts as both owner and operator, Continental does not utilize 3rd party management companies for its developments which permits Continental to maintain a certain level and high quality and quality control in its communities.

Moving on to the Subject Property. It consists of approximately 24 acres located west of Orchard Road, south of Sullivan Road, and north of Indian Trail.

I've included an updated site plan here. You'll see the development will consist of 16 2-story apartment buildings for a total of 320 units. As Tracey alluded to, this previously was 17 buildings and 320 units. We've also maintained the existing drive aisle at the north end of the property, which is now the Lot 6, as you see here, which will provide the connection from Sullivan Road past the hotel property, east over to Lot 3, and then down south and ultimately out east onto Orchard or west into the development. Primary access will be at that access point at the southeast corner of the development from Orchard Road. And we've also included a secondary gated access point for emergency access only at the northeast corner of the property.

Amenities for the development will include a clubhouse, a resort-style pool, 2 pet playgrounds, and a grill and pergola seating area.

With regards to the apartments themselves, the development will include a mix of studio, 1, 2, and 3-bedroom units. These range from 650 square feet for the studio apartments up to 1,400 square feet for the 3-bedroom apartment. These units will feature open concept plans, energy efficient appliances, in-unit washer and dryer, and each one will have private patios or a balcony.

I just wanted to show you an example of the elevations that you can see here. You'll see that Continental is not building a basic or uninspiring box that is designed to minimize cost. To the contrary, the articulation of the façade consisting primarily of Hardie Board, comes at a significant expense but Continental feels that it's important to provide that architecturally interesting building and community as a whole.

So, that's really all I have by way of presentation, which brings me back to our request this evening, that's Final Plan and Final Plat approval. Still given that they substantially conform with those approved at Preliminary, I would ask for your positive recommendation this evening. Thank you, we're happy to get started building in Aurora, and we'd be happy to answer any questions. Thanks.

Chairman Pilmer said thank you. Any questions?

Mr. Pickens said yes, I got a couple. So, what is your stance on the Lot 6 issue between you and the hotel?

Mr. Prechtel said it's...so, I don't want to say too much given that there's a lot of ongoing discussion between the parties, among private parties. We're obviously happy with the plan as it exists now or we wouldn't be here tonight with a revised plan. I think it's really just a see where the future takes us, as far as those discussions play out.

Mr. Pickens said okay. Looking at the material, there's an auto maintenance building. I believe we discussed that at the last meeting. What's taking place in that building?

Mr. Prechtel said so, it's not going to be changing oil and no hazardous materials. It's really going to be if you want to vacuum your car, give it a quick wash. That's what it's meant for.

Mr. Pickens said alright. And EVs being addressed? Because I think we touched on that last time too and...

Mr. Prechtel said sure. So, we're going to comply with the new Illinois law which requires that every parking spot in the development is EV compatible, which means that it has the conduit run and is capable of hosting an EV vehicle.

Mr. Pickens said okay, and now we have a gated entrance...

Mr. Prechtel said right.

Mr. Pickens said so, is that...is the gate actually going to be open all the time or is it going to be card access or is there actually going to be a guard there?

Mr. Prechtel said it won't have a guard. Presumably, it would be key access but only the emergency vehicles would have...they're the only ones who are going to have access via that gate.

Mr. Pickens said okay. It doesn't appear that it's low-income housing. Is there any set-asides for low-income housing in this development?

Mr. Prechtel said there is not.

Mr. Pickens said and we touched on handling the trash last time a little bit too. Could you expand on that real quick?

Mr. Prechtel said right. So, it's a trash compactor. So, how it works is 5 nights a week, staff will come around, they put a trash bin outside of each unit, they collect the trash, they take it to the compactor so that residents themselves are not dealing with the compactor. That would be an obvious safety hazard. And so, they handle the trash, they compact it, and they take the bins back up to the house or unit.

Mr. Pickens said I also looked at a plan...I didn't go with a fine-tooth comb, but I was looking for ADA apartments. Everything's got stairs from what I could see from the bottom floor, 2nd floor, each apartment has stairs. How are we addressing any ADA requirements, if there are any at all?

Mr. Prechtel said (to Ms. Patton) did you want to touch on that? Is it other 1st floor access?

Ms. Patton said hi, Jen Patton, Continental Properties. So, all of our 1st floor units are all direct walk-in. And we have set aside buildings that are ADA compliant per Illinois code. So, we have specific units that have all of the ADA accommodations per the code.

Mr. Pickens said on the 1st floor?

Ms. Patton said on the 1st floor.

Mr. Pickens said okay. And then, just a comment on your signage. Why can't we capitalize Aurora?

Ms. Patton said good question. I mean, our brand, that's typically how we would design the logos per brand. But it's not something that we couldn't change if it was...

Mr. Pickens said but we're Aurora. (laughs) Okay, that's all I had. Thank you.

Chairman Pilmer said anything else?

Mr. Roberts said is there any plans for Lot 2?

Ms. Patton said yes, actually. We have the developer here for Lot 2, if you'd like to come up.

Mr. Silverman said hello everyone. My name is Richard Silverman, MJK Real Estate, I'm the contract purchaser of Lot 2 of the development we're discussing. I'm also the owner of the parcel just north of Lot 2, the Buffalo Wild Wings building. My office developed that property back in 2010, and still own it and manage it today. We've been going after this out lot parcel since 2008. Obviously, it's tied to the Meijer tract, so we're partnering with Continental to purchase the property. I am under LOI with a publicly traded national hot dog and beef operator that has about 100 locations nationally, that would be going to the Real Estate Committee in the month of August for final approval. We'd like to be open by the end of December 2026 is the goal. It would be an April groundbreaking for the user. It would be a drive-thru location that is self-parked, self-managed, and maintained. Thank you.

Chairman Pilmer said thank you.

Mr. Pickens said I did have 1 more question. On the fencing around the property, is the ponds inside the residential side of the fence? I couldn't tell on the drawings that well of the scale that I had. Is the fencing between the residents and the pond, or is the pond within the fence?

Ms. Patton said the ponds are outside of the fence, outside of the perimeter fencing.

Mr. Pickens said okay. That's what I wanted to know. Okay, thank you.

Chairman Pilmer said anything else? Thank you.

Ms. Patton said thank you.

Chairman Pilmer said does Staff have a recommendation?

Mrs. Vacek said Staff would recommend approval of the Resolution approving a Revision to the Final Plat for Lot 1A of the Resubdivision of Lot 1 in Orchard Road Subdivision on vacant land located at 1380 North Orchard Road and 1444 North Orchard Road and establishing Springs at Aurora Subdivision, with the following conditions:

- 1. That the Final Plat approval be contingent upon Final Engineering approval.*
- 2. That prior to the vacation of any existing easements, or portions thereof, the utility replacing the existing utility shall be installed, tested, and passed.*
- 3. That stormwater control easement be granted as part of the Final Plat for overland flood routes between basins and overland flood routes directing water from out lots to the stormwater management facilities.*

Chairman Pilmer said you've heard Staff's recommendation with 3 conditions listed. Is there a motion?

MOTION OF APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mrs. Martinez

AYES: Chairman Pilmer, Mr. Chambers, Mr. Kuehl, Mrs. Martinez, Mr. Pickens, and Mr. Roberts.

NAYS: 0

Motion carried.

Aye: 6 Chairperson Pilmer, At Large Chambers, At Large Pickens, At Large
Roberts, At Large Martinez and At Large Kuehl

Text of Legislative File 25-0559