



City of Aurora

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

Legistar History Report

File Number: 15-00529

File ID: 15-00529

Type: Resolution

Status: ATS Review

Version: 3

General Ledger #:

In Control: Planning & Development Committee

File Created: 06/12/2015

File Name: Orleans Homes / Verona Ridge, Unit 4 / Final Plat

Final Action:

Title: A Resolution Approving the Final Plat for Unit 4 of The Estate Homes of Verona Ridge Subdivision, being Vacant Land located north of Indian Trail Road and west of Deerpath Road, Aurora, Illinois

Notes:

Agenda Date: 07/30/2015

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" - Final Plat - 2015-07-02 - 2015.100.pdf, Land Use Petition and Supporting Documentation - 2015-06-10 - 2015.100.pdf, Property Research Sheet - 2015-07-02 - 2015.100.pdf, Address Plat - 2015-06-10 - 2015.100.pdf, Legistar History Report - 2015-07-01 - 2015.100.pdf

Enactment Number:

Planning Case #: SG12/3-15.100-Fsd

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	Committee of the Whole	06/16/2015	Forward to Planning Council	DST Staff Council (Planning Council)	06/23/2015			
	Action Text: This Petition was Forward to Planning Council to the DST Staff Council (Planning Council)							
1	DST Staff Council (Planning Council)	06/23/2015						
	Notes: Mrs. Vacek said I'll be reviewing this and getting comments out. This is tentatively set for the July 8th Planning Commission.							
	Mr. Sieben said so we'll plan on voting this out next week?							
	Mrs. Vacek said yes.							
	Mr. Frankino said is this a brand new unit, or had this been previously...							
	Mrs. Vacek said it was previously approved and then they vacated it and now they are re-approving it.							

Mr. Seiben said the exact configuration. Just change the number 3 to a 4.

Mr. Frankino said okay, because they've been calling it various things related to 3.

Mrs. Vacek said it used to be a part of Unit 3. They were wanting to get some of their bond back, so we let them basically vacate that portion of Unit 3.

Ms. Phifer said they did a consolidation plat because we don't vacate plats, right?

Mrs. Vacek said right. They consolidated it and then now they are coming back to re-plat.

Mr. Feltman said we approved all of Unit 3 and they artificially in the field sort of phased it, so they only built half of the unit, but we had the security for everything. So the only way to get rid of the security was to...

Mr. Frankino said separate it.

Mr. Feltman said yes and then a year later they are back in subdividing it again. So you should be getting the IEPA permits fairly soon. We've already reviewed the water and sewer and they are all over us trying to get these IEPA permits.

Ms. Phifer said it is going to be another 20 years before they can sell these units, right? Isn't that what they said?

Mr. Feltman said yes.

Ms. Phifer said that's why they wanted to consolidate in the first place because they said there was so much inventory it was going to take 20 years before they would ever get to these.

Mr. Feltman said yes. We just looked at literally the original approved plans and compared it to this new unit and everything looked the same, so we just shipped them off.

1	DST Staff Council (Planning Council)	06/30/2015	Forwarded	Planning Commission	07/08/2015	Pass
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Action Text: A motion was made by Mr. Minnella, seconded by Mr. Feltman, that this agenda item be Forwarded to the Planning Commission, on the agenda for 7/8/2015. The motion carried by voice vote.

Notes: Mr. Sieben said this will be going to the July 8th Planning Commission meeting. I do need a motion to move this forward.

Mr. Minnella made a motion to move this forward to the July 8th Planning Commission. Mr. Feltman seconded the motion. The motion carried unanimously.

2	Planning Commission	07/08/2015	Held in Planning Commission		07/22/2015	Pass
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Action Text: This item was continued to the July 22, 2015 Planning Commission meeting.

Notes: Staff would recommend that we continue this until the July 22nd Planning Commission.

MOTION TO CONTINUE TO 7/22/2015 WAS MADE BY: Mr Bergeron

MOTION SECONDED BY: Mrs. Hoffman

AYES: Mr. Bergeron, Mr. Cameron, Mrs. Cole, Mr. Engen, Mrs. Hoffman, Mr. Pilmer

NAYS: None

Aye: 7 At Large Bergeron, At Large Cameron, At Large Cole, Fox Valley Park District Representative Hoffman, At Large Pilmer, At Large Engen and At Large Truax

2	Planning Commission	07/22/2015	Forwarded	Planning & Development Committee	07/30/2015	Pass
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Action Text: A motion was made by Mr. Cameron, seconded by Mr. Engen, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 7/30/2015. The motion carried.

Notes: Mrs. Vacek said the subject property is generally located on the north side of Indian Trail Road and west of Deerpath with E – Estate Single Family Detached Dwelling zoning. In 2007 the subject property was subdivided as part of Unit 3 of the Estate Homes of Verona Ridge Subdivision. Then in 2012 the Petitioner consolidated these lots as a temporary measure so that they did not have to construct the public infrastructure at that time. What is before you tonight is that they are very close to

having Unit 1, 2 and 3 completed and now are requesting to resubdivide that area back into the 43 single family lots that were previously platted. The Petitioner is here. I can turn it over to him unless you have any other questions for me.

Mrs. Cole said are these all 4 bedroom homes?

Mrs. Vacek said he can speak to that, but there is a minimum size for all the houses in the subdivision.

Hi. My name is Rick Zirk. I'm here on behalf of Orleans Homes, which is now part of Taylor Morrison Homes. The homes that have sold in that area are always going to be 4. We don't really any 5 or 3 bedroom. They will be 4 bedroom homes. The minimum square footage in the Annexation Agreement is 2,800 square feet. We are not asking for any deviation from any of the standards in the Annexation Agreement. We have provided, as required as part of the Annexation Agreement, a packet, a catalog of our plans and elevations for staff to review and that's in staff's hands. We are not looking for any deviations from the Annexation Agreement or any reduction from what we've done before and actually they will probably be a little bigger than what we were able to sell in 2008, 2009 and 2010.

Mr. Engen said will there be pathways to the middle school there?

Mr. Zirk said I believe, going from north to south, the parcel east of what you see as 26-17 is a 2 parcel property, the north being the school parcel and south being the Fox Valley Park District parcel. Those properties are actually part of Unit 3 and remained in Unit 3 when this portion was conveyed back to 1 lot. We have been working with Jeff Palmquist and staff. Part of the Annexation Agreement required us to dedicate that park to the city and then to the Park District. We've worked with staff to amend that so the park is being dedicated directly to the Park District. The bike path from the road to the south all the way to the school is in and then there will be internal sidewalks within our development to get to that pathway. I want to make sure I was clear and didn't misrepresent that.

Mrs. Cole said have you gotten your IEPA permits yet?

Mr. Zirk said we have a water permit and a sewer permit in hand for both utilities and we are prepared to start those as soon as we get the plat processed. We do have an engineer's opinion of probable cost for the improvement submitted to staff. We are waiting on staff's concurrence with that value and we will be submitting project security to make sure that's in place before we start.

Mr. Cameron said was it a surprise when you woke up yesterday, I think, and found you had new owners?

Mr. Zirk said the pain I've gone through for the past 2 months trying to prove everything up, it wasn't a surprise. It was actually more of a surprise that I actually got through the process and gathering what they needed there. You can imagine a sale of \$166,000,000 involving a division in Chicago, a division in Charlotte, and a division in Raleigh. It was painfully arduous. They drop off \$166,000,000 they want you to prove a lot of stuff to them. It was more of a relief than a surprise at that point.

Mrs. Vacek said staff would recommend approval of the Resolution approving the Final Plat for Unit 4 of the Estate Homes of Verona Ridge Subdivision being vacant land located north of Indian Trail and west of Deerpath Road, Aurora, Illinois. There was one condition, but I would actually like that removed because they did supply us with a revised Land Cash Letter of Agreement.

MOTION OF APPROVAL WAS MADE BY: Mr. Cameron

MOTION SECONDED BY: Mr. Engen

AYES: Mr. Bergeron, Mr. Cameron, Mrs. Cole, Mr. Divine, Mr. Engen, Mr. Pilmer, Mr. Reynolds

NAYS: None

Mrs. Vacek said this will next be heard at the Planning and Development Committee meeting on Thursday, July 30, 2015 at 4:00 p.m. in the 5th floor conference room of City Hall.

Aye: 7 At Large Bergeron, At Large Cameron, At Large Cole, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Divine and At Large Engen
