



City of Aurora

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

Legistar History Report

File Number: 21-0969

File ID: 21-0969

Type: Petition

Status: Draft

Version: 2

**General
Ledger #:**

In Control: Building, Zoning,
and Economic
Development
Committee

File Created: 11/19/2021

File Name: M/I Homes of Chicago, LLC / 1079 S. State Route 59
/ Final Plat

Final Action:

Title: A Resolution Approving the Final Plat for Chelsea Manor Subdivision, Being Vacant Land Located at the Southeast Corner of South Commons Drive and Irving Road (M/I Homes of Chicago, LLC - 21-0969 / NA33/2-21.345-Fsd/Fpn - SB - WARD 8)

Notes:

Agenda Date: 01/12/2022

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Final Plat - 2021-11-19 - 2021.345,
Chelsea Manor Presentation - 2022-01-05 - 2021.345,
PZ Review Memo - 2021-12-06 - 2021.345, Land Use
Petition and Supporting Documents - 2021-11-19 -
2021.345, Property Research Sheet - 2021-12-29 -
2021.345

Enactment Number:

Planning Case #: NA33/2-21.345-Fsd/Fpn

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	01/05/2022	Forwarded	Building, Zoning, and Economic Development Committee	01/12/2022		Pass
Action Text: A motion was made by Mr. Choudhury, seconded by Mrs. Anderson, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 1/12/2022. The motion carried.							
Notes: See Attachment for Items 21-0969 and 21-0970.							
Aye: 5 Chairperson Pilmer, At Large Anderson, At Large Elsbree, At Large Gonzales and At Large Choudhury							

Attachment for Items 21-0969 and 21-0970:

21-0969 A Resolution approving the Final Plat for Chelsea Manor Subdivision, being vacant land located at the southeast corner of S. Commons Drive and Irving Road (M/I Homes of Chicago, LLC – 21-0969 / NA33/2-21.456-Fsd/Fpn – SB – Ward 8)

Mr. Broadwell said as we heard, this is the Final Plat and the Final Plan for the Chelsea Manor Subdivision. We do have representatives here and we'll hear from them in a few minutes. A little bit of background. As I'm sure you will remember, the Preliminary Plan and the Conditional Use Planned Development for this subdivision was before the Planning Commission in August of 2021. Those were approved in September of 2021. You can see more in the attached property research sheet, which also has an aerial and the zoning map. With the Final Plat, the Petitioner is requesting approval of this plat for the development of land for 48 building pad lots for 250 residential townhome units and 11 lots for open space, detention, and fire access to the Calvary Temple Church, which is located to the east. It is consistent with the Preliminary Plat that you saw previously. As far as the Final Plan is concerned, again, it is for the same number of building pads and units. There is a 5 acre detention pond on the southern portion of the development and also a gated private drive that provides access to the Calvary Temple Church to the east. The Final Plan you'll see shows 2 access points from S. Commons Drive. One of them is kind of in the central portion. This would be the southern access. One change that I think we discussed at the Planning Commission in August is that there was previously a southern access point that's been moved up to the north, just south of the Gramercy Subdivision. Both access points have an entrance and then they both also have a left turn and a right turn exiting back onto Commons. There is also a landscape plan that is pretty standard. It shows trees buffering for the residential development to the north and around the detention pond and then also a screening along Commons Drive. Then we do have the elevations. The landscape plan and the elevations, we did provide them, or the Petitioner did provide them, in the packet for Planning Commission in August. They weren't formally reviewed, but they are consistent with what we previously saw. Are there any questions for staff? We can bring up the Petitioner at this point.

Chairman Pilmer said are there any questions of the staff? Hearing none, would the Petitioner like to come forward and add anything?

Good evening. My name is Zach Blair. I'm an attorney. I work for Rosanova and Whitaker in Naperville. I'm here on behalf of the Petitioner. There's not a whole lot for me to add to Steve's report and his rundown. I think the only issue that we've got is with the Resolution itself and Items 3 of each condition that talks about the Final Engineering approval and obtaining offsite easements. We'd like to change that verbiage in order to make it a little more consistent with how the transaction will close. We have the condition in our contract to obtain these easements from the seller, but I don't know that we'll be obtaining those prior to the Final Engineering approval. We would like to amend the record and reword that condition a little bit.

Mr. Sieben said staff is okay with that. We'll work with Engineering.

Mr. Blair said great. That's all I have unless you have any more questions for me.

Mr. Broadwell said staff would recommend conditional approval, and actually before I read my recommendation and kind of to follow up with what we just heard from the Petitioner, they've been doing an excellent job of working with the city and presenting something that I think will really benefit

the community and they are working diligently to revise all of the documents that you'll see in the conditions here. I just wanted to point that out. We are very happy to say that. Here is the recommendation for the Final Plat. Staff would recommend conditional approval of the Resolution approving the Final Plat for Chelsea Manor Subdivision, being vacant land located at the southeast corner of S. Commons Drive and Irving Road with the following conditions:

1. That the Zoning documents be revised per review comments, which are dated December 6, 2021.
2. That the Engineering documents be revised per review comments, which are dated December 30, 2021, in addition to any subsequent review comments.
3. That any offsite easements deemed necessary by the Engineering Department should be obtained prior to Final Engineering approval being issued.

Chairman Pilmer said we should amend that condition. I don't know how you want to word it. Maybe instead of prior to Engineering approval that you'll continue to work with staff to accommodate that condition.

Mr. Broadwell said I think we can finetune that between now and Building, Zoning and Economic Development Committee.

Chairman Pilmer said alright. We'll let you advance it and have it ready for the next Committee meeting.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mr. Choudhury

MOTION SECONDED BY: Mrs. Anderson

AYES: Chairman Pilmer, Mrs. Anderson, Mr. Choudhury, Mr. Elsbree, Mr. Gonzales

NAYS: None

Mr. Broadwell said this will next be heard at the Building, Zoning and Economic Development Committee meeting on Wednesday, January 12th at 4:00 p.m. in Council Chambers.

21-0970 A Resolution approving a Final Plan for Chelsea Manor Subdivision located at the southeast corner of S. Commons Drive and Irving Road for a ROW Dwelling (Party Wall) (1130) Use (M/I Homes of Chicago, LLC – 21-0970 / NA33/2-21.456-Fsd/Fpn – SB – Ward 8)

Mr. Broadwell staff would recommend conditional approval of a Resolution approving a Final Plan for Chelsea Manor Subdivision located at the southeast corner of S. Commons Drive and Irving Road for a ROW Dwelling (Party Wall) (1130) Use with the following conditions:

1. That the Zoning documents be revised per review comments, which are dated December 6, 2021.
2. That the Engineering documents be revised per review comments, which are dated December 30, 2021, in addition to any subsequent review comments.

Number 3 – this is the same condition that we just heard on the Final Plat, so we will update that one as well.

3. That any offsite easement deemed necessary by the Engineering Department should be obtained prior to Final Engineering approval being issued
4. That the Fire Access Plan be revised per review comments, which are dated December 7, 2021.

Chairman Pilmer said so condition 3, again, will be worked out with the Petitioner prior to the next meeting.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mrs. Anderson

MOTION SECONDED BY: Mr. Choudhury

AYES: Chairman Pilmer, Mrs. Anderson, Mr. Choudhury, Mr. Elsbree, Mr. Gonzales

NAYS: None

Mr. Broadwell said this will next be heard at the Building, Zoning and Economic Development Committee meeting on Wednesday, January 12th at 4:00 p.m. in Council Chambers.