



# City of Aurora

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

## Legistar History Report

**File Number: 17-00170**

**File ID:** 17-00170

**Type:** Resolution

**Status:** ATS Review

**Version:** 3

**General  
Ledger #:**

**In Control:** Planning &  
Development  
Committee

**File Created:** 02/23/2017

**File Name:** Centrue Bank / River & Benton, LLC / River Street  
Plaza / Final Plat Revision

**Final Action:**

**Title:** A Resolution Approving the Final Plat for River Street Plaza Phase One  
Resubdivision Subdivision, located at west bank of the Fox River south of  
Benton Street

**Notes:**

**Agenda Date:** 03/16/2017

**Agenda Number:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Exhibit "A" Final Plat - 2017-02-25 - 2014.142.PDF,  
Legistar History Report - 2017-03-07 - 2014.142.pdf

**Enactment Number:**

**Planning Case #:** AU21/4-14.142-Fpn/R/AG

**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	City Council	02/28/2017	referred to	DST Staff Council (Planning Council)			
	<b>Action Text:</b> This Petition was referred to to the DST Staff Council (Planning Council)						
1	DST Staff Council (Planning Council)	03/07/2017	Forwarded	Planning Commission	03/08/2017		Pass
	<b>Action Text:</b> A motion was made by Mr. Sieben, seconded by Mrs. Morgan, that this agenda item be Forwarded to the Planning Commission, on the agenda for 3/8/2017. The motion carried by voice vote.						
	<b>Notes:</b> Mr. Sieben said Tracey is processing this. This is actually going to the Planning Commission tomorrow on March 8th. This is to resubdivide. The city will be acquiring, I believe, Lots 1 and 2, which is everything on the river side of the wall. Actually it would be Lot 2. Lot 2 will be everything on the river side of the brick wall that's there. So the city will have the upper path and then would do future ownership and maintenance of that. I'll make a motion to vote this out to move it to the March 8th Planning Commission. Mrs. Morgan seconded the motion. The motion carried unanimously.						
2	Planning Commission	03/08/2017	Forwarded	Planning & Development Committee	03/16/2017		Pass
	<b>Action Text:</b> A motion was made by Mrs. Cole, seconded by Mr. Bergeron, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 3/16/2017. The motion carried.						
	<b>Notes:</b> Mr. Sieben said the subject property is part of the River Street Plaza Condominium Development. It						

was rezoned Downtown Fringe Special Use Planned Development back in 2005. Additional information is in your legislative history. The Petitioner is actually Centrue Bank. They did acquire this property several years ago through a default with the original developer and they are currently requesting approval of a Dedication Agreement for Lot 2 of River Street Plaza to the city pursuant to the approved Development Agreement. The line between Lot 1 and 2 is actually, everything from the back of the wall, as you know, behind the building there is an upper deck for future patio seating for the restaurants or whatever is there and then there is a wall down to an upper path, so everything from the wall to the river will go to the City of Aurora. That upper path will be part of the city's jurisdiction and that lighting that is along there. That will go all the way to the Fox River. The Petitioner is not here. We are coordinating this with the Petitioner, Centrue Bank. Are there any questions for me at this point?

Mr. Pilmer said with that, is there maintenance or anything? That all becomes that of the city?

Mr. Sieben said as part of the Development Agreement, there is still money owed back to Centrue Bank. The city is actually, I believe, holding back \$35,000 to complete the landscaping. The landscaping was done a couple of years ago, but it was not followed through with. With that money, the city will be completing the landscaping on the riverbank and then the lighting that is on the light poles along that upper path are currently tied into the condo buildings. That will be de-connected and then tied into the city public electric system, so it will be then future maintained by the city. So there is money being held back to accommodate that activity.

Mr. Cameron said does that have any type of delineation where the city property begins, or it will still all look the same or is there any need for that?

Mr. Sieben said there won't be any change. There had been thoughts back in 2005 with the original developer that the city would only acquire like half way down the riverbank and then the upper trail would be maintained by the developer with a public easement for whatever reason at that time. But with the bank, it was thought for everyone's benefit it would be better that the city actually controlled that.

Mrs. Owusu-Safo said does the developer maintain Lot 1 and Lot 2 is the only one that's being dedicated to the city?

Mr. Sieben said correct. You see the rectangular pad, those are the actual condo buildings, so those are already condo'd. That's not part of this. Lot 1 is then the common area around the condo buildings. That will stay with the condo association.

Mrs. Cole said now that you point that out, I have a question. That's not the condo buildings, or they don't show the building that's actually the old Pocus Motor?

Mr. Sieben said Pocus on this is part of Lot 1.

Mrs. Cole said and it's not shown as a building here?

Mr. Sieben said correct. That may be sold off in the future, but that's right now part of Lot 1.

Chairman Truax said so this was a city initiated plan?

Mr. Sieben said yes, correct.

Mrs. Cole said the area that, well there was going to be a fountain there, I don't think there is a fountain there now, but the area...

Mr. Sieben said there was going to be like a little pond area, but that was removed years ago.

Mrs. Cole said right, but that area still would be considered quasi-public that the public could still enter and exit the Riverwalk area?

Mr. Sieben said correct. That dark area on the TV where it says Lot 1, that's a public easement.

Mrs. Cole said thank you. I just wanted to make sure that was still true.

Mr. Sieben said staff would recommend approval of the Resolution approving the Final Plat for River

*Street Plaza Phase One Resubdivision located at the west bank of the Fox River, south of Benton Street.*

*MOTION OF APPROVAL WAS MADE BY: Mrs. Cole*

*MOTION SECONDED BY: Mr. Bergeron*

*AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mr. Chambers, Mrs. Cole, Mr. Divine, Mrs. Duncan, Mr. Garcia, Mrs. Head, Mrs. Owusu-Safo, Mr. Pilmer, Mr. Reynolds*

*NAYS: None*

*Mr. Sieben said this will next be heard at the Planning and Development Committee on Thursday, March 16, 2017, at 4:00 p.m. on the fifth floor of this building.*

*Aye: 12 At Large Bergeron, At Large Cameron, At Large Cole, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Anderson, Fox Metro Representative Divine, SD 204 Representative Duncan, SD 131 Representative Garcia, Fox Valley Park District Representative Chambers, At Large Owusu-Safo and SD 129 Representative Head*

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