



# City of Aurora

44 East Downer Place  
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## Legistar History Report

**File Number: 15-00712**

<b>File ID:</b> 15-00712	<b>Type:</b> Petition	<b>Status:</b> Draft
<b>Version:</b> 2	<b>General Ledger #:</b>	<b>In Control:</b> Planning & Development Committee
<b>File Name:</b> Orleans RHIL, LP / Verona Ridge, Unit 4 / New Models / Final Plan Revision		<b>File Created:</b> 08/05/2015
		<b>Final Action:</b>

**Title:** A Resolution Approving a Final Plan Revision for Building Elevations on Lots 1-43 for Unit 4 of The Estate Homes of Verona Ridge Subdivision (Taylor Morrison of Illinois, Inc. - L15-00712 / SG12/3-15.139-Fpn/R - ES - Ward 5)

**Notes:**

**Agenda Date:** 09/10/2015

**Agenda Number:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Exhibit A: Building and Signage Elevations - 2015-07-31 - 2015.139.pdf, Property Research Sheet - 2015-07-02 - 2015.139.pdf, Land Use Petition and Supporting Documents - 2015-07-31 - 2015.139.pdf, Legistar History Report - 2015-08-27 - 2015.139.pdf

**Enactment Number:**

**Planning Case #:** SG12/3-15.139-Fpn/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	City Council	08/11/2015	referred to	DST Staff Council (Planning Council)			
	<b>Action Text:</b> The above Request was referred to the Planning Council and Planning Commission.						
1	DST Staff Council (Planning Council)	08/18/2015					
	<b>Notes:</b> <i>Mr. Sieben said this is kind of an update of their model package. I'm in the process of reviewing these. They will continue to meet all the requirements of the original Plan Description, which is minimum square footages, there is at least 60% brick/stone requirements, and other items. I just need to review these and make sure they are all in compliance, which I believe they are, and then we will be moving these forward.</i>						
1	DST Staff Council (Planning Council)	08/25/2015	Forwarded	Planning Commission	09/02/2015		Pass
	<b>Action Text:</b> A motion was made by Mr. Sieben, seconded by Mrs. Vacek, that this agenda item be Forwarded to the Planning Commission, on the agenda for 9/2/2015. The motion carried by voice vote.						

**Notes:** Mr. Sieben said I'll be finishing up the staff report on this this week. All the models will meet the existing Plan Description requirements based on minimum square footage and also the brick or stone content, that will remain for the development. This is going to the September 2nd Planning Commission, so I make a motion to move this forward. Mrs. Vacek seconded the motion.

Mr. Feltman said just for the record, Engineering has approved the Unit 4 plans that are under construction.

The motion carried unanimously.

2	Planning Commission	09/02/2015	Forwarded	Planning & Development Committee	09/10/2015	Pass
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**Action Text:** A motion was made by Mr. Cameron, seconded by Mrs. Cole, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 9/10/2015. The motion carried.

**Notes:** Mr. Sieben said this is some kind of revised elevations for the last unit of the Verona Ridge Subdivision. Taylor Morrison of Illinois, Inc. recently purchased Orleans Homes. I'll let the Petitioner explain that a little bit, but Orleans Homes is now a division of Taylor Morrison and this is a request for approval of a Final Plan Revision for the new building elevations. A little bit of a background, Orleans has completed the first three units of Verona Ridge Subdivision. He will do a brief PowerPoint here, so he will go over, most of them in color, the proposed elevations, to give you a nice feel for that. They completed the first three units. After a short hiatus, they are back to complete the 43 remaining lots on Unit 4, which is the north end up toward Herget Middle School. They are proposing 6 new models, including 1 ranch product. There are either 4 or 5 elevation styles available for each of the 6 new models, including and Arts and Craft, Manor, Low Country Craftsman and Georgian styles. Square footage will range from 2,607 for the ranch up to 3,797 for the largest 2 story. Just real briefly, these new elevations include updated floor plans and will meet all requirements of the original Plan Description and are consistent in scale and value of the existing homes. They will meet the minimum floor area of 2,500 square feet for a 1 story and 2,800 for a 2 story. Brick or stone will continue to be provided on the fronts of at least 60% of the homes. Currently of the homes that are built, 66% have brick or stone on the front. All units will continue to have 3 car garages that will be either side loaded for the larger wider lots or the option front load on certain pre-determined lots that are a little bit narrower, and those have already been pre-determined. Unless there are any questions for me, I can turn it over to the Petitioner.

As Ed said, my name is Rick Zirk. I'm here on behalf of Taylor Morrison Homes, which about a month and a half ago purchased Orleans Homes, which has been the developer of this project for many years. I appreciate the hiatus term. Some of us in the industry have felt a little more of a hiatus between Phase 3 and Phase 4. This is the product that we had before you a couple of months ago for Final Plat and Final Engineering approval. I put the first slide on here as a location map just to make sure everybody is familiar with the location. The second slide here are the actual 43 lots that were approved for Final Plat approval a couple of months ago. As said, there is a combination of 90 and 100 foot wide lots, with different setbacks, different zoning requirements, and different garage loading requirements. It pretty much takes a slide rule to figure out which one is which so we have a map that's been created by staff to pre-determine which are the 100 foot lots and which are the 90's. As Ed said, the plans here, we have these 6 elevations. I just do want to touch on the fact that what we tried to do is, during the hiatus things did change and people have different views so we've actually tried to update the floor plans to make them a little more modern and a little more contemporary, which is what folks want these days. Some of these floor plans, the Stockton for example, is what we are building for model out there now. That product is already approved, but a plan was originally approved. There were a subsequent number of amendments to the plan which add to product to change product. Starting out where we are now, I think staff's suggestion was appropriate, let's get all of them together and let's put them in one place so we have one set of documents that has all the plans and all the elevations and start with a fresh slate so we're not having to go back and forth. Some of these that you see in here are probably, or I know are already approved in existing plans, but this again is to memorialize ourselves and give sort of a reset button to start from. I did want to touch on one thing. We do, on all of our product, and these aren't necessarily specific to this development, but we try to come into a development and create design themes and keep the design themes for each footprint, or each floor plan consistent. So if we have a farmhouse, it is always going to have these door configurations, window grid configurations, siding, brick, even down to the column details, so we try to keep those themes true to the underlying theme and true to that style so if you have a Craftsman home and floor plan A and then an Essex and you have a Craftsman and say a Fordham they look alike. There are truly different themes, it is not putting a little bit different material on. Our architects are detail down to the point where you will see the window grids are consistent between the themes

floor plan to floor plan and they differ from theme to theme and that's to try to create more diversity of product and uniqueness of product. In these 43 lots, we have 25 different possible options, not including color deviations on product to product, so we try to provide a lot of different opportunities. Again, we try to create themes and stay true to theme and I think as click through these, and I will try to click through them quickly, you'll see we try to stay true to that.

Mr. Zirk then went through the PowerPoint presentation and went over all the different models and floor plans.

Vice Chairman Truax said I think they look very nice. What are the price points? Can you give us a ballpark figure?

Mr. Zirk said in 2013 we were selling out here. The Lexington and the true ranch was about \$270,000 to \$275,000 in 2013. The larger, the Stockton, the 33,797, was around \$310,000 starting point. Now we certainly hope that everybody buys \$40,000 or \$50,000 worth of options and then the numbers go up from there, but that is our base pricing and what we like to be able to advertise those at.

Mr. Cameron said I've noticed on all of the drawings that you showed the elevations that there seems to be about 3 feet between the top of the garage door and the eave line. Is that to give additional storage? Typically it is less distance.

Mr. Zirk said our base house has a 9 foot first floor ceiling versus an 8 foot and I think having 9 foot floors instead of an 8 foot floor but still having a 7 foot garage door it gives you an extra foot there. I think with the newer construction we're using TJI's on these, which have a thicker dimension then dimensional lumber would, so you are gaining something in the floor system and you are gaining something in the 9 foot first floor ceilings.

Mr. Cameron said I noticed one of the elevations, one of the side load, and I don't remember which one of them, that it looks like the windows, you'd have to have an even greater distance because the windows looked like they would be at about the spot where the roofline of the garage should go. Also the one ranch, the shingles were showing through the dormers.

Mr. Zirk said what they do with those is they will sometimes make those dormers optional so they show them shaded in because some folks just don't like them so we can offer them both ways, with or without the dormer.

Mr. Cameron said how do the interior trim finishes compare with what you are looking at building now and the level that you were at when Orleans was building them?

Mr. Zirk said I don't think there is any change in the interior trim levels at all.

Mr. Cameron said not in terms of fixtures?

Mr. Zirk said no. I think it would be the same, but some, obviously, new styles. A faucet that was real popular 10 years ago isn't so popular now, but it is still going to be the Moen faucets, the same Shaw hardwood floors, and those types of things.

Mr. Cameron said are your interior windows drywall returns or finished trim?

Mr. Zirk said I think most of the one's I've been in have been drywall returns as a base and the folks can upgrade it to additional trim packages. Some folks want a picture frame, some want sills, some want wood side blocks. We've never turned away people that want to spend money in upgrades.

Mr. Cameron said are vinyl windows standard typically?

Mr. Zirk said standard typical. When you see somebody like me who just built a house about 10 years ago and will absolutely never have wood windows in a house again. I learned my lesson the hard way. I like the vinyl because they are tighter. They don't leak. They don't rattle. They don't need the maintenance.

Mr. Cameron said depending on the brand.

Mr. Zirk said it is the same with wood. It is really the quality. Nobody is spending this type of money if you put a cheap window in. They are going to walk through the model. These aren't entry level

homes. We're not trying to get the first time buyer. We are trying to get that second or third move up buyer and windows are a big thing. If you put in garbage windows, people are going to see that when they walk through and they'll keep walking right out the door. People pick up on that real fast.

Mr. Sieben said staff would recommend conditional approval. The only condition was that all elevations of the 2 story Fordham model shall have a minimum of 2,800 square feet. I believe what was submitted was 2,700 something.

Mr. Zirk said that was a blow on my part. I had the architect put them together and what he failed to do and I failed to catch was our Fordham is like 2,777. We have a 2,800 square foot minimum here, so there is a flex room option that we would normally provide, which makes it the 2,800 or whatever it is. We are including the flex room as a standard and they are in the DRV packet that I sent off. It has the proper square footage. The floor plans stayed the same, but on a couple of the elevations they didn't change the square footage, but the floor plan stays the same.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mr. Cameron

MOTION SECONDED BY: Mrs. Cole

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

NAYS: None

Mr. Sieben said this will go to the Thursday, September 10, 2015, Planning and Development Committee meeting at 4:00 p.m. on the 5th floor.

Aye: 8 At Large Bergeron, At Large Cameron, At Large Cole, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Anderson, At Large Divine and At Large Engen

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