



# City of Aurora

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

## Legistar History Report

**File Number: 25-0474**

**File ID:** 25-0474

**Type:** P&D Resolution

**Status:** Agenda Ready

**Version:** 2

**General  
Ledger #:**

**In Control:** Building, Zoning,  
and Economic  
Development  
Committee

**File Created:** 06/02/2025

**File Name:** CR Aurora Land, LLC/Southwest corner of  
Independence Dr & Constitution Dr/Final Plat

**Final Action:**

**Title:** A Resolution Approving the Final Plat for Lot 1 & 2 of Heyday Aurora  
Subdivision, on vacant land, located at the southwest corner of  
Independence Drive and Constitution Drive

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Exhibit "A" Final Plat - 2025-05-23 - 2025.111, Land  
Use Petition and Supporting Documents -  
2025-03-28 - 2025.111, Appealable Sheet -  
2025-06-05 - 2025.111, Location Map - 2025-06-05 -  
2025.211

**Enactment Number:**

**Planning Case #:** AU18/3-25.111 - Fsd/Fpn

**Hearing Date:**

**Drafter:** JMorgan@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	06/04/2025	Forwarded	Building, Zoning, and Economic Development Committee	06/11/2025		Pass
<b>Action Text:</b> A motion was made by Mr. Lee, seconded by Mr. Kuehl, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 6/11/2025. The motion carried.							
<b>Notes:</b> <i>Chairman Pilmer said they're not loaded on our tablets.</i>							
<i>Mr. Chambers said they're not on our tablets.</i>							
<i>Mrs. Morgan said oh, apologies. So, we have a presentation, so I apologize that you didn't receive this information. It should've been in the SharePoint...was it in the SharePoint? Yes. So, apologies it was not on the tablets. We have updated them, some of them...particularly the elevations since what you saw at your SharePoint. So, if you...everyone can see the presentation on your screens, right? Okay, so here is the updated information, updated plans and the updated elevations and presentation. The Petitioner is requesting a Final Plat for Heyday Aurora Subdivision which includes a subdivision to allow for the development of 2 lots with 108 rental townhomes.</i>							

So, just for background, some of the Commission members might not have been on the Committee in 2022, but in 2022, the property was rezoned from multiple zoning districts to R-4A (C) Two-Family Dwelling District with a Conditional Use, which was part of the Mews Conditional Use Planned Development. At that time, a Preliminary Plan and Plat was approved for 102 units rental townhomes known as the Mews. The current Final Plan and Plat for Heydey Aurora is being proposed by a different developer, but the Final Plan and Plat is primarily consistent with the approved Preliminary Plan and Plat with some minor differences. One key difference is the Mews was for a mixture of rear-loaded and traditional front-loaded units with driveways coming off of Independence Drive while Heydey Aurora are all rear-loaded products reducing the amount of curb cuts. These homes sit slightly closer to the property line are the homes to the...let me show you...we are breaking up on 2 pages so...so, here is the western townhomes. These were originally where those front-loaded products were where the driveways were coming off of Independence in the original Preliminary.

And then the second parcel here is the second parcel. Another key difference is that these homes on the western part sit slightly closer to the property line than we saw in the Preliminary Plan and Plat Revision, but you're getting actually more front yard because you're losing the driveways that were originally proposed. Another difference is the Mews were rear-loaded products that did not contain driveways. So, you had 112 surface parking spaces while most of what is being proposed by Heydey has 2-car driveways.

So, currently with the petition, they are requesting a Final Plan for the ROW Dwelling Use. The details of the request are they are building 21 buildings containing 108 units on 8 acres. The internal drive aisles behind the buildings are all private drives. The stormwater detention for the site has been provided by the existing lake off of Orchard. The Landscape Plan provides street trees, and they also have some additional trees in the front and exterior side yards for additional buffering to the adjacent developments. They also have some nice shrub beds at the corners of Constitution where their signage will be. The Elevations depict a side gabled building featuring projecting front gabled bays. They use a variety of materials, a wide variety including horizontal and vertical board siding and some masonry water tables.

Two other requests, being a Plat of Vacation and an Encroachment, Easement and Maintenance Agreement, are associated with this project but are being processed under separate actions. So, they will meet up with the Final Plan and Plat at the Building, Zoning, and Economic Development Committee meeting because they don't...aren't required to come before this board.

They are requesting Vacation of City Easements, and then lastly, they are requesting Encroachment, Easement, and Maintenance Agreement between the City of Aurora and CR Aurora Land, LLC on this little portion of property right here. So, this little sliver parcel between their 2 parcels is owned by the City. It connects to the larger parcel here that's part of that detention facility on Orchard Lake. The Agreement is to allow the Petitioner to construct and maintain parking and a drive aisle on the City's property allowing for the connection of the 2 parcels being developed by Heydey. They will construct and maintain the parking, aisles, and the yard as well between their drive aisle and the street. The Petitioner has a formal presentation with some nice renderings to show you. Is there any questions for Staff before I hand it over to the Petitioner?

Chairman Pilmer said any questions?

Mr. Pickens said I've got one. How is the stormwater being addressed? I know it's...you're going to drain into the lake...

Mrs. Morgan said yes.

Mr. Pickens said or pond. I don't know if it's a lake or pond. I'm not familiar with it. But is it just being piped directly to it or is it shed drainage? And is there any type of treatment before it enters the lake?

Mrs. Morgan said I will give an answer, and the Petitioner probably can add additional. There is some piping going into the lake. There's some overland flood...overland roots going into the lake as well. I don't believe there's any treatment, but the Petitioner might be able to answer that.

Mr. Pickens said like a filtration bed of some type or anything?

Mrs. Morgan said I don't believe so, but let's ask the Petitioner.

Chairman Pilmer said any other questions? If the Petitioner would like to come forward. I think it sounds like you have a presentation.

Mr. Swingruber said hello, my name is Ryan Swingruber. I'm one of the developers with Heydey. Thank you for just allowing us to give this brief presentation. I thought it was important because up

until the last minute, we've been working with Staff to update the elevations and also provide a little brief history on this given the fact it was approved 3 years ago with a previous developer. We had a relationship with the developer and the contractor and, unfortunately, that developer passed away and they also had some financing issues. So, we're working with the estate of the previous developer to acquire the property upon approvals and then bring this concept to the City of Aurora. So, with that said, we primarily focus on single-family attached rental communities, single-story, 2-story, and 3-story. At this particular project, it's 2-story. Single-family attached is just a fancy way of saying townhomes.

The company was founded 4 ½ years ago based on our vision to provide missing middle housing. So, a substitution for homeownership and something that's different than a traditional apartment. Apartment is a very general term but in this particular case, we're providing rental townhomes which are larger on average, 4 to 1 parking with every unit, larger spaces, higher concentration of 2 and 3 bedrooms, where in a traditional apartment community it's, you know, 80/20, 70/30 1s to 2s, a lot more surface parking, a lot more impervious surface. So, we try to mitigate those things through our parking strategy and increase green space, which I think we did successfully picking up this project, the Mews. These are just some of the points of why the company was founded and what's driving the housing shortage. I'm not going to go into those details. I think we're all pretty familiar with that with interest rates and just the construction industry and some of the challenges that we're seeing every day in terms of providing housing. So, our hope is to provide a substitution for homeownership and for people that eventually want to buy a home in Aurora.

So, missing middle housing. That's kind of how we like to...our tagline. This is an image of a project that we had recently completed in Madison, Wisconsin. It was 170 rental homes, single-family attached. This is an image of what that architecture kind of looks like and just gives you guys an idea of our portfolio.

This is another project recently completed in Milwaukee. Both these deals were the same general contractor that we are hoping to build here in Aurora with for continuity. The general contractor is Horizon Construction Group. I believe they recently built a Springs project here in the City of Aurora for Continental Properties.

And so, just talking about how we improve the site briefly, Jill kind of did a good job with that. We came in and we reduced curb cuts, and the way we did that is by taking the garages off of Independence which increased the curb cuts and it's going to increase the flow of traffic out there on just access points and pedestrian safety. We did that on the west side of the peninsula, we like to call it, by putting the garages rear-loaded. Also, everything's 4 to 1, so it has a 22-foot driveway apron as well as a 2-car direct access garage in every unit that we build. And by doing this, we can reduce the amount of visitor, guest parking, and surface parking that's distributed throughout the site. You can see here with that strategy we were able to increase the parking ratio at almost 4 to 1, it's 3.96 compared to the previous approval, which was just at 3. And then, back to the curb cuts that were on Independence for all those garages, we've reduced that by 13 curb cuts and part of that, the easement and the connectivity we talked about between the peninsula, that also prevents 2 curb cuts that would be needed without that connectivity. Otherwise, we would create 2 more access points on Independence. So, we think that helps from a pedestrian standpoint and a vehicular circulation standpoint.

Here's a colored rendering of the site. Just kind of illustrating what I was speaking to specifically on Independence. Now you can see only 2 access points as previously there were 17. And then, you can see everything is rear-loaded in the parking strategy, the 4 to 1 with the driveway aprons. So, we feel this makes for a better community in terms of parking and connectivity and walkability.

This is just a diagram of the building types just showing where the 3-bedroom units are and the 2-bedroom plus a den are located.

Just quickly showing you the floorplans. Everything has a 2-car access garage but is also accompanied by electrical vehicle charging in the garage. We try to be forward thinking in terms of energy efficiency. That is one example along with the appliances. The other thing that we do too is typically in multi-family with shared wall that you'll have in multi-family, the minimum STC rating, Sound Transmission Coefficient, is roughly 53. We're sensitive to noise so we kind of designed this more to a condo-level quality. Our walls, their STC rating is 62 actually, so we try to create a more serene, peaceful, quiet community and not only in the site plan, but the constructability.

So, this is the 2-bedroom that comes with the 2-car direct access garage but also a work-from-home office which we think is important in today's workforce.

This is an example of the 3-bedroom, 2-bath, 2-car direct access garage. Everything's typically aggregated in 5 and 6-unit buildings.

Here's some renderings. This is pretty consistent with what the units actually look like. The other 2 deals that I showed in Milwaukee and Madison, these are the exact finishes. We use a higher end finish, not builder grade. We're long-term holders of the real estate. That's evident by the financing that we put in place after we refinance the construction debt. So, everything you touch in the unit is going to be a little higher end. We're not a merchant builder and we're building Class A quality product.

And then, Jill was referencing the elevations. I apologize if something that you had previously was a little bit dated. We've been working in real time with Staff to make sure that this is consistent with what Staff wants and also our vision, which is kind of more of a modern craftsman, modern farmhouse look. We're using vertical elements in terms of (unintelligible) batten and the horizontal will be lap siding, black and white windows and then a cultured stone as a water table throughout the buildings. These are the interior buildings that are facing one another and have these garden courtyards. This will be fronting the stormwater detention pond. I know there's a question on the engineering. Everything's being piped down below and then distributed into this pond, and it's actually treated in the pond.

Here's another look at the garden courtyards that are created between the 2 buildings with the front patios. That will be our leasing office at the end of one of the buildings facing Independence. And then, just a shot of the 2-car direct access garages with every unit and the 22-foot driveway aprons.

This is another shot of what it would look like on Independence. Everything on Independence and Constitution will have stone across the entire base.

This is another variation of the garage that's on the 2-bedrooms without the shed roof. I'm sorry, the 3-bedrooms. The shed roof exists because the 3-bedroom has more additional square footage that extends out.

And then, something we like to show every municipality; you know, affordability has different definitions, I guess, depending on who you're speaking too, but the one thing we're very sensitive of is we look at the demographic and the economic data in a submarket that we enter. And when we say we want to be a stepping stone for homeownership for younger families, we mean that and so we evaluate using real-time data. This is from Realtor.com. The median homes values over the last 2 years based on actual sales data; this is showing a 1 year average in this particular table. But based on whether you put 20% down or 10% down in current interest rates and mortgage insurance premium, it shows that we're anywhere between 17% and 30% cheaper which is meaningful when it's a younger family or couple or individual that's looking to save for eventual homeownership.

And then lastly, I can speak to some of these things. I won't get into the detail but a lot of times there are public concerns when it comes to rentals when it comes to home values, crime, school, traffic, infrastructure, and you know, we reference a lot of studies and also can support it based upon our current tenant profile and data and our current assets that refute a lot of those commonplace public concern to a rental, so to speak.

So, I appreciate you giving me the opportunity to get a brief introduction on the project, and I'll answer any questions.

Chairman Pilmer said thank you. Questions for the Petitioner? Thank you.

Mr. Swingruber said thank you.

Mrs. Morgan said so Staff has a recommendation for the Final Plat. Is there any additional questions for Staff before I go on?

Staff recommends conditional approval of a Resolution Approving the Final Plat for Lot 1 & 2 of Heyday Aurora Subdivision, on vacant land, located at the southwest corner of Independence Drive and Constitution Drive, with the following conditions:

1. That before submitting the Mylar, the Final Plat be updated to contain a note referencing that the area between the two lots is subject to an Encroachment, Easement and Maintenance Agreement.
2. That the documents be revised to incorporate the Engineering Staff comments prior to approval of Final Engineering.

Chairman Pilmer said you've heard Staff's recommendation with 2 conditions. Is there a motion?

MOTION OF APPROVAL WAS MADE BY: Mr. Lee

MOTION SECONDED BY: Mr. Kuehl

AYES: Chairman Pilmer, Mr. Chambers, Mr. Gonzales, Mr. Kuehl, Mr. Lee, and Mr. Pickens.

NAYS: 0

Motion carried.

Chairman Pilmer said motion carries.

Aye: 6 Chairperson Pilmer, At Large Lee, At Large Chambers, At Large  
Gonzales, At Large Pickens and At Large Kuehl

---

**Text of Legislative File 25-0474**