



City of Aurora

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

Legistar History Report

File Number: 18-0519

File ID: 18-0519	Type: Petition	Status: Draft
Version: 2	General Ledger #:	In Control: Planning & Development Committee
File Name: FVPD / West Aurora School District 129 / Deerpath Road / Final Plat Revision		File Created: 06/14/2018
		Final Action:

Title: A Planning and Development Committee Resolution Approving a Revision to the Final Plat for Lot 162 and Lot 164 of The Estate Homes of Verona Ridge, Unit Three located at west of Deerpath Road north of West Indian Trail, and establishing Lot 1 and Lot 2 of The Estate Homes of Verona Ridge 2nd Resubdivision of part of Unit Three (Fox Valley Park District and West Aurora School District #129 - 18-0519 / SG12/3-17.190-Fsd/R - TV - Ward 5)

Notes:

Agenda Date: 07/26/2018

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Final Plat - 2018-07-12 - 2017.190.pdf, Property Research Sheet - ID 67888-70327 - 2017-09-12 - 2017.190.pdf, Land Use Petition and Supporting Documents - 2018-06-14 - 2017.190.pdf, Legistar History Report - 2018-07-11 - 2017.190.pdf

Enactment Number:

Planning Case #: SG12/3-17.190-Fsd/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	Committee of the Whole	06/19/2018	Forward to Planning Council	Planning Council			
	Action Text:		This Petition was Forward to Planning Council to the Planning Council				
1	Planning Council	06/26/2018					
	Notes:	<i>Representative Present: Stu Whitt</i>					

I'm Stu Whitt. I represent the both the Park District and the West Aurora School District in this matter. So what has happened is the School District and the Park District years ago, a lot of park sites and schools sites are kind of jointly owned and there are some school sites that have never been used for purposes and never will be used, they've always been park purposes, so the School District and Park

District decided to kind of get their property lined up and straightened out so that the West Aurora School District owns all of the McCleery site and all of the Jefferson site and the Park District doesn't own any of it. At the end of the day after everything got balanced out, there was still about a 2½ or 3 acre imbalance and so the Park District owed a couple of acres to the School District. The hash line up there at Verona Ridge, that is the existing property line between the park site, which is on the south and the school site, which is on the north and what we are proposing to do is move that property line to the angle on the left so that the park site is 2 acres and I believe the school site ends up being about 11 acres. The park site is already improved with the park facilities there. It meets the needs of the Park District. It meets the needs of the community. There are not going to be any changes in use. There are not going to be any changes in appearance. It is just a line on a piece of paper so we can get this final conveyance made. We could maybe do it as meets and bounds, but then years from now people would say what the heck are you doing.

Mrs. Vacek said this will be going to the July 18th Planning Commission. Then it would go to our Planning and Development Committee on the 26th. It is an appealable item, so if it is not appealed it will be done by the end of the month.

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|---|--|------------|-----------|--|------------|------|
| 1 | Planning Council | 07/03/2018 | | | | |
| | Notes: Mr. Sieben said this is resubdivide and shift some of the land ownership between the Park District and the School District up by Herget School there at the Verona Ridge Subdivision. Again, this is just per an agreement between the 2 governmental entities, so this will be moving on, I believe, to the July 18th Planning Commission, which is the next meeting. | | | | | |
| 1 | Planning Council | 07/10/2018 | Forwarded | Planning
Commission | 07/18/2018 | Pass |
| | Action Text: A motion was made by Mrs. Morgan, seconded by Mr. Broadwell, that this agenda item be Forwarded to the Planning Commission, on the agenda for 7/18/2018. The motion carried by voice vote. | | | | | |
| | Notes: Mr. Sieben said this is just to reset ownership lines between the two entities. We need to vote this out. This will go to the July 18th Planning Commission, so I need a motion. Mrs. Morgan made the motion. Mr. Broadwell seconded the motion. The motion carried unanimously. | | | | | |
| 2 | Planning Commission | 07/18/2018 | Forwarded | Planning &
Development
Committee | 07/26/2018 | Pass |
| | Action Text: A motion was made by Mrs. Cole, seconded by Mr. Reynolds, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 7/26/2018. The motion carried. | | | | | |
| | Notes: 7 CHAIRPERSON TRUAX: Our | | | | | |
| | 8 next item is a Planning and Development Committee | | | | | |
| | 9 Resolution Approving a Revision to the Final Plat | | | | | |
| | 10 for Lot 162 and 164 of the Estate Homes of Verona | | | | | |
| | 11 Ridge, Unit Three located at west of Deerpath | | | | | |
| | 12 Road north of West Indian Trail and establishing | | | | | |
| | 13 Lot 1 and Lot 2 of the Estate Homes of Verona | | | | | |
| | 14 Ridge 2nd Resubdivision of part of Unit Three via | | | | | |
| | 15 the Fox Valley Park District and West Aurora | | | | | |
| | 16 School District 129, Ward 5. | | | | | |
| | 17 MS. VACEK: Good evening. The | | | | | |
| | 18 Subject Property is currently owned by the Fox | | | | | |
| | 19 Valley Park District and the West Aurora School | | | | | |
| | 20 District, which was dedicated to each entity as | | | | | |
| | 21 part of the Estate Homes of Verona Ridge | | | | | |
| | 22 Subdivision. | | | | | |
| | 23 The Petitioner is requesting approval of a | | | | | |
| | 24 Final Plat Revision. The details of the request | | | | | |
| | 16 | | | | | |
| | 1 include re-subdividing Lots 162 and 164 of the | | | | | |
| | 2 Estate Homes of Verona Ridge, Unit Three. | | | | | |
| | 3 In 2016, the Fox Valley Park District and | | | | | |
| | 4 the West Aurora School District entered into an | | | | | |

5 Intergovernmental Agreement. As part of the
6 agreement, the park district was to convey 3.32
7 acres of Lot 164 to the School District. So
8 that's what's happening tonight.
9 Lot 1, being the School District property,
10 will consist of 11.54 acres which will remain
11 unimproved and Lot 2, being the Fox Valley Park
12 District, will consist of 2 acres which has been
13 improved with a playground.
14 With that, I can turn it over to the
15 Petitioner, unless there is any questions for me.
16 CHAIRPERSON TRUAX: Questions for
17 Staff?
18 (No questions had.)
19 Okay. We will hear from the Petitioner.
20 MR. WHITT: Lot 1 is the smaller
21 parcel and Lot 2 is the larger parcel. That's
22 all I have to say.
23 MS. VACEK: I had them reversed.
24 CHAIRPERSON TRUAX: Now that we have

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1 our lots straightened out, are there any other
2 questions?
3 Recommendation for us?
4 MS. VACEK: Staff would recommend
5 approval of the Planning and Development
6 Committee Resolution Approving a revision to the
7 Final Plat for Lot 162 and 164 of the Estate
8 Homes of Verona Ridge, Unit Three located at west
9 of Deerpath Road north of West Indian Trail, and
10 establishing Lot 1 and Lot 2 of the Estate Homes
11 of Verona Ridge 2nd Resubdivision of part of Unit
12 three.
13 CHAIRPERSON TRUAX: You have heard
14 the Staff recommendation. What's the wish of the
15 Commission?
16 MS. COLE: Move for approval.
17 MR. REYNOLDS: Second.
18 CHAIRPERSON TRUAX: Moved and
19 seconded. Would you call the roll, please.
20 MS. JACKSON: Mrs. Anderson?
21 MS. ANDERSON: Yes.
22 MS. JACKSON: Mr. Cameron?
23 MR. CAMERON: Yes.
24 MS. JACKSON: Mr. Chambers?

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1 MR. CHAMBERS: Abstain.
2 MS. JACKSON: Mrs. Cole?
3 MRS. COLE: Yes.
4 MS. JACKSON: Mr. Divine?
5 MR. DIVINE: Yes.
6 MS. JACKSON: Mrs. Head?
7 MS. HEAD: Abstain.
8 MS. JACKSON: Mr. Reynolds?
9 MR. REYNOLDS: Yes.
10 CHAIRPERSON TRUAX: Motion carries.

11 MS. VACEK: *This will be next heard*
12 *at our Planning and Development Committee*
13 *Thursday, July 26th, here at City Hall in the*
14 *fifth floor Conference Room.*

15 CHAIRPERSON TRUAX: *Thank you.*

Aye: 7 At Large Cameron, At Large Cole, Aurora Twnshp Representative
Reynolds, At Large Anderson, Fox Metro Representative Divine, Fox
Valley Park District Representative Chambers and SD 129
Representative Head
