



City of Aurora

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

Legistar History Report

File Number: 25-0109

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**General
Ledger #:**

In Control: Building, Zoning,
and Economic
Development
Committee

File Created: 02/04/2025

File Name: Forestar (USA) Real Estate Group / Wheatland
Crossing Phase II / Final Plat - Phase 2A

Final Action:

Title: A Resolution Approving the Final Plat for Wheatland Crossing Subdivision,
Phase 2A, on Vacant Land Located at Ogden Avenue, Near South
Farnsworth Avenue.

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" - Final Plat - 2025-05-20 - 2025.013, Land
Use Petition and Supporting Documents -
2025-01-09 - 2025.013, Petitioner Presentation -
2025-06-03 - 2025.013, BZE Appeal Sheet -
2025-06-05 - 2025.013, Property Parcel Maps -
2025-05-29 - 2025.013

Enactment Number:

Planning Case #: OS01/1-25.013-FPN/FSD

Hearing Date:

Drafter: sbroadwell@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
Action Text: A motion was made by Mr. Lee, seconded by Mr. Gonzales, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 6/11/2025. The motion carried.							
Notes: Mr. Broadwell said thank you, Mr. Chairman. That was a mouthful, but you nailed it. Good to see you all again. My name is Stephen Broadwell; I'm a Planner with the City of Aurora Zoning Division. So, yes, as we just heard, this is the Final Plats and Final Plan for Wheatland Phase 2 and the Final Plan for Phases 2A and 2B. So, you can see the property here on the aerial map. This is an aerial map of the property that I put together to give some context. So, Phase 2A is this northern triangle piece right here in blue. Phase 2A is here, like I said, and then Phase 2B is down here in red. A little bit of background as to why they're separated. The northern piece, 2A, is in Kane County, the southern piece is in Kendall County so as we move forward with the Final Plat pending, obviously, the approvals, they'll need to be recorded at the 2 separate counties. So, we had to separate them for that process, but the overall							

result is essentially the same.

So, a little bit of background as far as the zoning: I'm sure the Planning Commission remembers this development. The Preliminary Plat and Plan, Conditional Use Planned Development was approved in 2024 with the Preliminary Plat and Plan for the entire Wheatland. Wheatland Phase 1 is down here kind of basically south of Phase 2A and west of along Canyon Drive and west. So, the Final Plan for Wheatland Phase 1 that was approved in early 2004, again, for Phase 1. So, you can see here with Phase 2A on the zoning map, the areas that you see here with the zoning, that's not the exact parcels of the zoning. That's just something that I put together based on the approvals to represent generally where the zoning is located. This doesn't include, obviously, the individual and the smaller lots and the streets because they haven't been recorded yet, so I just had to put something together, again, for context. So, you can see the R-4A Conditional Use Planned Development here in the northern portion in orange. This is where the townhome developments that we're seeing here, that's where they're located. The accessory detention ponds for Phase 2A are here in the OS-1, and then down here in Kendall County Phase 2B, you can see the single-family lots which are the R-2 Conditional Use Planned Development in yellow, and then their accessory dwelling units are, again, OS-1 in the green. So, as far as the Final Plats are concerned, to break this down in a little bit more detail, I'll pull up...just leave that there for right now...so, Phase 2A, northern portion again, is a total of 58 lots, 50 of these lots are to be developed for the townhomes. And then, the remaining 8 lots are to be for open space around the townhomes and the stormwater detention.

And then, down here in Kendall County, you have again Phase 2B. So, this is a total of 17 lot subdivision; 14 of these lots are single-family dwelling units. And, then the remaining 3 are opening space and detention lots. So, in both subdivisions, the roads are publicly dedicated per the City standards for right-of-way width of 66 feet, and street width of 31 feet.

So, that's the Final Plat, the 2 Final Plats.

So, here you can see the Final Plan. The Final Plan shows both 2A and 2B together. You can see the townhomes here. There's a total of 11 buildings with 50 units. They're on the individual plat lots. You can see Lot 204 is this detention here. One thing that I'm sure you remember from the Preliminary Plat and Plan was that there was this concrete industrial plant here which you can see is this kind of rectangular area right here that's in the 2 counties. So, the detention here is intended to, obviously, serve the Engineering purposes but also provide some buffer between the townhomes. You can see this open space over here on the eastern side that provides more buffer to those existing townhomes. And then, single-family lots....so, the single-family lots are in compliance with the Planned Development. I think the area was 7,500 square feet that we changed with the Planned Development. And then, there's the open space here on the western side, Lots 204 and 209 and 202 that, again, provide some buffer to the concrete plant.

So, we do have the Petitioner here. They can give you some additional information but the last few things I wanted to touch on is with the Landscape Plan. So, the Landscape Plan is in compliance with the Zoning code requirements. There were some issues that came up at the Public Hearing. When I say issues, there were some comments from the public that we wanted to address. One of the major ones was we can see this Canyon Creek Drive that goes between 2A and 2B and connects to Ogden Avenue; there was some concerns I think about lights and traffic issues here on that northern side of the bend. So, we worked with the Petitioner to add some landscaping there to reduce, I guess, mitigate those issues. And then, also provide some additional landscaping to buffer the townhomes from the detention here on the southern edge of 2A. And then, similarly, I think this came up at BZE Committee, but we were able to provide additional landscaping along these eastern edges of the open space to again buffer from the concrete plant.

So, I think that's everything. I don't know if there are any questions for Staff. We can have the Petitioner come up and give a presentation and answer any questions.

Chairman Pilmer said any questions of Staff?

Mr. Pickens said I do. Is there going to be any traffic control where the Canyon Drive comes out on to Ogden? Other than signage?

Mr. Broadwell said do you mean like some sort of right out or...?

Mr. Pickens said yeah, I mean is it going to be one of the Hail Mary type intersections where if you do want to turn left coming out of the development...

Chairman Pilmer said it's divided. It's divided there.

Mr. Pickens said well, it looks like it's...yeah. Okay. There probably should be some type of triangle or piece there in the middle of that intersection then, right? To force the people to turn right? Right in, right out.

Mr. Broadwell said I think that we do have the Engineer here. I think it sounds like he might have some answers for that regarding signage. Maybe he can come up and answer that himself.

Mr. Pickens said okay and then I had another question regarding 2B. You have a drive looks like it's going into the concrete plant?

Mr. Broadwell said yeah. So, that's in regards to this little dead end Husk Drive. So, the City did work with the Petitioner to, I guess, include the concrete plant. And my understanding is that it wasn't able to work out, but the roads were put there I think to allow that development when that time comes for the property to be included.

Mr. Pickens said okay. That's it for me. Thank you.

Mr. Broadwell said yeah, thank you.

Chairman Pilmer said any other questions of Staff? Would the Petitioner come forward and have anything to add?

Mr. Fabish said good evening, my name's Dan Fabish. I'm the Entitlements Manager for Forestar. We are the land developer for Wheatland Crossing. The entitlements for Phase 1 and the preliminary entitlements were originally handled by D.R. Horton but Forestar has taken over the entitlements for Phase 2 and has developed Phase 1 as well. So, we're excited to continue the project.

As far as the presentation, just adding a bit of an aerial view to kind of help understand the setting a little better. So, you can see where the site is situated here at Ogden and Farnsworth. And here's a look at the overall site plan, how it will look when the project is fully developed.

And then, here's kind of a look at the overall phasing. Phase 1 has been developed, and home building is beginning. From a Forestar perspective, all the roads are installed and detention and all those improvements.

The Phase 2 design is just continuing what was approved with Preliminary Plat.

And here's a closer look at...looks like the site plan didn't come in...I'm not sure what happened there. So, as Steve has discussed, the northern half will be townhomes. There's also a park area in the northern area in between the townhomes and that center triangular area will have a playground and some seating areas.

Here's a look at the townhome product that we will be selling. This is also the same product that is in Phase 1 as well. These are 3-bedroom, 2 ½ bath, 2 (car) garage townhomes. And we're currently offering 2 floorplans for that.

Here's a look at the single-family product. Again, this is the same as what's being offered in Phase 1. We're just continuing on, and there are 7 different options with that.

And kind of a look here at the monumentation. The monumentation on the left there with yellow diamond; that's already actually been installed along Farnsworth. I think actually both the pier and the larger monument have both been installed along Farnsworth Avenue there.

And one other thing to mention on Farnsworth, there is a...we're putting in roadway widening and that is looking to get started this summer. Right now, we're working on a utility relocate but we are working on that right now.

That is all I have as far as my presentation goes. Is there any questions?

Chairman Pilmer said questions of the Petitioner? Thank you.

Mr. Fabish said thank you.

Mr. Broadwell said I think that's it. One thing I did want to mention is, as Dan just mentioned, he showed the elevations, those were actually approved with the Preliminary Plat and Plan. But we just always want to show those to the Commission just to see what's coming.

Mr. Chambers said I have a question for Staff. With the Canyon Creek Drive being a right-in/right-out, correct?

Mr. Broadwell said well, right now it's full access, yeah.

Mr. Chambers said it's full access left? Is that what you're calling full access? So, it's a right-in/right-out?

Mr. Broadwell said yeah.

Mr. Chambers said okay. So, what is the distance from that right-in/right-out from there to the entrance at the light at Rush Copley Hospital?

Mr. Broadwell said I think this is the entrance right here. I would say it's probably maybe 100 feet or so.

Mr. Chambers said 100 feet. Has Staff...has there been any consideration with the additional traffic on Route 34 putting a stoplight there at the intersection entering into Pointe Boulevard?

Mr. Sieben said good evening, Ed Sieben, Planning and Zoning Director. A little bit of background on this one: this was being planned out, it's been a few years. Yes, the light at the entrance to Rush Copley Hospital is kind of, unfortunately, off set from Pointe Boulevard. So, Pointe Boulevard is also a full access. There was thought at one point that Canyon Creek Drive would come up at the very north point and meet the stoplight; however, if that would happen it would be a full intersection. Right now, it's a 3-legged and then there was an old agreement that Pointe Boulevard would then become a right-in/right-out potentially. So, in order to not impact that current situation those residents in Four Pointes have had that full access for many years. It was decided that the developer could work with the right-in/right-out with Canyon Creek Drive and just leave the signal at Rush Copley as is, leave Pointe Boulevard as is.

Mr. Chambers said thank you.

Chairman Pilmer said any other questions of Staff? Hearing none, does Staff have a recommendation? We'll do these one at a time.

Mr. Broadwell said yeah, I can do the recommendation when you're ready. So, I'll do the first one, Phase 2A:

Staff recommends approval of the resolution approving the Final Plat for Wheatland Crossing Subdivision, Phase 2A, on vacant land located at Ogden Avenue, near South Farnsworth Avenue.

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

MOTION OF APPROVAL WAS MADE BY: Mr. Lee

MOTION SECONDED BY: Mr. Gonzales

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 25-0109