



City of Aurora

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Aurora, IL 60505
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Cover Memorandum

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Status: Agenda Ready

In Control: Planning and Zoning Commission

File Type: Petition

Agenda Number:

TO: Planning and Zoning Commissions

FROM: Jill N Morgan, Senior Planner

DATE: April 11, 2024

SUBJECT:

A Resolution Approving a Final Plan on Wheatland Crossing Subdivision Phase I, located at the southeast corner of Ogden Avenue and Farnsworth Avenue, for a One Family Dwelling (1110), ROW Dwelling (Party Wall) (1130) Use, and future commercial use (DR Horton, Inc. - Midwest - 24-0280 / OS01/1-24.058 - Fsd/Fpn - JM - Ward 3)

PURPOSE:

The Petitioner DR Horton, Inc. - Midwest is requesting approval of a Final Plan for Wheatland Crossing Subdivision Phase I, located at the southeast corner of Ogden Avenue and Farnsworth Avenue for a One Family Dwelling (1110) use, ROW Dwelling (Party Wall) (1130) Use, and future commercial use which includes the development of 56 detached, single-family homes, 74 townhome units, and associated stormwater facility.

BACKGROUND:

The Subject Property is currently vacant land that was recently annexed into the City of Aurora and rezoned with a Conditional Use Planned Development under the Wheatland Crossing Plan Description with an underlying zoning of R-2 One Family Dwelling District, R-4A Two-Family Dwelling District, B-2 General Retail District, and OS-1 Conservation, Open Space And Drainage District.

The Petitioner is Requesting approval of a Final Plan for Wheatland Crossing Subdivision Phase I, for a One Family Dwelling (1110) use, ROW Dwelling (Party Wall) (1130) Use, and future commercial use. The project came before the Planning and Zoning Commission at the end of last year and consisted of a 57-acre development of 124 townhomes and 70 detached, single-family homes. The development is being divided into two phases. The first phase includes developing approximately 39 acres located towards the southern portion of the overall development, being along Farnsworth Avenue and Hafenrichter Road.

The single-family homes, ranging in size from 1,700 to 3,000 square feet, will have three to five bedrooms, two to three bathrooms, and two to three car garage. The homes are designed with lot sizes and setbacks similar to the surrounding residential neighborhoods. The townhomes will range in size from 1,600 to 1,800 square feet and all will have three bedrooms and a two-car garage. Approximately four acres at the immediate corner of Ogden Avenue and Farnsworth Avenue is identified as future commercial development. Access to the southern portion of the site will be provided via a full access off Hafenrichter Road and Farnsworth Avenue aligning with the current Canyon Creek Drive and Summerlin Drive. Summerlin Drive will be extended through the development and connect to a full access off Ogden Avenue at the current entrance to the concrete plant. This road will divide the commercial from the residential and provide a connection to Ogden for both the commercial and residences. Additionally, Keating Drive will be extended into the development. The developer will install a 10-foot bike path along the north side of Farnsworth Avenue, a sidewalk along the north side of Hafenrichter Road, and sidewalks on both sides of the internal

roadways. The project includes some improvements to Hafenrichter Road and Farnworth Avenue, including extending the west bound turn lane from Farnworth Avenue to Ogden Avenue approximately 200 feet and adding turn lanes into the development. In addition, the developer has agreed to a cash contribution associated with the City's future efforts of regional roadway intersection improvements.

The Landscape Plan provides street trees lining the new road, shrubs and understory trees all around the building foundations, and landscape beds scattered along Hafenrichter Road and Farnworth Avenue. Large landscape beds were strategically placed at Canyon Creek Drive and Summerlin Drive to create a nice entrance to the subdivision. Trees including many evergreens were placed in a row along the rear of the homes abutting the Misty Ridge Subdivision.

Per the request of the Developer, Building Elevations were approved with Preliminary Plan and Plat. As a reminder, the single-family homes provide seven models with four to six variations per model. The models include two, 1-story ranch plans with the remaining models being two stories. The homes are clad in vinyl siding with masonry running along the bottom and on some second-story models. Diversity is created through varying rooflines of gables, hipped, double gables, cross-gables, dormers, shed roofs above the first-story, and jerkinheads. The townhomes are similar to the homes constructed in Deerbrook with varying façade created by double cross-gables, cornice returns, recessed walls, projecting garages, and masonry knee wall along the entire façade.

The request will also include separate offsite Plats of Easements on adjacent properties to allow for utility connections.

Concurrently with this proposal, the Petitioner is requesting approval for a Final Plat for Wheatland Crossing Subdivision Phase I. The details of the request include a plat with 74 individual lots for the townhomes with three common area lots surrounding the townhomes, 56 lots for the single-family homes with two common area lots, and one detention facility lot.

DISCUSSION:

Staff has reviewed the Final Plan Resolution petition and have sent comments back to the petitioner on those submittals. The petitioner has made the requested revisions to these documents and they now meet the applicable codes and ordinances, with the exception of the items reflected in the conditions listed in the Staff Recommendation below.

POLICIES AND GUIDELINES:

The Staff's Evaluation and Recommendation are based on the following Physical Development Policies:

10.0 To provide for the orderly, balanced and efficient growth and redevelopment of the City through the positive integration of land-use patterns, functions, and circulation systems. To protect and enhance those assets and values that establish the desirable quality and general livability of the City. To promote the City's position as a regional center.

11.1(3) To encourage new development contiguous to existing development.

12.0 To plan and provide for the growth of the City through the integration of land use patterns and functions that promote complementary interactions between different land use components.

12.1(2) To provide convenient services and visual diversity within the City by developing a hierarchy of commercial centers appropriately spaced throughout the City.

12.1(5) To encourage a gradation from high-density residential areas to lower density residential areas.

20.0 To insure the provision of decent housing and a quality living environment for every resident of Aurora.

21.1(2) To promote a wide variety of housing types.

21.1(3) To promote housing in all price ranges for purchase or rent.

30.0 To develop and maintain an adequate supply of properly zoned areas for commercial facilities to serve existing and future population needs.

32.1(3) To minimize the adverse effects of commercial activity on neighboring development, particularly residential and open space areas through the provision of buffering land uses and/or screening..

RECOMMENDATIONS:

Staff would recommend CONDITIONAL APPROVAL of the A Resolution Approving a Final Plan on Wheatland Crossing Subdivision Phase I, located at the southeast corner of Ogden Avenue and Farnsworth Avenue, for a One Family Dwelling (1110), ROW Dwelling (Party Wall) (1130) Use, and future commercial use, with the following conditions:

- 1.) That the Final Plan be revised to incorporate the Zoning and Planning Staff comments included in the memo dated April 11, 2024.
- 2.) That any work and access to US Route 34 (Ogden Avenue) that require permits and approval from the Illinois Department of Transportation (IDOT) shall be acquired prior to approval of Final Engineering plans.
- 3.) That all work impacting the unnamed creek Special Flood Hazard Areas that require approval from other jurisdictions, including but not limited to the Illinois Department of Natural Resources (IDNR), the Federal Emergency Management Agency (FEMA), the Army Corps of Engineers (ACOE), etc. (where applicable), shall be acquired prior to approval of the final engineering plans for the work in said areas.
- 4.) That an Illinois structural engineer design all proposed bridges and said bridge shall meet all requirements of the City of Aurora, IDOT, and any other agencies having jurisdiction over the area where the bridge is to be placed.
- 5.) That all impacted wetlands and the entire project meet the requirements of the Kane County Stormwater Ordinance, ACOE, IDNR, City's stormwater requirements, and FEMA (where applicable).
- 6.) That all the comments of the Engineering Division be addressed prior to approval of Final Engineering.

ATTACHMENTS:

EXHIBITS:

Exhibit "A-1" Final Plan

Exhibit "A-2" Landscape Plan

Land Use Petition with Supporting Documents

Location Map

Legistar Number: 24-0280

cc:

Edward T. Sieben, Zoning Administrator

John Curley, Chief Development Services Officer

CITY OF AURORA, ILLINOIS

RESOLUTION NO. _____

DATE OF PASSAGE _____

A Resolution Approving a Final Plan on Wheatland Crossing Subdivision Phase I, located at the southeast corner of Ogden Avenue and Farnsworth Avenue, for a One Family Dwelling (1110), ROW Dwelling (Party Wall) (1130) Use, and future commercial use (DR Horton, Inc. - Midwest - 24-0280 / OS01/1-24.058 - Fsd/Fpn - JM- Ward 3)

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, by petition dated February 6, 2024, DR Horton, Inc. - Midwest filed with the City of Aurora a petition requesting approval of a Final Plan for Wheatland Crossing Subdivision Phase I, located at the southeast corner of Ogden Avenue and Farnsworth Avenue for a One Family Dwelling (1110) use, ROW Dwelling (Party Wall) (1130) Use, and future commercial use and related required documents as attached hereto as Exhibits "A-1" through Exhibit "A-2"; and

WHEREAS, the Planning and Zoning Commission conducted a hearing on April 17, 2024, reviewed the petition and recommended CONDITIONAL APPROVAL of said petition; and

WHEREAS, on April 24, 2024, the Building, Zoning and Economic Development Committee of the Aurora City Council reviewed said Final Plan and the before mentioned recommendations and recommended CONDITIONAL APPROVAL of said petition; and

WHEREAS, the decision of the Building, Zoning and Economic Development Committee with respect to a Final Plan is subject to appeal to the City Council in the manner set forth in Chapter 34 of the Code of Ordinances, City of Aurora, Illinois; and

WHEREAS, no person authorized under Chapter 34 to appeal such decision having done so in the manner set forth in Code, the Decision of the Building, Zoning and Economic Development Committee constitutes final action on the proposed Final Plan; and

NOW, THEREFORE, BE IT ORDAINED by the Building, Zoning and Economic Development Committee of the City of Aurora, Illinois, finds as facts all of the preamble recitals of this Resolution and hereby grants CONDITIONAL APPROVAL of said Final Plan with the following conditions:

- 1.) That the Final Plan be revised to incorporate the Zoning and Planning Staff comments included in the memo dated April 11, 2024.
- 2.) That any work and access to US Route 34 (Ogden Avenue) that require permits and approval from the Illinois Department of Transportation (IDOT) shall be acquired prior to approval of Final Engineering plans.
- 3.) That all work impacting the unnamed creek Special Flood Hazard Areas that require approval from other jurisdictions, including but not limited to the Illinois Department of Natural Resources (IDNR), the Federal Emergency Management Agency (FEMA), the Army Corps of Engineers (ACOE), etc. (where applicable), shall be acquired prior to approval of the final engineering plans for the work in said areas.
- 4.) That an Illinois structural engineer design all proposed bridges and said bridge shall meet all requirements of the City of Aurora, IDOT, and any other agencies having jurisdiction over the area where the bridge is to be placed.

5.) That all impacted wetlands and the entire project meet the requirements of the Kane County Stormwater Ordinance, ACOE, IDNR, City's stormwater requirements, and FEMA (where applicable).

6.) That all the comments of the Engineering Division be addressed prior to approval of Final Engineering.

BE IT FURTHER RESOLVED that the Building, Zoning and Economic Development Committee of the City of Aurora hereby adopts the Final Plan and related required documents, as attached hereto as Exhibit "A-1" Final Plan, Exhibit "A-2" Landscape Plan, along with any onsite and offsite easement dedications deemed necessary by the Aurora City Engineer.