



# City of Aurora

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

## Legistar History Report

**File Number: 23-0215**

<b>File ID:</b> 23-0215	<b>Type:</b> Resolution	<b>Status:</b> Agenda Ready
<b>Version:</b> 2	<b>General Ledger #:</b>	<b>In Control:</b> Building, Zoning, and Economic Development Committee
<b>File Name:</b> Windfall Aurora, LLC / 309 N. River Street and 201 N. River Street / Final Plan		<b>File Created:</b> 03/07/2023
		<b>Final Action:</b>

**Title:** A Resolution Approving a Final Plan on Lot 1 of Pacifica Riverview Subdivision with certain modifications to building code amendments located at 309 N. River Street and 201 N. River Street

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Exhibit "A-1" Final Plan - 2023-04-04 - 2023.004, Exhibit "A-2" Landscape Plans - 2023-04-14 - 2023.004, Exhibit "A-3" Building Elevations - 2023-04-14 - 2023.004, Floor Plans - 2023-04-14 - 2023.004, Fire Access Plan - 2023-04-11 - 2023.004, Land Use Petition and Supporting Documents - 2023-01-03 - 2023.004, Plat of Survey- 2023-01-03 - 2023.004, Maps, Presentation - 2023-04-18 - 2023.004

**Enactment Number:**

**Planning Case #:** AU22/1-23.004-Fpn

**Hearing Date:**

**Drafter:** tvacek@aurora-il.org

**Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning and Zoning Commission	04/19/2023	Forwarded	Building, Zoning, and Economic Development Committee	04/26/2023		Pass
<b>Action Text:</b> A motion was made by Mr. Chambers, seconded by Mrs. Anderson, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 4/26/2023. The motion carried.							
<b>Notes:</b> <i>Mr. Sieben said yes, Staff would recommend a conditional approval of the Final Plan for Lot 1 of the Pacifica Riverview Subdivision. There are 9 conditions, I'll read them real quick. I believe 1 and 2 are the same as the Plat, I have them here:</i>							

- 1) That the Final Plan approval be contingent upon Final Engineering approval.
- 2) That the Final Plan documents be revised to incorporate the Zoning and Planning Staff comments included in the memo dated April 11, 2023, prior to building permit issuance.
- 3) That the final streetscape design on River Street be reviewed by Staff in conjunction with the future River Street design guidelines.
- 4) That the Petitioner shall enter into an Encroachment Easement and Maintenance Agreement with the City for the use, maintenance of improvements, and landscaping on the adjacent City properties and within the River Street right of way prior to Building Permit Issuance.
- 5) That the developer shall engage a third-party construction testing and inspection company to perform and report to the building official weekly Sound Transmission and Impact Insulation Class Construction detail special inspections demonstrating compliance with all STC and IIC details to achieve a wall STC design of 55 and a floor IIC design of 53.
- 6) That the Parking Management Plan be reviewed and approved by the Zoning and Planning Division prior to Certificate of Occupancy issuance.
- 7) That a copy of the Management Agreement be provided to the City that incorporates the approved Parking Management Plan into the agreement prior to occupancy permit issuance.
- 8) That a copy of the lease agreement, which shall include a parking handbook explaining to new renters the Parking Management Plan, be provided to the City prior to Certificate of Occupancy issuance.
- 9) That the owner of the property or their successor not object if the City decides to expand the Special Service Area (SSA) 1 to include this property.

Chairman Pilmer thank you. You've heard Staff's recommendation with 9 conditions attached. Is there a motion?

MOTION OF APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mrs. Anderson

AYES: Chairman Pilmer, Mrs. Anderson, Mr. Chambers, Mr. Choudhury, Mr. Gonzales, Mr. Kuehl, Mrs. Owusu-Safo, Mr. Roberts

NAYS: 0

Motion carried.

Chairman Pilmer said motion carries, and if Staff will just state where this will next be heard.

Mr. Sieben said this will also go to the Building, Zoning, and Economic Development Committee meeting, next Wednesday, 4 pm, this building...this floor.

Chairman Pilmer said good luck.

Aye: 8 Chairperson Pilmer, At Large Anderson, At Large Chambers, At Large Gonzales, At Large Owusu-Safo, At Large Choudhury, At Large Roberts and At Large Kuehl

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**Text of Legislative File 23-0215**