



# City of Aurora

44 E. Downer Place  
Aurora, IL 60505  
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## Cover Memorandum

File Number: 23-0064

**Agenda Date:** 2/15/2023

**Version:** 2

**Status:** Agenda Ready

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

**File Type:** P&D Resolution

**Agenda Number:**

**TO:** Mayor Richard C. Irvin

**FROM:** Planning and Zoning Commission

**DATE:** February 9, 2023

### **SUBJECT:**

A Resolution Approving the Final Plat for Sheffer Road North Subdivision, Located at 2070 Sheffer Road (JMD Investment Properties - 230064 / AU13/2-23.053-FSD - SB - Ward 10)

### **PURPOSE:**

The Petitioner, JMD Investment Properties, is requesting approval of a Final Plat for Sheffer Road subdivision, located at 2070 Sheffer Road, for a two lot subdivision, which will be developed per the R-1, One Family Dwelling District standards, with one unit dwellings on both lots.

### **BACKGROUND:**

The Subject Property is an approximately .8 acres and is presently vacant. The property is an Interior Lot that is zoned R-1, One Family Dwelling District. The Comprehensive Plan designates the property as Low Density Residential, and this portion of Sheffer Road as Major Collector.

### **DISCUSSION:**

The Petitioner is requesting approval of a Final Plat for Sheffer Road North subdivision. The details of the request include subdividing the existing parcel into two lots. The individual lots will be developed as one-family dwelling units, and will otherwise satisfy the R-1 zoning district's standards and bulk restrictions. Per the Plat of Subdivision, both lots have a width of approximately one hundred, four (104) feet, which exceeds the R-1 zoning district's minimum requirement of seventy-five (75) feet; and, the both lots have an area of approximately seventeen thousand, six hundred (17,600) square feet, which exceeds the R-1 zoning district's minimum lot area requirement of ten thousand (10,000) square feet.

### **POLICIES AND GUIDELINES:**

- 11.1 (3): To encourage new development contiguous to existing development.
- 11.1 (5): To guide and promote development to areas where public utilities, public

roads,

and municipal services are either available or planned.

12.1 (3): To encourage residential development in close proximity to places of work, shopping, and recreation.

**RECOMMENDATIONS:**

The Planning and Zoning Commission recommended APPROVAL of the resolution approving the Final Plat for Sheffer Road North Subdivision, located at 2070 Sheffer Road.

**ATTACHMENTS:**

Exhibit "A" Final Plat

Land Use Petition with Supporting Documents

Property Parcel Maps

cc: Building, Zoning, and Economic Development Committee:

Alderman Michael B. Saville, Chairperson

Alderdwoman Patty Smith, Vice Chairperson

Alderman Carl Franco

Alderman Sherman Jenkins

Alderman Ron Woerman

CITY OF AURORA, ILLINOIS

RESOLUTION NO. \_\_\_\_\_

DATE OF PASSAGE \_\_\_\_\_

A Resolution Approving the Final Plat for Sheffer Road North Subdivision, Located at 2070 Sheffer Road

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 January 25, 2023, Jean Munyaneza filed with the City of Aurora a petition Requesting approval of a Final Plat for Sheffer Road North Subdivision, located at 2070 Sheffer Road and related required documents as attached hereto as Exhibits "A"; and

WHEREAS, the Planning and Zoning Commission conducted a hearing on February 8,

2023, reviewed the petition and recommended APPROVAL of said petition; and

WHEREAS, on February 15, 2023, the Building, Zoning and Economic Development Committee of the Aurora City Council reviewed said Final Plat and the before mentioned recommendations and recommended APPROVAL of said petition; and

WHEREAS, the decision of the Building, Zoning and Economic Development Committee with respect to a Final Plat is subject to appeal to the City Council in the manner set forth in Chapter 43 of the Code of Ordinances, City of Aurora, Illinois, being the Subdivision Control Ordinance; and

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

NOW, THEREFORE, BE IT RESOLVED that the Building, Zoning and Economic Development Committee of the City of Aurora, Illinois, finds as fact all of the preamble recitals of this Resolution and hereby grants APPROVAL of said Final Plat.

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