

SP/TM
7/26/2013
2013.092

ORIGINAL



**CITY OF AURORA
PLANNING & DEVELOPMENT COMMITTEE**

RESOLUTION NUMBER: _____

DATE OF PASSAGE: _____

PETITIONER: Superior at Waterford, LLC

RESOLUTION APPROVING A REVISION TO THE FINAL PLAN ON LOT 7 OF WATERFORD UNIT 2 TO CHANGE FROM 62 CONDO APARTMENTS TO 18 TOWNHOUSE DUPLEX UNITS FOR THE ALDEN OF WATERFORD

WHEREAS, by petition dated May 21, 2013, Superior at Waterford, LLC filed with the City of Aurora requesting a Final Plan Revision on 4.014 acres to change the density from 62 condo apartments to 9 duplex villas (18 units) and an activity center on Lot 7 of Alden of Waterford located, as described on Exhibit "A" attached hereto; and

WHEREAS, said plan revision was duly referred on May 28, 2013, by the Aurora City Clerk to the Aurora City Council, who, in turn, referred said plan revision to the Aurora Planning Council and Planning Commission for study and recommendation, and to the Aurora Planning & Development Committee for final decision; and

WHEREAS, said plan revision has been determined to be in substantial conformance with the Aurora Zoning Ordinance Number 3100 Section 10.7-9 and 10.7-10; and

WHEREAS, said plan revision has been determined to be in substantial conformance with the Annexation Agreement; and

WHEREAS, said plan revision has been determined to be in substantial conformance with the approved preliminary plan; and

WHEREAS, on July 9, 2013, the Aurora Planning Council recommended that said plan revision be conditionally approved; and

WHEREAS, on July 17, 2013, the Aurora Planning Commission reviewed said plan and recommended that said plan be approved; and

WHEREAS, on July 25, 2013, the Planning & Development Committee of the Aurora City Council reviewed said plan revision and said recommendations and recommended that said plan revision be approved; and

WHEREAS, the recommendation of the Planning & Development Committee is subject to appeal by the petitioner or a member of the Aurora City Council within the required appeal period which expires on Wednesday, July 31 at 5:00 p.m.; and

WHEREAS, in the event that this resolution is appealed, it shall serve as the recommendation of the Planning & Development Committee to the City Council which shall take final action on the request; and

NOW THEREFORE, BE IT RESOLVED that the Planning & Development Committee of the City of Aurora, Illinois, finds as facts all of the preamble recitals of this Resolution, accepts the recommendation of the Aurora Planning Commission, and hereby approves said plan revision; and

NOW THEREFORE, BE IT FURTHER RESOLVED that the Planning & Development Committee of the City of Aurora hereby adopts the Final Plan revision as described on **Exhibit "A"** along with any dedications deemed necessary by the Aurora City Engineer and that the Aurora City Clerk is hereby directed to file and keep on record said plan revision and a certified copy of this Resolution, after its passage and signing by the Aurora Planning & Development Committee.

PRESENTED this 25th day of July, 2013.

PASSED AND APPROVED this 25th day of July, 2013.

AYES: _____ NAYS: _____ NOT VOTING: _____

Mayor
City of Aurora, Illinois

Attest:

City Council Members

City Clerk

Case File Number: AU36/1-13.092-Fpn/R
Parcel Number: 15-36-127-002

This instrument prepared by:
Aurora Planning and Zoning Division
1 South Broadway
Aurora, Illinois 60505

EXHIBIT "A"
INFORMATION SHEET

For the Final Plan Revision for the property located at 1865 Audra Circle

OWNER: Superior at Waterford, LLC
4200 W. Peterson Avenue
Chicago, IL 60646

DATE PLAN RECEIVED BY PLANNING: July 11, 2013

PLAN PREPARED BY: ENGINEERING RESOURCE ASSOCIATES, INC.
35701 WEST AVENUE, SUITE 150
WARRENVILLE, IL 60555

DATE LANDSCAPE PLAN RECEIVED BY PLANNING: July 11, 2013

LANDSCAPE PLAN PREPARED BY: Ives/Ryan Group, Inc.
324 N. Eisenhower Lane
Lombard, IL 60148

NOTE: A COPY OF THIS PLAN REVISION AS REFERENCED HEREON IS ON FILE IN THE CITY OF AURORA PLANNING AND ZONING DIVISION OFFICE ON THE SECOND FLOOR, 1 SOUTH BROADWAY, AURORA, ILLINOIS, 60505.

AURORA CITY COUNCIL APPEAL FORM

Date Received By:

PETITION TO APPEAL THE PLANNING & DEVELOPMENT COMMITTEE'S DECISION

AU36/1-13.092-Fpn/R

To: The Honorable Mayor and Members of the City Council of the City of Aurora, Illinois
RE: RESOLUTION APPROVING A REVISION TO THE FINAL PLAN ON LOT 7 OF WATERFORD UNIT 2 TO CHANGE FROM 62 CONDO APARTMENTS TO 18 TOWNHOUSE DUPLEX UNITS FOR THE ALDEN OF WATERFORD
Committee Action: APPROVAL

NOTICE TO THE APPELLANT

The City's review process for petitions that may be decided by the Planning & Development Committee provides that **appeals may be filed only within four (4) business days** from the day of the Planning & Development Committee's decision. No appeals may be filed after this time. Only items associated with the petition on record with the Planning & Development Committee may be appealable.

Date of decision: July 25, 2013

The appeal period
ends at 5:00 p.m. on: July 31, 2013

- I. STATEMENT Please check appropriate statement and sign below:
- _____ I, the petitioner(s), appeal the decision of the Planning & Development Committee with respect to the above referenced item.
- _____ I, a member of the City Council, appeal the decision of the Planning & Development Committee with respect to the above referenced item.

(Signature)

(Month)

(Day)

(Year)

(Print name)

II. QUALIFYING STATEMENTS

ATTACHMENTS: Approval Resolution
Plan document available at Alderman's office secretarial desk