



City of Aurora

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

Cover Memorandum File Number: 24-0068

Agenda Date: 2/7/2024

Version: 1

Status: Agenda Ready

In Control: Planning and Zoning Commission

File Type: Petition

TO: Planning & Zoning Commission

FROM: Stephen Broadwell, Planner

DATE: January 31, 2024

SUBJECT:

A Resolution Approving the Final Plat for 743 McClure Rd, LLC Subdivision, located at 733 and 743 McClure Road (743 McClure Road, LLC - 24-0068 / AU13/3-24.038-FSD - WARD 1)

PURPOSE:

The Petitioner, 743 McClure Road, LLC, is requesting approval of a Final Plat for 733 and 743 McClure Rd, which includes subdividing the two (2) existing, adjacent properties, to allow for re-configured lot lines to establish a new, two lot subdivision between the adjoining industrial properties.

BACKGROUND:

The Subject Property is zoned M-1, Manufacturing District - Limited. The Comprehensive Plan designates the Subject Property as Industrial. The property located at 743 McClure Rd is approximately two (2) acres and consists of a single-story industrial building that is approximately forty thousand (40,000) square feet in area. The property located at 733 McClure Rd is approximately two (2) acres and consists of a single-story industrial building that is approximately twenty-six thousand (26,000) square feet in area. The properties share a dedicated twenty-four (24) foot wide ingress/egress easement between the property owners for driveway access and parking. This same ingress/egress easement extends through the middle of the properties from McClure Rd to the eastern property line.

The Petitioner is requesting approval of a Final Plat for 743 McClure Rd, LLC Subdivision, located at 733 and 743 McClure Road. The details of the request include subdividing and consolidating the existing adjacent lots into a new two (2) lot subdivision, which consists of 743 McClure Rd on Lot 1 and 733 McClure Rd on Lot 2. As part of this proposal, Lot 1 is to consolidate the rear portion of Lot 2, which is approximately twenty-nine thousand (29,000) square feet. With approval of this Final Plat, Lot 1's area is changed to approximately one hundred twenty-two thousand (122,000) square feet, while

Lot 2's area is changed approximately sixty-three thousand (63,000) square feet. The rear portion of Lot 1 includes a seventy-one (71) foot wide Stormwater Control Easement. The Petitioner is also dedicating sixty-six (66) feet of public right-of-way on McClure Rd, which, as a result, requires a ten (10) foot wide Sign Easement to allow for the existing monument sign to remain in its place, as well as Ingress/Egress Easements to allow for the existing parking lot and sidewalk to be utilized while in the public right-of-way.

Concurrently with this proposal, the Petitioner is requesting approval of a Plat of Vacation for the portion of the dedicated twenty-four (24) foot wide Ingress/Egress Easement that runs through the accompanying Final Plat's newly dedicated Lot 1. The remainder of the existing Ingress/Egress Easement will remain on the property, allowing Lot 1 and Lot 2 to maintain access. The area of the vacated easement is approximately four thousand, two hundred (4,200) square feet.

DISCUSSION:

Staff has reviewed the Final Plat 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 exceptions 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:

22.1 (2): To achieve appropriate zoning protection for residential areas designated in the

land use plan.

41.1 (2): To promote a balanced distribution of industries within the City.

51.1 (3): To actively promote and pursue the retention of businesses and industries presently located within the City of Aurora.

RECOMMENDATIONS:

Staff would recommend **CONDITIONAL APPROVAL** of the resolution approving the Final Plat for 743 McClure Rd, LLC Subdivision, located at 733 and 743 McClure Road, with the following conditions:

1) That, prior to the Final Plat mylar being printed, the Ingress/Egress Easement Provisions and Sign Easement Provisions language be finalized with the Engineering Department.

2) That, prior to final occupancy being issued, the Final Plat mylar be recorded with the Kane County Recorder's office.

ATTACHMENTS:

Exhibit "A" Final Plat

Land Use Petition and Supporting Documents

Qualifying Statement
Property Parcel Maps

cc: Edward T. Sieben, Zoning & Planning Director
John P. Curley, Chief Development Services Officer

CITY OF AURORA, ILLINOIS

RESOLUTION NO. _____
DATE OF PASSAGE _____

A Resolution Approving the Final Plat for 743 McClure Rd, LLC Subdivision, located at 733 and 743 McClure Road (743 McClure Road, LLC - 24-0068 / AU13/3-24.038-FSD - WARD 1)

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, 2024, 743 McClure Road, LLC filed with the City of Aurora a petition Requesting approval of a Final Plat for 743 McClure Rd, LLC Subdivision, located at 733 and 743 McClure Road and related required documents as attached hereto as Exhibits "A"; and

WHEREAS, the Planning and Zoning Commission conducted a hearing on February 7, 2024, reviewed the petition and recommended CONDITIONAL APPROVAL of said petition; and

WHEREAS, on February 14, 2024, the Building, Zoning and Economic Development Committee of the Aurora City Council reviewed said Final Plat and the before mentioned recommendations and recommended CONDITIONAL APPROVAL of said petition; and

NOW, THEREFORE, BE IT RESOLVED that the City Council 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 Plat with the following conditions:

1) That, prior to the Final Plat mylar being printed, the Ingress/Egress Easement Provisions and Sign Easement Provisions language be finalized with the Engineering Department.

2) That, prior to final occupancy being issued, the Final Plat mylar be recorded with the Kane County Recorder's office.

BE IT FURTHER RESOLVED that the City Council 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 .