



City of Aurora

44 East Downer Place
Aurora, Illinois 60505
www.aurora-il.org

Legistar History Report

File Number: 19-0580

File ID: 19-0580	Type: Petition	Status: Draft
Version: 2	General Ledger #:	In Control: Building, Zoning, and Economic Development Committee
File Name: Pulte Home Company, LLC - Final Plat - SWC of Meadowridge Drive and 75th Street		File Created: 07/03/2019
		Final Action:

Title: A Resolution Approving the Final Plat for Meadow Ridge Subdivision, being Vacant Land located at the southwest corner of Meadowridge Drive and 75th Street, and Granting the Developer the Authority to Install the Contemplated Utilities (Pulte Home Company, LLC - 19-0580 / NA28/3-19.100-Fsd/Fpn - JM - Ward 8)

Notes:

Agenda Date: 08/21/2019

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Final Plat - 2019-07-29 - 2019.100.pdf, Property Research Sheet #67244 - 2019-03-26 - 2017.234.pdf, Land Use Petition and Support Documents - 2019-07-02 - 2019.100.pdf, Plat of Survey - 2019-07-02 - 2019.100.pdf, Address Plat - 209-07-29 - 2019.100.pdf, Legistar History Report (Final Plat) - 2019-07-31 - 2019.100.pdf

Enactment Number:

Planning Case #: NA28/3-19.100-FSD/FPN

Hearing Date:

Drafter: jmorgan@aurora-il.org

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	07/09/2019	referred to	Planning Council	07/16/2019		
	Action Text: This petition was referred to the Planning Council						
1	Planning Council	07/16/2019					
	Notes: Mr. Sieben said this went through the rezoning about a month or so again and included approval of the Preliminary. I believe this is identical to the Preliminary.						
	<i>Representatives Present: Matt Brolley, Russ Whitaker, Dwayne Gillian and Peter Wagenmaker</i>						

Mr. Brolley said this is 11.34 acres, 80 units. I think exactly the same, or substantially similar, to what we had proposed in preliminary.

Mr. Sieben said do you want to touch on elevations and then we can circle back?

Mr. Brolley said this is a townhome product that we are using here. The cool feature that we talked about in preliminary is that it has a habitable attic of 400 square feet. That is an option for folks. You can't see it from the front elevation, but there is a porch on the back of the facility if someone wants to choose that.

Mr. Whitaker said if you go back a slide, you can actually see it on that view there. The change in the elevations and the roof pitch is actually very, very minimal. There are examples in Woodridge and in Naperville of this being built.

Mr. Sieben said it is kind of a unique feature that we haven't seen really in the market before.

Mr. Whitaker said it's been popular, especially the younger demographic.

Mr. Sieben said we really didn't get into the site plan.

I'm Russ Whitaker with Rosanova and Whitaker. I'm here this morning on behalf of Pulte. We are here for a Final Plat on Meadow Ridge. As you can see here, 18 townhome buildings. This is a 2 story product. We went through the Preliminary Plat process recently. It was approved. We're not making any changes to the plans at this point in time, so the Final Plan is in substantial conformance with the Preliminary. I think really the open item on this one should be elevation approval at this point in time and just really down on Engineering details.

Mr. Sieben said what are you envisioning for the starting price point and things like that?

Mr. Brolley said so the base price would be \$285,000. The average sales price we are hoping for is \$340,000. We are going to, hopefully if everything goes well, start construction this September in 2 months with our model grand opening in early 2020.

Mr. Sieben said and your square footage range is from approximately...

Mr. Brolley said it is about 1,800 square feet. If they take the 400 square foot attic it is a little bit more.

Mr. Whitaker said there would also be a sunroom option off the back, so there's really 2 basic foundational options that could be selected. The sunroom is actually depicted on the site plan here. You can see the small square coming off the back of the unit, so that would be a sunroom option that is also a popular option.

Mr. Brolley said and I want to say there are 4 units in the middle pod there that cannot have the sunroom option due to the setbacks, but that would be the only ones that are restricted. Everything else it would fit. I did see the e-mail yesterday from the Fire Department that reviewed the access for this and I didn't have any comments.

Mr. Beneke said we are good with it.

Mr. Sieben said Jill Morgan is the Planner on this.

Mrs. Morgan said I am in review. I hoping to get comments out tomorrow. We are tentatively looking at August 7th. Engineering is also in review. We don't, with this going through Preliminary, see any major issues, but I just want to make sure everyone has a chance to look at it before we set that. It is not a public hearing, so obviously no public notice.

Mr. Brolley said is it Mary Garza reviewing the engineering?

Mr. Phipps said it looks like it is going to be Souts. Mary is going on vacation and we wanted to make sure that we got the review done this week and hopefully get the review comments out to you next week.

Mr. Brolley said and then we are, I should state just for the record, the parcel to the south of us is owned by the Fox Valley Park District, so we are talking with them about some transitional grading between our site to theirs. At this point they are agreeable to that. We drew up a temporary grading easement that they made some comments on and we will be getting back to them.

Alderman Smith said I'm your Alderman for the 8th Ward and I want to let you guys know that I'm here to help you with whatever I need to do. If there is anything that you need from me just reach out to me. I just wanted to be here this morning to make sure everything was going smoothly for you and to let you know you have my support.

Mr. Whitaker said thank you.

Mrs. Morgan said when do you think you are going to submit the Master Plan for Building and Permits?

Mr. Brolley said I don't have our schedule.

Mrs. Morgan said just know that it is concurrent and you can submit whenever you are ready.

Mr. Brolley said I'll do that.

Mr. Gillian said when we get the initial round of comments, would that be the right time or any time after that?

Mrs. Morgan said yes, I'd maybe wait and make sure there is nothing major that was changed.

Mr. Sieben said I think we worked everything out with the Preliminary.

Mrs. Morgan said just in case there might be some engineering, something that might change.

Mr. Whitaker said any changes at this point in time would be pretty detailed.

Mr. Sieben said no issues with outlots and who is cutting what.

Mr. Whitaker said nothing on this one. This is somehow easier than the other one that was already platted. It did take like year and a half to get to this point though.

Mr. Brolley said I've designed this a few different times.

Mr. Sieben said you don't have to be back here. We'll plan on, likely it will be the August 7th Planning Commission. Then you would go to the BZE Committee, I believe, the following week on Wednesday. That would be the 14th. Then it is appealable. If it is not appealed by the COW the next week you are then approved.

Mrs. Morgan said I guess the only other thing I will throw out, and our engineer is still looking at this, is if there is a need for off-site easements. That could be depending on if it is a current city easement or not in the language of that, whether we would need a separate approval for any off-site easements.

Mr. Whitaker said from the Board you're saying.

Mrs. Morgan said yes, from City Council. If it is not a current easement that allows you to go on we kind of have to have a separate process for an off-site easement, which does have to go through a similar process. Engineering is looking at that.

Mrs. Vacek said and that would only be for like if it was like a city easement. Like when you are talking with the Fox Valley Park District, that's just between you two so that we would not need to look at.

Mr. Brolley said and that would mainly be of the sanitary?

Mr. Gillian said we need to check into that if you haven't already. There is a blanket easement on the other side of the street.

Mr. Whitaker said I thought we had moved the sanitary into the right-of-way.

Mr. Gillian said no, it is right there.

Mr. Brolley said we moved the water into the right-of-way.

Mr. Phipps said there is a blanket easement there, but we wanted to make sure that they check to see whether that blanket easement allowed for a city permittee to construct the new sanitary sewer there.

Mr. Brolley said it is a little different because it is not your standard city easement. It is older.

Mr. Sieben said is that into the McCarty office? Is that where that is?

Mr. Brolley said yes. If not, there is a more troublesome connection that we can make in Meadow Ridge Drive.

Mr. Gillian said I think that water main connection to the north should be on a city easement though too, up along 75th Street. It is in the same subdivision.

Mr. Brolley said I'm hoping it is in the right-of-way.

Mr. Gillian said I don't think it is actually, but it is the same subdivision with the same language.

Mr. Sieben said so just to be aware of that.

1 Planning Council 07/23/2019

Notes: Mrs. Morgan said Planning has sent out comments. Nothing major. Engineering has sent out comments. We are working through a few things and a potential off-site easement. We are working with Legal on that. Nothing for Planning or Engineering sounds major. We are planning on this going to the August 7th Planning Commission, so we will be voting this out next week. Fire signed off on it, correct?

Mr. Beneke said we signed off on it.

Mr. Phipps said we have comments that went out yesterday, but nothing major.

1 Planning Council 07/30/2019 Forwarded Planning Commission 08/07/2019 Pass

Action Text: A motion was made by Mrs. Morgan, seconded by Mrs. Vacek, that this agenda item be Forwarded to the Planning Commission, on the agenda for 8/7/2019. The motion carried by voice vote.

Notes: Representative Present: Matt Brolley

Mrs. Morgan said I'm in review. They did resubmit yesterday. I'm still kind of reviewing that. I do think I might have some comments, but nothing major from Planning's perspective.

Mr. Phipps said Souts got our review comments out last week. I think we are expecting a resubmittal in response to those. I don't there are any major issues to work out.

Mrs. Morgan said I do make a motion to move this forward to the August 7th Planning Commission

with the conditions of addressing additional Planning comments and addressing Final Engineering comments. Mrs. Vacek seconded the motion. The motion carried unanimously.

2	Planning Commission	08/07/2019	Forwarded	Building, Zoning, and Economic Development Committee	08/21/2019	Pass
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Action Text: A motion was made by Ms. Tidwell, seconded by Mr. Cameron, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 8/21/2019. The motion carried.

Notes: See Attachment for Items 19-0580 and 19-0581.

Aye: 12 At Large Cameron, Aurora Twnshp Representative Reynolds, At Large Anderson, Fox Metro Representative Divine, SD 204 Representative Duncan, Fox Valley Park District Representative Chambers, At Large Owusu-Safo, SD 129 Representative Head, SD 131 Representative Hull, At Large Tidwell, At Large Gonzales and At Large Elsbree

Attachment for Items 19-0580 and 19-0581:

- 19-0580 A Resolution approving the Final Plat for Meadow Ridge Subdivision, being vacant land located at the southwest corner of Meadowridge Drive and 75th Street, and granting the developer the authority to install the contemplated utilities (Pulte Home Company, LLC – 19-0580 / NA28/1-19.100-Fsd/Fpn – JM – Ward 8)
- 19-0581 A Resolution approving a Final Plan on Lots 1-21 of Meadow Ridge Subdivision, located at the southwest corner of Meadowridge Drive and 75th Street, for a ROW Dwelling (Party Wall) (1130) Use (Pulte Home Company, LLC – 19-0581 / NA28/3-19.100-Fsd/Fpn – JM – Ward 8)

Mrs. Morgan said you might recall that this came before the Commission for the Preliminary only about a month ago, so they are coming back in for the Final Plat and Plan. The layout is the same as what you saw in the Preliminary. This is for 18 buildings, 80 units. You will enter off of Meadowridge Drive, a road that kind of circles around the development. To the north, the townhomes are setback 40 feet to provide some buffer to the 75th Street major road. The ones to the east overlook the detention pond and the homes to the south overlook a park. These are all front loaded homes. We have a 25 foot front yard setback to give the people a 25 foot driveway. They meet all the separation requirements, and setback requirements. The maximum dwelling units per acre that's allowed in the Plan Description, they are under that maximum. The only thing different coming before you for this would be the elevations and the landscape plan. I'll talk about the landscape plan first. The landscape plan features some buffering to the north and the west. They have a fence along those perimeters buffering 75th Street and kind of a commercial complex to the west. They have a mixture of canopy trees and evergreen trees to provide some additional buffering. At the entrance and at the corner of 75th Street and Meadowridge Drive they have some nice landscaping with some beds of shrubs and also using the trees in those locations to provide some focal points. I'll bring up the elevations just to show you those. They are your basic townhome that you see kind of throughout the area, traditional looking, which is what when we first met with Pulte that staff had to kind of asked as what we were looking for. As you can see, around the garages and on the first story you have some brick and then above that you have a mixture of cladding of horizontal and vertical siding. There is also some variation of the roofline through those projecting gables, as well as a mixture of the shed dormers and gable dormers. That's the basic elevation. If you also recall, these have the option to have a habitable attic as well as a sunroom addition option. Here is the rear elevation with the additional area in the attic space so you can see what that looks like. Then here is the sunroom. You can see how it kind of projects a little bit past the existing elevation. Then this is what it would look like from the rear if they added that additional sunroom option. The only other item the Final Plat. This is just subdividing the lot. To note, this is also allowing Pulte, the developers, to install utilities. They are proposing to connect their utilities to the existing utilities to the east. The Plat that approved that subdivision allows the city, it is a blanket city easement, to go in and install utilities. The city, through this Final Plat, is granting that ability to install to the Pulte developers. This will go all the way through City Council approval with the addition of allowing the developers to install the utilities on behalf of the city. I can bring up the developers and see if you have any questions for them.

Good evening. I'm Russ Whitaker. I'm an attorney at the law firm of Rosanova and Whitaker, 127 Aurora Avenue. As Jill said, we were before you a month or two months ago with the Preliminary Plan. Everything that you have before you is consistent with the Preliminary Plan that we worked through last time. I know we didn't have elevations up for formal approval last time, but we did work through those elevations last time, provided some overview on the option for the sunroom addition off the back and then also the option for the habitable attic space, which was a little bit unique. We think the townhome elevations have been upgraded from the start of the project. We did that in consultation with city staff. The first floor masonry, the variety of building materials that have been incorporated, the vertical siding, the board and baton is something that is very popular in the market today. If you watch the home improvement shows and you can't get away from it. It is sort of a modern, very sort of on trend with the market today, a version of a two story townhome and creating some unique elements, of course, with that habitable attic space. It is not a cheap option, but it will get you some additional square footage and a third story. It creates a very unique, interesting space that you certainly aren't going to see in older townhomes in Aurora or frankly in the Naperville area. We're excited about the project. Our intent is to get moving as quickly as possible. We are already under construction on Laurelton, which is the other one that you've seen recently, so we are moving there already. The intent is that if this moves forward we would be moving dirt on this project in September with the intent to have a February opening of this project. Just, I guess, a couple of other details. The units are a 1,854 square foot base before you'd either add on the sunroom or the habitable attic option. It is the standard 3 bedroom 2½ bath, 2 car garage, parking spaces or sufficient room for parking spaces in the front of the units. It is slab construction. Base pricing, the units will start at \$285,000, but that is before all of the options. We would expect an average sales price on these units in the mid \$300,000 range. There are 80 units. With that, I'd be happy to answer any other questions you might have.

Mr. Cameron said on the attic option, will the two dormer windows then become usable and active?

Mr. Whitaker said they don't. It is really just the back portion of the building. Those dormers on the front of the space are really just part of an architectural ornamentation that we provided.

Mrs. Morgan said to note on the recommendations, there were originally 4. The Petitioner has subsequently resubmitted meeting the Planning conditions, the first 3 items, so the only condition staff recommends retaining is that all comments of the Engineering Division be addressed prior to the approval of Final Engineering.

Mrs. Morgan said on the Final Plat, staff would recommend approval of a Resolution approving the Final Plat for Meadow Ridge Subdivision, being vacant land located at the southwest corner of Meadowridge Drive and 75th Street and granting the developer the authority to install the contemplated utilities.

MOTION OF APPROVAL WAS MADE BY: Ms. Tidwell

MOTION SECONDED BY: Mr. Cameron

AYES: Mrs. Anderson, Mr. Cameron, Mr. Chambers, Mr. Divine, Mrs. Duncan, Mr. Elsbree, Mr. Gonzales, Mrs. Head, Mr. Hull, Mrs. Owusu-Safo, Mr. Reynolds, Ms. Tidwell

NAYS: None

Mrs. Morgan said this will next be heard at the Building, Zoning and Economic Development Committee on Wednesday, August 14, 2019, at 4:00 p.m. on the fifth floor of this building.

Mrs. Morgan said for the Final Plan, staff would recommend conditional approval of a Resolution approving a Final Plan on Lots 1-21 of Meadow Ridge Subdivision, located at the southwest corner of Meadowridge Drive and 75th Street for a ROW Dwelling (Party Wall) (1130) Use with the following condition:

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

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mr. Hull

AYES: Mr. Anderson, Mr. Cameron, Mr. Chambers, Mr. Divine, Mrs. Duncan, Mr. Elsbree, Mr. Gonzales, Mrs. Head, Mr. Hull, Mrs. Owusu-Safo, Mr. Reynolds, Ms. Tidwell

NAYS: None

Mrs. Morgan said this will next be heard at the Building, Zoning and Economic Development Committee on Wednesday, August 14, 2019, at 4:00 p.m. on the fifth floor of this building.