



# City of Aurora

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

## Legistar History Report

**File Number: 24-0068**

<b>File ID:</b> 24-0068	<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> 743 McClure Road, LLC / 733 and 743 McClure Road / Final Plat		<b>File Created:</b> 01/29/2024
		<b>Final Action:</b>

**Title:** A Resolution Approving the Final Plat for 743 McClure Rd, LLC Subdivision, located at 733 and 743 McClure Road

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Exhibit "A" Final Plat - 2024-02-02 - 2024.039, Land Use Petition and Supporting Documents - 2024-01-25 - 2024.038, Qualifying Statement - 2024-01-29 - 2024.038, Property Parcel Maps - 2024-01-29 - 2024.038, Staff Report - 2024-02-02 - 2024.038

**Enactment Number:**

**Planning Case #:** AU13/3-24.038-FSD

**Hearing Date:**

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

**Effective Date:**

### History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning and Zoning Commission	02/07/2024	Forwarded	Building, Zoning, and Economic Development Committee	02/14/2024		Pass
<b>Action Text:</b> A motion was made by Mr. Kuehl, seconded by Mr. Lee, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 2/14/2024. The motion carried.							
<b>Notes:</b> <i>Mr. Broadwell said thank you, Mr. Chairman. So, as we just heard this is the Final Plat for 733 and 743 McClure Rd. So, essentially what's happening here is you can see the property on the aerial up there, the Petitioner, I believe, we have is here to subdivide 2 existing adjacent properties to reconfigure the lot lines to establish a new 2 lot subdivision between these 2 industrial properties. So, a little bit of background: both of these properties are zoned M-1, which is Manufacturing District – Limited zoning district. The Comprehensive Plan designates the Subject Properties as Industrial. The property at 743 McClure Road is the...is it the northern... northern lot and then 733 is the southern lot. 733 is approximately 2 acres, as is 743. 733 has an approximately 26,000 square foot building and then 743 is 40,000 square feet. Between the 2 properties, there's a dedicated 24-foot-wide ingress/egress easement that the property owners use for driveway access and parking. Then, the same ingress/egress easement extends between...through the middle of the properties from McClure Road</i>							

to the eastern property line. So, I'll pull up the Final Plat in question here. As you can see, you see the 2 lots, so Lot 1 is here on the north, Lot 2 is on the south. So, really what's happening is this little L-shaped portion here, everything to the east is being dedicated as Lot 1 and then Lot 2 is being reduced down here to this size. So, Lot 1 is approximately 29,000 square feet and is being changed to 122,000, and then Lot 2 is being changed approximately 63,000 square feet. And then you can see in the middle here is the ingress...the 24-foot-wide ingress/egress easement. Concurrently with this, there's a Plat of Vacation which will move with...will make its first appearance at the BZE Committee meeting next week to vacate this rear portion of the ingress/egress easement so that...umm...really, it's just access for Lot 1. And then other than that, there's...umm...the Petitioner's requesting Plat of...umm...to dedicate this right-of-way here on McClure Road... apparently, it wasn't dedicated...really to make this right-of-way and then you can see there's an ingress easement here for I think sidewalk and then down here as well. I guess part of the property is in the...in the right-of-way. And then also, there's a Sign Easement right there, down here where the existing building is. I hope that all makes sense. I don't know if there's any questions for Staff at this point.

Mr. Sieben said so just to summarize, what's happening is 743 is buying the rear of 733 so they can add an outside storage area for an unused portion of 733.

Mrs. Owusu-Safo said just a question about the easement in between the 2 properties: is it being dedicated to the City? Or is it gonna be shared responsibility and maintenance of it?

Mr. Broadwell said right, yeah, I didn't...I mean, I don't think I explained that very well. So, the ingress/egress, that's existing, that's been dedicated I think from...since 2004. So, where Lot 1 is kind of cutting into is, I guess, replacing Lot 2. What's there now, that part of the ingress/egress is being vacated, but the remainder of the easement is remaining in place. So, it's not...it doesn't need to be dedicated.

Mrs. Owusu-Safo said and maybe 1 more clarification; for the portions of the property that is within the right-of-way, who owns that right now? Is it...

Mr. Sieben said so, they own the centerline, so this is dedicating the full...

Mrs. Owusu-Safo said oh, they own...

Mr. Sieben said are they doing 33 or 40?

Mr. Broadwell said yeah, umm...

Mr. Sieben said are they doing 33 or 40?

Mr. Broadwell it says 66 on the...

Mr. Sieben said so, what they're doing is dedicating the normal 66 foot of right-of way to the far side...

Mrs. Owusu-Safo said got it. Okay.

Mr. Broadwell said the Petitioner is here, so maybe if they...if they feel they can clarify anything they can do that. And then one other thing I meant to add... I was kind of fumbling with the computer, I apologize...there's also in the rear portion of Lot 1 on the east side, there's a 71-foot-wide stormwater control easement that's being dedicated here.

Mrs. Owusu-Safo said okay.

Mr. Sieben said so, they'll be adding stormwater in that area...

Mr. Broadwell said yeah.

Mr. Sieben said in that far east area as part of the additional...umm...paved area that they're going to add back there.

Mrs. Owusu-Safo said and when we say stormwater, are we talking about detention?

Mr. Sieben said detention, yes.

Mrs. Owusu-Safo said okay.

Mr. Broadwell said so, any more questions for Staff?

Chairman Pilmer said I don't...if the Petitioner's here, it's not a Public Hearing but if you want...feel free to come forward. If you want to add anything, you're welcome to do so. If you'll just state your name and address for the record though, please.

Mr. Prechtel said good evening. Thanks Steve, thanks Staff. My name's Eric Prechtel, I'm an attorney with Rosanova & Whitaker here on behalf of the Petitioner. The address is 445 Jackson Avenue, Suite 200 in Naperville. We are happy to answer any questions. We don't have anything to add. I think Steve did a great job giving an overview of what we're trying to accomplish here.

Chairman Pilmer said any questions? Alright, thank you.

Mr. Prechtel said thank you guys. That was easy. (Laughs) It's not always that way.

Chairman Pilmer said good way to stretch your legs. (Laughs) If Staff has a recommendation.

Mr. Broadwell said so, yeah that's...umm...so, I'll read the recommendation and before I do that, I just want to point out...umm...I did mention that there are 2 easements in the right of way: the ingress easement and then the sign easement provisions. So, the language that is in...that are in the provisions were, like, I just spoke with the Engineering Department and they're...I think they're okay with what's being proposed. There might be some tweaks to the exact language, but they'll work with the Petitioner on that. So, that...that...I just wanted to give some background on the nature of the first condition.

So, Staff would recommend Conditional Approval of the resolution approving the Final Plat for 743 McClure Road, 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.

Chairman Pilmer said you've heard Staff's recommendation. Is there a motion?

MOTION OF APPROVAL WAS MADE BY: Mr. Kuehl

MOTION SECONDED BY: Mr. Lee

AYES: Chairman Pilmer, Mr. Kuehl, Mr. Lee, Mrs. Owusu-Safo, and Mr. Roberts

NAYS: 0

ABSTAIN: 0

Motion carried.

Chairman Pilmer said motion carries. If Staff will just state where this will next be heard.

Mr. Broadwell said this will next be heard at the Building, Zoning, and Economic Development Committee meeting Wednesday, February 14th at 4 pm, 5th floor of City Hall.

Chairman Pilmer said good luck. Any announcements?

Aye: 5 Chairperson Pilmer, At Large Lee, At Large Owusu-Safo, At Large Roberts and At Large Kuehl

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**Text of Legislative File 24-0068**