



City of Aurora

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

Legistar History Report

File Number: 24-0925

File ID: 24-0925

Type: Resolution

Status: Agenda Ready

Version: 2

**General
Ledger #:**

In Control: Building, Zoning,
and Economic
Development
Committee

File Created: 11/21/2024

File Name: Continental 834 Fund, LLC / 1444 and 1380 North
Orchard Road / Preliminary Plat

Final Action:

Title: A Resolution Approving a Revision to the Preliminary Plat for Lot 1A of the Resubdivision of Lot One of Orchard Road Subdivision and establishing Springs at Aurora Subdivision located at 1380 N. Orchard Road and 1444 N. Orchard Road

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Preliminary Plat - 2024-11-21 - 2024.456,
Land Use Petition and Supporting Documents -
2024-10-16 - 2024.456, Qualifying Statement -
2024-11-22 - 2024.456, PZC Presentation
-2024-12-04, Maps

Enactment Number:

Planning Case #: SG12/4-24.456-PDD/Psd/Ppn

Hearing Date:

Drafter: tvacek@aurora-il.org

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning and Zoning Commission	12/04/2024	Forwarded	Building, Zoning, and Economic Development Committee	12/11/2024		Pass
Action Text: A motion was made by Mr. Lee, seconded by Mr. Gonzales, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 12/11/2024. The motion carried.							
Notes: <i>Acting Chair Owusu-Safo said now we move on to the next item which was Staff's recommendation for approving the Preliminary Plat.</i>							
<i>Mrs. Vacek said Staff would recommend Conditional Approval of the Resolution Approving the Revision to the Preliminary Plat for Lot 1A of Resubdivision of Lot One in Orchard Road Subdivision and establishing Springs at Aurora Subdivision located at 1380 North Orchard Road and 1444 North Orchard Road, with the following conditions:</i>							
<i>1. That the Preliminary Plat approval be contingent upon Final Engineering approval.</i>							
<i>2. That the documents be revised to incorporate the Zoning and Planning Staff comments included in</i>							

the memo dated November 25, 2024, prior to petitioning for Final Plan and Plat approval.

3. That prior to the vacation of any existing easements, or portions thereof, the utility replacing the existing utility shall be installed, tested, and passed.

4. That either an access easement for secondary access for the hotel be provided on the Final Plat or a secondary access for the hotel be provided on the Final Plan. Either option shall be approved by the Fire Marshal.

5. That storm water control easements be granted as part of the Final Plat for overland flood routes between basins and overland flood routes directing water from out lots to the storm water management facilities.

Acting Chair Owusu-Safo said okay. You've heard the Staff's recommendation. What is the wish of the Commission?

MOTION OF APPROVAL WAS MADE BY: Mr. Lee

MOTION SECONDED BY: Mr. Gonzales

AYES: Mr. Gonzales, Mr. Kuehl, Mr. Lee, Mrs. Owusu-Safo, and Mr. Pickens.

NAYS: 0

Motion carried.

Aye: 5 At Large Lee, At Large Gonzales, At Large Owusu-Safo, At Large Pickens and At Large Kuehl

Text of Legislative File 24-0925