



City of Aurora

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Legistar History Report

File Number: 23-0338

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File Name: Fox Valley Habitat for Humanity / 1921 Jericho Rd / Final Plat

Final Action:

Title: A Resolution Approving the Final Plat for Habitat Green Freedom Subdivision, located at 1921 Jericho Road.

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Final Plat - 2024-02-16 - 2023.261, Land Use Petition and Supporting Documents - 2023-04-19 - 2023.261, Property Parcel Maps - 2024-02-23 - 2023.261, BZE Appeal Sheet - 2024-03-07 - 2023.261

Enactment Number:

Planning Case #: AU30/2-23.261-FSD/FPN

Hearing Date:

Drafter: sbroadwell@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	03/06/2024	Forwarded	Building, Zoning, and Economic Development Committee	03/13/2024		Pass
Action Text: A motion was made by Mr. Lee, seconded by Mr. Kuehl, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 3/13/2024. The motion carried.							
Notes: <i>Mr. Broadwell said thank you. And actually...umm...the other item, the Final Plan, is also with this...uhh...these 2 are together.</i>							
<i>Acting Chair Owusu-Safo said I'll read the second item...</i>							
<i>Mr. Broadwell said thank you.</i>							
<i>Acting Chair Owusu-Safo said it is item 23-0339, A Resolution for approving a Final Plan for Habitat Green Foundation (Freedom) Subdivision, located at 1921 Jericho Road for a one-family dwelling use. Again, this is Ward 5.</i>							
<i>Mr. Broadwell said okay, thank you. Hi everyone, it's good to see you all again. My name is Stephen</i>							

Broadwell, Planner with the City of Aurora Zoning Division. So yes, as we just heard this is the Final Plat and Plan for...umm...for the Green Habitat Freedom Subdivision at 1921 Jericho Road. We have the Petitioners here who will come up and speak with you in just a minute. But, a little bit of background: I'm sure most of you remember this...the preceding Preliminary Plat and Plan for this subdivision was approved by the City Council in early January...early 2023. I think we might have...Tracey, if you want to pull up the parcel maps, we'll show...so, the property is...umm, sorry...an 8 ½ acre vacant lot. It's zoned R-1, which is a One-Family Dwelling District with a Conditional Use. The property was previously planned in 2004 for a church and daycare but was undeveloped up to this point. The Comprehensive Plan designates the Subject Property as Low Density Residential and then the adjacent portion of Jericho as a Major Collector. So, in regard to this proposal, the Petitioner is proposing this Final Plat for...umm...there will be 19 total lots, 17 of those lots will be for single-family homes that are being proposed, and then 2 outlots for stormwater control and landscaping maintenance. As you can see on the...I think that's the plan up there...so, the residential lots meet the minimum requirements for the R-1 zoning district, in particular the 10,000 square foot area and the 75-foot lot width at the building line. You can see on the plan, Garden Avenue runs through the center of the subdivision, really from Jericho Road up to...umm...Lindenwood, thank you, Lindenwood Drive. And then, it's 66-foot wide, which is the City standard. And then, I guess in addition, the Petitioner did provide a Landscape Plan which meets the standard landscaping requirements. They've provided adequate landscaping really to...umm...you know, buffer the subdivision to the existing residential to the west and also to screen the lots in the subdivision from the detention with... really, the landscaping I think looks really good. Then they've...the Petitioner has also provided elevations that I think are really, really wonderful. The community is going to be really proud of them. So, I think that's it. There's 6 models. So, I think that's it. I don't know if there are any other questions for Staff. Again, I want to point out that the subdivision does meet all of the R-1 zoning standards. There's no zoning change being requested with the Final Plat or Plan. There wasn't any with the Preliminary Plat and Plan. So, I think that's it. Are there any questions for Staff? And then we do have Souts Thavong of the City's Engineering Department here to answer any technical engineering questions.

Acting Chair Owusu-Safo said okay. Hearing none of the questions for Staff, does the Petitioner have a presentation or have something to say?

Ms. Jeffries said good evening, everyone. My name is Terri Jeffries, I'm the Director of Operations for Fox Valley Habitat for Humanity. Thank you, Stephen, for giving such a wonderful overview of our development. A couple of details just in case you're curious: we're going to be doing 3- and 4-bedroom homes, 2 bath, 2 car attached garages. Again, they are on 10,000 square foot lots which is quite sizeable considering what we're typically used to building on for Habitat homes. Usually, we build 800 to 1,000 square feet. These homes are going to be 1,400 to just about 18...a little under 1,800 square feet. Of course, we had to scale them up a little bit so that, you know, they were aesthetically pleasing with the size of the lots and so forth. Again, to Stephen's point, the landscaping is going to be amazing. We're going to be doing some sort of architecturally pleasing...uhh...fencing. Along Jericho there's going to be a beautiful monument at the entrance of the subdivision. We're going to put fencing along the west side that backs to the existing subdivision. Again, just trying to keep the neighbors very happy. And, you know, all of our designs are very contemporary. Of course, this is in partnership with Nicor Gas and so all of these homes will be sustainable, energy efficient. We are getting high-efficiency appliances and we're using concrete forms to build these homes, which will keep the houses very well insulated. A lot of very high-end, very innovative technology and, frankly, the Mayor mentioned this while we were doing the ribbon cutting. This is the first of its kind and so...in the nation...so, not only is Illinois getting this privilege, but Aurora's getting this privilege, Habitat for Humanity, of course, is getting this privilege. And we anticipate that this will be a replicable model moving forward throughout the Habitat community and others who are interested in sustainable affordable housing. So, that is my brief elevator pitch, and I'd be happy to answer any questions if you have them.

Acting Chair Owusu-Safo said I have one.

Ms. Jeffries said yeah?

Acting Chair Owusu-Safo said will you share a little bit about Habitat and how does someone go about, I guess, living in one of these houses? Is it outright purchases? How does it...

Ms. Jeffries said I'd be happy to explain that to you. So, what we do is, of course, we are a 501 (c)(3), so we are a non- for- profit. All of our funds come from corporate donations, individual donations, bequeaths...is that the right word? Bequeaths? Bequests...(laughs)...sorry, in kind donations. We

have a lot of partnership contractors that are working with us to donate labor, to donate roofing, to donate concrete and gravel and 2-by-4s and all of those things. We also were awarded a CPF grant which is congressionally awarded funds. Bill Foster's office helped us get that and we were awarded \$1.25 million last year, that unfortunately we haven't tapped into yet, but we will. And so, we take...we solicit for homeowners in, you know, community events, schools, all kinds of things. They can apply, there is a pre-approval process where they have to meet certain criteria. There is income...an income range that they have to meet, depending on the number of people in their housing. So, anywhere from about \$32,000 up to about \$88,000 for a family of 4, okay? They apply, we make sure they meet their criteria, they go ahead and get a full-blown application, we go ahead and take that from them. They have to, of course, prove income because we're not giving away these houses. They have to be hard working families, which they all are. So, we go through the approval process, they go through one of our committees to make sure we are making, you know...umm...equitable choices, and unbiased choices in our family selections. Basically, money's green so if the money works, then usually they are approved. Once that happens, they ask...they are asked to sign a partnership agreement where they agree to partner with Habitat for Humanity because, again, they have to put in 500...up to 500 sweat equity hours either building their own home or others. So, they partner with us, and they basically become part of the Habitat family for the rest of their lives. In this particular subdivision, because of the sustainability factor, we're going to be able to provide them with little to no utility costs for the duration that they live in their home. So, this is really going to be affordable and back to your question about qualifications, so, once they are...once they are qualified, we will establish a mortgage for them based on no more than 30% of their monthly gross income. So, that's all we can pay...all they can pay...and we basically reverse engineer it. So, let's say for instance, the houses end up appraising around \$300,000, and they very well may, and the family of 4 is about \$88,000. Well, they would qualify for about \$150,000 mortgage, give or take. I'm just giving you, you know, ballpark numbers so that you can get an idea. That is a zero-interest mortgage, and they will then...so, we'll take \$300,000, we'll take what they can afford of \$150,000. That means we have a \$150,000 second mortgage, which of course is recorded against the home. The homeowner never pays that, and it's forgiven 1/360th per month until they pay off their house. So, and the second mortgage, you know, we hold but of course, we actually have to build the house, which is probably going to cost somewhere around \$300,000. So, we very actively seek out grants and donations and we do fundraisers. You know, it's really a grassroots effort to raise the funds to be able to build these homes. But what we're doing is we're providing affordable housing for families in the Aurora area that...it's truly affordable. You know, their...their zero-interest mortgage consists of principal, taxes, and insurance. So, keep in mind during their qualifications, we have to factor in the tax load on top of their principal. So, you know, again, \$150,000 is usually about the cap of what we can actually sell the house to them. They own it, they pay the mortgage, but a couple of things to keep in mind is number one, because of the sustainability of these homes, they're going to be unique, but also, we hold their hand through the entire process, and we continue to hold their hand once they close on their home. So, our construction team just this last week got done going and replacing some flooring for a homeowner that closed about 8 months ago. Now, who gets that? You know, I gotta call a plumber and write a check, right? So, but, you know, we carry out with our families, we make sure that they're taken care of for at least a year after their purchase with any repairs or defects that they might have. And then, of course, we ask them to come back and participate in bringing new families into the fold. So, hopefully that answered your question. Sorry for the long answer.

Acting Chair Owusu-Safo said that's okay, I appreciate that. Thank you.

Ms. Jeffries said alright, thank you.

Acting Chair Owusu-Safo said alright, anybody else in the audience that has something to comment, questions? Okay, hearing none, does Staff have any recommendation to the Commission?

Mr. Broadwell said yeah, I think I do have conditions for both the Plat and the Plan. And I do have a few things I want to add. Souts wanted me to point this out; there is a...umm...Easement Agreement, Maintenance Agreement that's meeting up with this at BZE, so I just wanted to put that on the record. That's really just to help with some of the detention, I guess, management. And then the other thing, as we just heard from Terri, we are very lucky to have Habitat for Humanity. I think everybody, you know, knows someone who has worked, volunteered for Habitat for Humanity. It is pretty remarkable to have such an organization that's so well known and so accomplished here in Aurora, so I just wanted to point that out.

So, I guess...should I just read the recommendations for...

Acting Chair Owusu-Safo said yes, please.

Mr. Broadwell said I'll do the Final Plat first. Staff would recommend Conditional Approval of the resolution approving the Final Plat for Habitat Green Freedom Subdivision, located at 1921 Jericho Road, with the following conditions:

1. The Final Plat approval be contingent upon Final Engineering approval.
2. That the Final Plat be recorded with the Kane County Recorder's Office.

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

MOTION OF APPROVAL WAS MADE BY: Mr. Lee

MOTION SECONDED BY: Mr. Kuehl

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

NAYS: 0

Motion carried.

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

Text of Legislative File 23-0338