



City of Aurora

44 East Downer Place
Aurora, Illinois 60505
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Legistar History Report

File Number: 18-0289

File ID: 18-0289	Type: Petition	Status: Draft
Version: 2	General Ledger #:	In Control: Planning & Development Committee
File Name: Frontgate Properties / 1303 Macom Drive / Final Plat Revision		File Created: 03/29/2018
		Final Action:

Title: A Resolution Approving the Final Plat Revision for White Eagle Commons, Lot 16 White Eagle Commons Resubdivision, Being Vacant Land Located at 1303 Macom Drive, South of Montgomery Road and West of Macom Drive (Frontgate Properties - 18-0289 / NA33/4-17.142-Fsd/Fpn/R - SB - Ward 8)

Notes:

Agenda Date: 05/10/2018

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Final Plat - 2018-04-12 - 2017.142.pdf, Land Use Petition and Supporting Documents - 2018-03-30 - 2017.142.pdf, Property Research Sheet - 2017-07-06 - 2017.142.pdf, Legistar History Report (Final Plat Revision) - 2018-04-25 - 2017.142.pdf

Enactment Number:

Planning Case #: NA33/4-17.142-Fsd/Fpn/R

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	Committee of the Whole	04/03/2018	Forwarded to the Planning Commission	Planning Council			
	Action Text:	This Petition was Forwarded to the Planning Commission to the DST Staff Council (Planning Council)					
1	Planning Council	04/10/2018					
	Notes:	<i>Mr. Sieben said the Petitioner could not make it today, Paul Lehman. He will be here next Tuesday, so we'll go over this in more detail. But if you just want to touch on what this is.</i>					
		<i>Mr. Broadwell said this is a Final Plat Revision and a Final Plan Revision. The Final Plat is for Lot 16 of White Eagle Commons, the subdivision there. They are just resubdividing that into 3 lots. The Final Plan is on Lot 9a of the White Eagle Commons. They are adding in a parking lot, an additional 12 spaces. I have been coordinating with the Petitioner, Mr. Lehman, and there are still some</i>					

outstanding review comments that I know he is working on, but he will be here next week at Planning Council.

Mr. Sieben said and what this is, is with the resubdivision it is kind of excess land on the north side of the White Eagle HOA that they are selling to the adjacent commercial lots and then the plan involves the additional parking for a dental office that currently exists there. We'll go over that in more detail next week.

Mr. Beneke said so this would not affect anything related to the existing fire access or anything, correct?

Mr. Sieben said correct.

Mr. Feltman said as of now we don't have engineering, so I don't know if they've submitted into you.

Mr. Broadwell said they should have. I'll check to see if we have something to send over to you.

Mr. Beneke said we haven't seen anything.

1 Planning Council 04/17/2018

Notes: Representative Present: Paul Lehman

I'm Paul Lehman, 768 S. Shoreline Drive, Aurora. The project is to take an unused lot at White Eagle Commons, which is the commercial area at White Eagle, resubdivide it into 3 lots so that it can be sold off to adjoining property owners. The specific plan is for Lot 9a, which is the eastern of the 3 lots to be created, which will be conveyed to the owner of Lot 9, which is Dr. Don Kalant for expansion of the parking lot serving his building.

Mr. Sieben said and that's a dental office correct?

Mr. Lehman said it is a dental/surgical office.

Mr. Sieben said you are subdividing Lot 16A, which is kind of a panhandle, which goes west. I believe the other 2 sections will be conveyed to the businesses to the north of those lots, correct?

Mr. Lehman said possibly. I don't know what's going to happen with the one in the center. It could end up going to the White Eagle Club Property Owners Association to the south.

Mr. Sieben said so there's the proposed plat, so like you said 9a will go to the dentist.

Mr. Lehman said correct. The existing lot is Lot 16. 15A would be proposed to be sold to the owner of Lot 15, which is a daycare center. Lot 16A could go to the property to the north, but it could also go to the homeowners association to the south.

Mr. Sieben said are there any comments from staff? Herman, did you guys already look at this?

Mr. Beneke said we never had the plans. This is just a parking lot, correct and we're not changing anything related to fire access?

Mr. Lehman said correct.

Mr. Beneke said I don't think we are going to have anything to be concerned with here.

Mr. Feltman said I think we sent out comments from Engineering, but I'm not sure if we made a comment about, there is an existing sanitary service running through this lot that is serving a building to the north, is that what you were saying Mike?

Mr. Frankino said yes, Lot 13 I think it was.

Mr. Feltman said so we might want to have an easement put over that just because it is being conveyed to somebody else so that they have the ability to service that.

Mr. Lehman said there already is a blanket easement over the whole property for utilities. It's been there ever since day one.

Mr. Frankino said we just want to make sure they are protected.

Mr. Sieben said Steve Broadwell is the Planner taking this forward. Steve do you have a date for Paul?

Mr. Broadwell said right now we are looking at May 2nd for Planning Commission. I think Zoning has everything we need so far.

Mr. Sieben said so at Planning Commission it will just be a general discussion item.

1	Planning Council	04/24/2018	Forwarded	Planning Commission	05/02/2018	Pass
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Action Text: A motion was made by Mr. Broadwell, seconded by Mr. Feltman, that this agenda item be Forwarded to the Planning Commission, on the agenda for 5/2/2018. The motion carried by voice vote.

Notes: Mr. Broadwell said we've been working with the Petitioner. Zoning has no more review comments. It is moving forward.

Mr. Feltman said we sent out comments. It was pretty minor.

Mr. Broadwell said I would make a motion to vote this out for Planning Commission on May 2nd. Mr. Feltman seconded the motion. The motion carried unanimously.

2	Planning Commission	05/02/2018	Forwarded	Planning & Development Committee	05/10/2018	Pass
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Action Text: A motion was made by Mr. Bergeron, seconded by Mrs. Duncan, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 5/10/2018. The motion carried.

Notes: See Attachment for Items 18-0289 and 18-0290.

Aye: 10 At Large Bergeron, At Large Cole, At Large Pilmer, 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 and SD 129 Representative Head

Attachment for Items 18-0289 and 18-0290:

Mr. Broadwell said there are 2 things going on here. One is a Final Plat and the second is a Final Plan. The first is the Final Plat, which is the .225 acres of vacant land directly to the west of the property that is located at 1303 Macom Drive. If you see the Final Plat there, this is Lot 16 currently of the White Eagle Commons Subdivision, which was subdivided first in May of 1994. The Petitioner is requesting a Final Plat Revision for Lot 16 of the White Eagle Subdivision, which includes splitting Lot 16 into 3 separate lots. The Petitioner is here and their intentions are to utilize the resubdivided Lot 9a for the expanded parking lot for the adjacent dental medical office, which will be associated with the parking lot in the Final Plan, which I'll get to in a minute. The remaining lots 15A and 16A will be conveyed to the adjacent businesses. So that's the Final Plat. For the Final Plan, this will be associated with the property at 1303 Macom Drive, which maintains an approximately 4,700 square foot office building. There are currently 22 existing parking spaces, which again, are utilized for a dental and medical office. In regard to the Final Plan Revision the details include the expansion of the existing parking lot on Lot 9 to include 6 new parking spaces and then also on Lot 9a, which you can see in the Final Plat, there are also 6 parking spaces, so that is 1 parking lot with 12 total parking spaces that will be directly to the west of the dental and medical office. There will be no changes to the layout of the existing parking lot except where it is necessary to accommodate the expanded parking area. Once the Final Plan Revision has gone through, there will be a total of 32 parking spaces for this business.

Hello. My name is Paul Lehman. I'm with Frontgate Property. As stated by Steve, we are looking to subdivide an unused piece of property that is part of the White Eagle Commons Resubdivision, which is a commercial center at White Eagle and separate it so that one of the businesses can expand and add some additional parking for their staff. Then we are looking at conveyance of the other lots to adjoining properties. Right now it is kind of an unencumbered piece of property that is just sitting in the middle of everything. I can answer any questions you may have.

Mr. Broadwell said staff would recommend approval of the Resolution approving the Final Plat Revision for White Eagle Commons, Lot 16 White Eagle Commons Resubdivision, being vacant land located at 1303 Macon Drive, south of Montgomery Road, and west of Macom Drive.

MOTION OF APPROVAL MADE BY: Mr. Bergeron

MOTION SECONDED BY: Mrs. Duncan

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Chambers, Mrs. Cole, Mr. Divine, Mrs. Duncan, Mrs. Head, Mrs. Owusu-Safo, Mr. Pilmer, Mr. Reynolds

NAYS: None

Mr. Broadwell said staff would recommend approval of the Resolution approving a Revision to the Final Plan on Lots 9 and 16 of the White Eagle Commons Resubdivision located at 1303 Macom Drive, south of Montgomery Road and west of Macom Drive.

MOTION OF APPROVAL WAS MADE BY: Mrs. Anderson

MOTION SECONDED BY: Mr. Chambers

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Chambers, Mrs. Cole, Mr. Divine, Mrs. Duncan, Mrs. Head, Mrs. Owusu-Safo, Mr. Pilmer, Mr. Reynolds

NAYS: None

Mr. Broadwell said this will next be heard at the Planning and Development Committee on Thursday, May 10, 2018, at 4:00 p.m. on the fifth floor of this building.