



City of Aurora

44 East Downer Place
Aurora, Illinois 60505
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Legistar History Report

File Number: 18-0314

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Type: Petition

Status: Draft

Version: 3

General Ledger #:

In Control: Planning & Development Committee

File Created: 04/05/2018

File Name: District 204 Site / M/I Homes / Commons Drive south of 75th Street/ Final Plat

Final Action:

Title: A Planning and Development Committee Resolution Approving the Final Plat for Unit 3 of Gramercy Square Subdivision, being Vacant Land, located on the east side of Commons Drive south of 75th Street (M/I Homes of Chicago, LLC - 18-0314 / NA28/4-18.038 - Fsd/Fpn - JM - Ward 8)

Notes:

Agenda Date: 05/10/2018

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Final Plat - Unit 3 - 2018.05-01 - 2018.38.pdf, Property Research Sheet - ID #69252 - 2018-02-15 - 2018.038.pdf, Land Use Petition and Supporting Documents - 2018-04-04 - 2018.038.pdf, Plat of Survey - 2018-04-04 - 2018.038.PDF, Legistar History Report (Final Plat - Unit 3) - 2018-04-25 - 2018.038.pdf

Enactment Number:

Planning Case #: NA28/4-18.038 - 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	04/10/2018	referred to	Planning Council			
	Action Text:		This Petition was referred to to the DST Staff Council (Planning Council)				
1	Planning Council	04/17/2018					
	Notes:	<i>Representative Present: Matt Pagoria</i>					
		<i>Good morning. I'm Matt Pagoria with M/I Homes. The Final Plan is very similar to what was approved for the Preliminary. Really no changes.</i>					
		<i>Mr. Sieben said can you update us on the issue with the off-site easements?</i>					

Mr. Pagoria said we are still working with the church and we hope to have something wrapped up here within the next week or so.

Mr. Sieben said and you are anticipating that you'll get what you are looking for for this design? Is that correct?

Mr. Pagoria said yes.

Mr. Feltman said we will probably have comments out by the end of the week. We were operating as if you were going to get that off-site easement. If that doesn't happen, that obviously changes the plan a little bit.

Mr. Pagoria said we believe right now that we will get that off-site easement. We understand that if we don't get the off-site easement that it will make a change to the plans. We already have kind of a revised plan ready in case that doesn't happen, but right now what you are seeing here with an off-site easement is what we think is going to happen.

Mr. Beneke said Fire sent out a couple of comments. There were a couple of things that were carry over and then the one was a concern about the width of the, since there is only one true access into the site right now, since the others are dead-ended until future development, there was a concern to widening the one section just a little bit so they have a second access, even though it is not remote from the others. We know in the future this will not be a problem, but right now it is dead-ended.

Mr. Feltman said which one?

Mr. Beneke said the boulevard one up on top as being our second access. If you have another option or idea that would be fine too.

Mr. Pagoria said so putting in both of the access points on Commons?

Mr. Beneke said so that they are both an access for fire access, correct.

Mr. Feltman said is the median giving you the hard thing?

Mr. Beneke said yes.

Mr. Sieben said I thought we resolved that.

Mr. Beneke said it is less than 20 feet wide and it hasn't been resolved yet, and the fact that the other ones are going to nowhere right now, the Fire Department was concerned with that even though it doesn't meet remoteness. Because if the one gets blocked out they have no way in. You only have to do one side. It doesn't have to be both.

Mrs. Morgan said is this what was approved in the Preliminary because I remember Javan, I thought, had a conversation between him and Engineering and M/I about an agreement on what that could be?

Mr. Beneke said there were some changes that happened from our original review of this that ended up grading it this way. Then there was also some signage. We put a note on it, but it needs to be on the driver's side and not on the passenger's side.

Mr. Pagoria said yes, no big deal. So you want one of these lanes 20 feet instead of 18?

Mr. Beneke said 20 feet yes.

Mr. Feltman said just one?

Mr. Beneke said just one. One is fine, unless you can come up with another idea or option.

Mr. Pagoria said nope. We'll just shrink the median down and give you 20 on one of those lanes.

Mr. Feltman said 20 face to face?

Mr. Beneke said yes.

Mr. Feltman said because you are 18 back to back.

Mr. Beneke said I think that was the only comment. If you have any questions, feel free to talk to him directly.

Mrs. Morgan said I am reviewing this now. We have already kind of discussed some of the elevations that the Alderman had mentioned. Dan, did we want to discuss phasing at all for the utilities?

Mr. Feltman said we were going to meet after Planning Council and just kind of go over a few things.

Mrs. Morgan said I'm hoping to get comments out soon.

Mr. Sieben said as far as scheduling goes, there are still issues here. I think if you can work out the off-site easement with the church that is a big help. We could shoot for May 2nd, but it is not guaranteed if anything happens with that off-site easement or anything else comes up. I don't think that we had anything major, so that would be the goal. If you can push and work with us, we would try to shoot for that.

Mr. Frankino said just for the record, the District's Board of Trustees is going to annex this on Wednesday, tomorrow, and then Matt is going to send me some plans because we haven't received a submittal yet.

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

Notes: Representative Present: Matt Pagoria

Mrs. Morgan said Planning is still finalizing some comments. Nothing major.

Mr. Feltman said I think the biggest thing, obviously, Matt is the off-site easements. Obviously, your site plan totally changes if...

Mr. Pagoria said it is all done. We have an agreement with Calvary. We are just finalizing the actual documents itself.

Mr. Feltman said we'll vote it out contingent on that. Obviously, if that falls through for whatever reason, you'll have to go back to the drawing board.

Mr. Pagoria said if that falls through, we'd have to revise a few things anyway. We're good.

Mr. Feltman said it is just crossing the T's and dotting the I's.

Mr. Pagoria said we're good. Yes.

Mrs. Morgan said I make a motion to move this forward to the May 2nd Planning Commission meeting contingent on addressing Final Engineering comments and Calvary easements. Mr. Minnella seconded the motion. The motion carried unanimously.

3	Planning Commission	05/02/2018	Forwarded	Planning & Development Committee	05/10/2018	Pass
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Action Text: A motion was made by Mrs. Cole, seconded by Mr. Chambers, 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 18-0312, 18-0313, 18-0314 and 18-0315.

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 18-0312, 18-0313, 18-0314 and 18-0315:

Mrs. Morgan said as you might recall, in February this came before the Planning Commission for their Preliminary, including the Annexation, Special Use Planned Development and Annexation Agreement. So they are coming back through for the Final Plan. The Final is consistent with what you saw in the Preliminary. There are 3 plats before you. They are subdividing it into 34 buildings, several different lots for open space as well, a lot for the park, and stormwater detention. They are dividing it into 3 different plats, so those are the 3 items. The Final Plan is for the construction of 171 attached residential townhomes, the same amount that came in for the Preliminary, stormwater detention and a future park. The development will be built in phases. Unit 1 and 2 will be the first phase. Unit 3 will be the second phase. The future park is located to the east of the development allowing it to be combined with potential additional acreage when the development to the east comes in for development. The stormwater detention is across the street from the park, so kind creating a vista there, making it appear bigger. There is a bike path that runs along that east/west road connecting the park to Commons Drive, which also then can easily connect to a bike path in the surrounding area. I also want to go ahead and highlight and bring up the landscape plan. The landscape plan highlights a central T-shaped plaza in the center of the development. It has sidewalks, greenspace, and also some benches, so kind of like a gathering area. Also you might want to note that the berm along Commons Drive is about a 5 foot berm. It has a lot of additional CTE's than required, including a lot of evergreen trees, almost doubling what's required and really buffering Commons Drive from the townhome development. There are some really nice focal points, landscaping at the entrances, and even along the southern detention pond that abuts the church. I also want to bring up the elevations. The elevations feature a traditional townhome design that you've probably seen before from M/I Homes, but it also features a new modern design that M/I is offering for the first time. Here is the traditional design. Then this is the new modern design. It is for the rear-loaded buildings, 3 stories. It features some variegated façade using like a dark gray brick water table, some lighter brick on the end units, and it has some vinyl siding in the center units. It is also accented by 4 bays that have an angled roofline, kind of bringing that modern look into it as well as it has clad and vertical board vinyl siding. If you bring up the traditional one, you can see some of those elements are brought through in the traditional, including the brick water table, the vertical board siding kind of reflecting the new modern one. I did ask M/I to kind of provide a picture of that vertical board siding. I know it is kind of a new product that you see now in some of the newer townhomes, but it is not something I was real familiar with. This one is on a single family, but this is kind of the same look that you'll see in the townhomes. Are there any questions for staff? The Petitioner is here as well to answer any questions.

Mr. Chambers said I have a question for staff. The annexation for the overall project to the Fox Valley Park District. Can you provide a status on that please?

Mrs. Morgan said I believe I provided M/I with the documentation that the Park District gave me to complete. I'm not sure where that stands, but I have been in contact and M/I has been in contact with Jeff Palmquist from the Park District.

Vice Chairman Cameron said I'd just make a comment on the modern structure. The slope single roofs don't really tie with the hipped roof on the main structure, but that's a question of taste, but it doesn't appeal to mine because of the lack of authenticity.

Mrs. Morgan said I can see if maybe the Petitioner has any comments to that. I'm not for sure exactly what other type of roof line would maybe fit better.

Good evening. Matt Pagoria with M/I Homes. Thank you Jill. You did a great presentation as always. As far as the reference to the modern homes and the roof, the ends were hipped in order avoid kind of that open gable on the end, which would just increase the amount of siding that you would see going up. I get where you are going, but it was kind of a compromise on how to minimize the siding effect on the side elevations.

Vice Chairman Cameron said but it just kind of kills the contemporary part. I realize that it all a series of tradeoffs.

Mrs. Cole said you can probably answer the question about where you are at with being annexed to the Fox Valley Park District.

Mr. Pagoria said we are submitting our revised engineering plans to the city tomorrow and as part of that we will be submitting our formal annexation plat and stuff to the Fox Valley Park District.

Mrs. Morgan said staff would recommend approval of the Planning and Development Committee Resolution approving the Final Plat for Unit 1 of Gramercy Square Subdivision, being vacant land located on the east side of Commons Drive, south of 75th Street.

MOTION OF APPROVAL WAS MADE BY: Mr. Bergeron

MOTION SECONDED BY: Mrs. Anderson

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

NAYS: None

Mrs. Morgan said staff would recommend approval of the Planning and Development Committee Resolution approving the Final Plat for Unit 2 of Gramercy Square Subdivision, being vacant land located on the east side of Commons Drive, south of 75th Street.

MOTION OF APPROVAL WAS MADE BY: Mrs. Anderson

MOTION SECONDED BY: Mrs. Head

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

NAYS: None

Mrs. Morgan said staff would recommend approval of the Planning and Development Committee Resolution approving the Final Plat for Unit 3 of Gramercy Square Subdivision, being vacant land located on the east side of Commons Drive, south of 75th Street.

MOTION OF APPROVAL WAS MADE BY: Mrs. Cole

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

Mrs. Morgan said staff would recommend conditional approval of the Planning and Development Resolution approving a Final Plan on Lots 1-47 for Unit 1, Unit 2 and Unit 3 of Gramercy Square Subdivision located on the east side of Commons Drive, south of 75th Street for a Right-of-Way Dwelling (Party Wall) Use with the following conditions:

1. That the developer obtain the required public storm sewer easement along with any temporary construction easements required from the adjacent property to the south.
2. That the documents be revised to incorporate Engineering staff comments, which shall be contingent upon final Engineering approval.

Vice Chairman Cameron said do we need to add the Fox Valley Park District thing?

Mrs. Morgan said it is a requirement of their Annexation Agreement. I don't think we need to condition it.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mrs. Cole

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

Mrs. Morgan 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.