



## Legislation Details (With Text)

**File #:** 22-0173      **Version:** 3      **Name:** Atlantic Residential / North side of Fox Valley Mall, South of New York Street and West of Route 59 / Final Plat Revision

**Type:** P&D Resolution      **Status:** Final/Appealable

**File created:** 3/3/2022      **In control:** Building, Zoning, and Economic Development Committee

**On agenda:** 4/27/2022      **Final action:** 5/3/2022

**Title:** A Resolution Approving a Revision to the Final Plat to establish the Third Resubdivision of Fox Valley East Region I Unit No. 1

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Exhibit "A" Final Plat - 2022-04-13 - 2022.054, 2. Land Use Petition and Supporting Documents - 2022-03-02 - 2022.054, 3. Plat of Survey - 2022-03-02 - 2022.054, 4. Legistar History Report - 2022-04-22 - 2022.054, 5. Appealable Sheet - 2022-04-22 - 2022.054

Date	Ver.	Action By	Action	Result
5/3/2022	3	Committee of the Whole	finalized (appealable)	
4/27/2022	3	Building, Zoning, and Economic Development Committee	forwarded to the Committee of the Whole (Final/Appealable)	Pass
4/20/2022	2	Planning and Zoning Commission	Forwarded	Pass

**TO:** Mayor Richard C. Irvin

**FROM:** Planning and Zoning Commission

**DATE:** April 22, 2022

**SUBJECT:**

A Resolution Approving a Revision to the Final Plat to establish the Third Resubdivision of Fox Valley East Region I Unit No. 1 (Atlantic Residential - 22-0173 / NA21/4-22.054-Fsd/R - TV - Ward 10)

**PURPOSE:**

The Petitioner, Atlantic Residential, is requesting approval of a Final Plat Revision to establish the Third Resubdivision of Fox Valley East Region 1 Unit No. 1.

**BACKGROUND:**

The Subject Property is part of the Fox Valley Mall with PDD Planned Development District zoning, which is part of the Fox Valley East Planned Development District. In 2020, the City Council approved a resubdivision of this property to make way for the future residential development along the east side of the mall. Then early this year, a portion of the property was resubdivided for the second time to reconfigure the lots for the construction of a senior housing development.

The Petitioner is requesting approval of a revision to the Final Plat. The details of the request include reconfiguring the lots to create Lots 1A1, 2A1, 3A1, 4A1 and 5A1 of the Third Resubdivision of Fox

Valley East Region I Unit No. 1. This resubdivision will allow for a future residential development on the north side of the mall.

**DISCUSSION:**

Staff has reviewed the Final Plat petition and have sent comments back to the petitioner on those submittals. The petitioner has made the requested revisions to these documents and they now meet the applicable codes and ordinances.

**POLICIES AND GUIDELINES:**

The Staff's Evaluation and Recommendation are based on the following Physical Development Policies:

- 10.0 To provide for the orderly, balanced and efficient growth and redevelopment of the City through the positive integration of land use patterns, functions, and circulation systems. To protect and enhance those assets and values that establishes the desirable quality and general livability of the City. To promote the City's position as a regional center.
- 11.1(3) To encourage new development contiguous to existing development.
- 11.1(5) To guide and promote development to areas where public utilities, public roads and municipal services are either available or planned.
- 12.1(3) To encourage residential development in close proximity to places of work, shopping and recreation.
- 13.1(4) To provide for the location of high density residential, commercial, and industrial centers close to or along transportation routes designed to accommodate the movement of people and goods to and from such centers.
- 13.1(7) To promote mass transit stations and intensive land uses, including high-density residential complexes, to locate in relative proximity to one another so as to stimulate transit use.

**RECOMMENDATIONS:**

The Planning and Zoning Commission recommended **CONDITIONAL APPROVAL** of the Resolution Approving a Revision to the Final Plat to establish the Third Resubdivision of Fox Valley East Region I Unit No. 1, with the following conditions:

- 1. That the Final Plat be contingent upon Final Engineering approval.

**ATTACHMENTS:**

Exhibit "A" Final Plat  
Land Use Petition with Supporting Documents  
Maps

Legistar Number: 22-0173

cc:

Alderman Michael B. Saville, Chairperson  
Alderman Patty Smith, Vice Chairperson  
Alderman Carl Franco  
Alderman Sherman Jenkins  
Alderman Ron Woerman



CITY OF AURORA, ILLINOIS

RESOLUTION NO. \_\_\_\_\_  
DATE OF PASSAGE \_\_\_\_\_

A Resolution Approving a Revision to the Final Plat to establish the Third Resubdivision of Fox Valley East Region I Unit No. 1

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, by petition dated March 2, 2022, Atlantic Residential filed with the City of Aurora a petition requesting approval of a Final Plat Revision to establish the Third Resubdivision of Fox Valley East Region 1 Unit No. 1 and related required documents as attached hereto as Exhibit "A"; and

WHEREAS, the Planning and Zoning Commission conducted a hearing on April 20, 2022, reviewed the petition and recommended CONDITIONAL APPROVAL of said petition; and

WHEREAS, on April 27, 2022, the Building, Zoning and Economic Development Committee of the Aurora City Council reviewed said Final Plat and the before mentioned recommendations and recommended CONDITIONAL APPROVAL of said petition; and

WHEREAS, the decision of the Building, Zoning and Economic Development Committee with respect to a Final Plat is subject to appeal to the City Council in the manner set forth in Chapter 43 of the Code of Ordinances, City of Aurora, Illinois, being the Subdivision Control Ordinance; and

WHEREAS, no person authorized under the Subdivision Control Ordinance, to appeal such decision having done so in the manner set forth in the Code, the Decision of the Building, Zoning and Economic Development Committee constitutes final action on the proposed final plat; and

NOW, THEREFORE, BE IT ORDAINED by the Building, Zoning and Economic Development Committee of the City of Aurora, Illinois, finds as facts all of the preamble recitals of this Resolution and hereby grants CONDITIONAL APPROVAL of said Final Plat with the following conditions:

1. That the Final Plat be contingent upon Final Engineering approval.

BE IT FURTHER RESOLVED that the Building, Zoning and Economic Development Committee of the City of Aurora hereby adopts the Final Plat and related required documents as attached hereto as Exhibit "A" Final Plat along with any easement dedications deemed necessary by the Aurora City Engineer.