



Legislation Text

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File #: 23-1038, Version: 2

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**TO:** Mayor Richard C. Irvin

**FROM:** Planning and Zoning Commission

**DATE:** January 5, 2024

**SUBJECT:**

A Resolution Approving a Preliminary Plan and Plat for Lots 1-110 of Wheatland Crossing Subdivision, on vacant land located at the southeast corner of Ogden Avenue and Farnsworth Avenue (D.R. Horton, Inc. - Midwest / 23-1038/ OS01/1-23.285 - A/PA/CUPD/PSD/PPN - JM - Ward 3)

**PURPOSE:**

The Petitioner D.R. Horton, Inc. - Midwest is requesting approval of a Preliminary Plan and Plat for Wheatland Crossing Subdivision, located at the southeast corner of Ogden Avenue and Farnsworth Avenue for One Family Dwelling (1110) use and ROW Dwelling (Party Wall) (1130) Use and future commercial uses to allow for a mix use development consisting of commercial property at the intersection with a mixture of townhomes and single-family homes along with stormwater detention on the remainder of the property.

**BACKGROUND:**

The Subject Property is currently vacant land with Unincorporated, Kendall County zoning and Unincorporated, Kane County zoning.

The Annexation Agreement, Annexation, Conditional Use Planned Development, and Preliminary Plat and Plan are being reviewed and approved concurrently under separate actions.

The Petitioner is requesting the approval of a Preliminary Plan and Plat for a mix use development. The residential portion will be developed with 70 detached, single-family homes on approximately 22 acres and 124 townhomes on approximately 17 acres with approximately 13 acres of open space reserved for three stormwater detention basins. The single-family homes, ranging in size from 1,700 to 3,000 square feet, will have three to five bedrooms, two to three bathrooms, and two to three car garage. The homes are designed with lot sizes and setbacks commensurate with the surrounding residential neighborhoods. The townhomes will range in size from 1,600 to 1,800 square feet and all will have three bedrooms and a two-car garage. Approximately four acres at the immediate corner of Ogden Avenue and Farnsworth Avenue is identified as future commercial development.

Access to the southern portion of the site will be provided via a full access off Hafenrichter Road and Farnsworth Avenue aligning with the current Canyon Creek Drive and Summerlin Drive. Summerlin Drive will be extended through the development and connect to a full access off Ogden Avenue at the current entrance to the concrete plant. This road will divide the commercial from the residential and

provide a connection to Ogden for both the commercial and residences in the southern portion. Access to the north side of the property will be available via a right-in-right-out from Odgen Avenue. Additionally, Keating Drive will be extended into the development. The developer will install a 10-foot bike path along the north side of Farnsworth Avenue, a sidewalk along the north side of Hafenrichter Road, and sidewalks on both sides of the internal roadways.

The developer will restripe the median on Hafenrichter Road to create a northbound turn lane from Hafenrichter into the development across from Canyon Creek Drive. Farnsworth Avenue will be widened to allow a second west bound through lane for the entire stretch from Odgen Avenue to Hafenrichter Road. The west bound turn lane from Farnsworth Avenue to Ogden Avenue will be extended approximately 200 feet. An east bound turn lane will be constructed from Farnsworth Avenue into the development at Summerlin Drive. Any modifications to Odgen Avenue would be under the Illinois Department of Transportation jurisdiction. The intersection of Farnsworth Avenue and Ogden Avenue is a regional improvement which carries significant traffic volumes between multiple municipalities. The Owner and Developer have agreed to a cash contribution of \$450,000 associated with the City's future efforts of regional roadway intersection improvements.

While typically not approved until Final Plan, D.R. Horton has requested that Building Elevations be approved as part of the Preliminary Plan and Plat. The Building Elevations for the single-family homes provide seven models with four to six variations per model. The models include two, 1-story ranch plans with the remaining models being two stories. The homes are clad in vinyl siding with almost all models featuring masonry running along the bottom portion. Several models have options for additional masonry extending to the second story. Diversity is created through varying rooflines of gables, hipped, double gables, cross-gables, dormers, shed roofs above the first-story, and jerkinheads. Some elevations are accentuated by vertical board siding, square shingles in the gable end, columned porches, shutters and/or decorative trusses. The townhomes are similar to the homes constructed in Deerbrook with varying façade created by double cross-gables, cornice returns, recessed walls, projecting garages, and masonry knee wall along the entire façade.

The Preliminary Plat includes subdividing the property into 70 single-family lots, 27 lots for townhomes, and 13 lots for common area, open space, and detention.

Concurrently with this proposal, the Petitioner is requesting an Annexation Agreement outlining responsibilities of the developer, responsibilities of the City, proposed zoning, roadway requirements by the developer, intersection contribution by the developer, and utilities.

The Petitioner is also requesting the establishment of a Conditional Use Planned Development, pursuant to an Annexation Agreement, with an underlying R-2 One Family Dwelling, R-4A Two-Family Dwelling, B-2 General Retail, and OS-1 Conservation, Open Space And Drainage zoning districts. The details of the request the Establishment of a Conditional Use Planned Development with an underlying R-2 One Family Dwelling, R-4A Two-Family Dwelling, B-2 General Retail, and OS-1 Conservation, Open Space And Drainage zoning districts. The details of the request include a Plan Description that divides the parcel into four zoning districts and allows for modifications to some uses and bulk restrictions. This includes allowing one section to develop under R-2 zoning with single-family homes along with modifications to the standard bulk restriction including a slight reduction of minimum lot size and front yard, side yard, and rear yard setbacks. Two areas of the property are identified for R-4A zoning, which allows for townhomes and outlines Aurora's standard bulk restrictions for townhomes. The property at the intersection is given B-2 zoning and allows a

Gasoline Station (2821), Car Wash, Single Bay (2832), and a Restaurant with a Drive-Through (2530) uses by right while prohibiting additional uses, including laundromat, alternative financial institutions, used clothing store, pawnshop and tattoo parlor. The stormwater detention areas are shown as OS-1 zoning, being Aurora's standard zoning for detention.

**DISCUSSION:**

Staff has reviewed the Preliminary Plan and 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 except for the condition noted below.

Staff notes that sound land use planning dictates uses should create a transition from the more intense uses in close proximity to less intense/dense uses to create harmony among the differing uses. With Rush Copley Hospital across Ogden Avenue to the north, the townhomes have been strategically placed at the northern portion of the property to provide a buffer between the hospital use and the proposed single-family homes to the south. Townhomes are likewise planned to the east of the proposed commercial development. The property is adjacent to the Prairie Materials concrete plant on the plant's north, east, and south sides. For this reason, the developer has placed stormwater detention basins to the north and south of the plant to provide a buffer layer between this manufacturing use and the residential uses on the property. The townhomes and single-family homes are platted and designed to be consistent with the surrounding properties. While not required until Final Plan, the Preliminary Landscape Plan shows a row of canopy and evergreen trees between this development and the adjacent residential development along with shrub beds along the major arterials with accentuated beds at the intersections to provide beautiful entrance to the development. The developer has added additional trees along the north/south internal road in the open area to the north that abuts the single-family homes for additional buffering and screening of the road. The access points have been located to allow multiple ingress and egress locations to accommodate the traffic generated by the development.

**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 establish 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.

12.0 To plan and provide for the growth of the City through the integration of land use patterns and functions that promote complementary interactions between different land use components.

12.1(2) To provide convenient services and visual diversity within the City by developing a hierarchy of commercial centers appropriately spaced throughout the City.

12.1(5) To encourage a gradation from high-density residential areas to lower density residential areas.

20.0 To insure the provision of decent housing and a quality living environment for every resident of Aurora.

21.1(2) To promote a wide variety of housing types.

21.1(3) To promote housing in all price ranges for purchase or rent.

30.0 To develop and maintain an adequate supply of properly zoned areas for commercial facilities to serve existing and future population needs.

32.1(3) To minimize the adverse effects of commercial activity on neighboring development, particularly residential and open space areas through the provision of buffering land uses and/or screening.

**RECOMMENDATIONS:**

The Planning and Zoning Commission recommended **CONDITIONAL APPROVAL** of A Resolution Approving a Preliminary Plan and Plat for Lots 1-110 of Wheatland Crossing Subdivision, on vacant land located at the southeast corner of Ogden Avenue and Farnsworth Avenue with the following condition:

1. That the documents be revised to incorporate the Engineering Staff comments prior to petitioning for Final Plan and Plat approval.
2. That the documents be revised to incorporate the Planning Staff comments prior to approval by City Council.

**ATTACHMENTS:**

**EXHIBITS:**

Exhibit "A-1" Preliminary Plan  
Exhibit "A-2" Preliminary Plat  
Exhibit "A-3" Building and Signage Elevations  
Preliminary Landscape Plan  
Land Use Petition with Supporting Documents  
Location Map  
Legistar History Report

Legistar Number: 23-1038

cc:

Alderman Patty Smith, Chairperson  
Alderman Shweta Baid, Vice Chairperson  
Alderman Michael B. Saville  
Alderman Bill Donnell  
Alderman Carl Franco



CITY OF AURORA, ILLINOIS

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

A Resolution Approving a Preliminary Plan and Plat for Lots 1-110 of Wheatland Crossing Subdivision, on vacant land located at the southeast corner of Ogden Avenue and Farnsworth Avenue

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 May 12, 2023, D.R. Horton, Inc. - Midwest filed with the City of Aurora a petition requesting approval of a Preliminary Plan and Plat for Wheatland Crossing Subdivision, located at the southeast corner of Ogden Avenue and Farnsworth Avenue for One Family Dwelling (1110) use and ROW Dwelling (Party Wall) (1130) Use and future commercial uses and related required documents as attached hereto as Exhibits "A-1" through Exhibit "A-3"; and

WHEREAS, the Planning and Zoning Commission conducted a hearing on December 20, 2023, reviewed the petition and recommended CONDITIONAL APPROVAL of said petition; and

WHEREAS, on January 10, 2023, the Building, Zoning and Economic Development Committee of the Aurora City Council reviewed said Preliminary Plat and Plan and the before mentioned recommendations and recommended CONDITIONAL APPROVAL of said petition; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Aurora, Illinois, finds as facts all of the preamble recitals of this Resolution and hereby grants CONDITIONAL APPROVAL of said Preliminary Plan and Plat with the following conditions:

1. That any work and access to US Route 34 (Ogden Av) that require permits and approval from the Illinois Department of Transportation (IDOT) shall be acquired prior to approval of final engineering plans.
2. That all work impacting the unnamed creek Special Flood Hazard Areas that require approval from other jurisdictions, including but not limited to the Illinois Department of Natural Resources (IDNR), the Federal Emergency Management Agency (FEMA), the Army Corps of Engineers (ACOE), etc. (where applicable), shall be acquired prior to approval of the final engineering plans for the work in said areas.

3. That an Illinois structural engineer design all proposed bridges and said bridge shall meet all requirements of the City of Aurora, IDOT, and any other agencies having jurisdiction over the area where the bridge is to be placed.
4. That all impacted wetlands and the entire project meet the requirements of the Kane County Stormwater Ordinance, ACOE, IDNR, City's stormwater requirements, and FEMA (where applicable).
5. That Fox Metro Water Reclamation District approval of the proposed sanitary sewer shall be completed prior to approval of final engineering plans.
6. That the Farnworth Avenue roadway improvements shall follow the plans as designed by CEMCON, Ltd., named "Farnsworth Avenue - Hafenrichter Road Improvements Phase 1 and Phase 2", dated Rev. 07-05-00. A raised median shall be installed with median street lighting. Additional ROW & easements may be needed to accommodate the roadway and multi-use path.
7. That all needed offsite easements that are required, based on the phasing of development, be granted prior to approval of the final engineering plans.
8. That the right-of-way needed for an 80-foot width Summerlin Extension from Farnsworth Avenue to Ogden Avenue be granted prior to the approval of final engineering plans.
9. That the Phasing of development/construction shall meet all City of Aurora requirements for utilities, stormwater, fire access, etc.
10. That the City of Aurora reserves the right to make changes, additions, revisions, deletions, etc. as necessary during the review of final engineering plans.

BE IT FURTHER RESOLVED that the City Council of the City of Aurora hereby adopts the Preliminary Plat and Plan and related required documents as attached hereto as Exhibit "A-1" Preliminary Plat, Exhibit "A-2" Preliminary Plan, and Exhibit "A-3" Building and Signage Elevations.