



Legislation Text

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File #: 22-0224, Version: 3

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**TO:** Mayor Richard C. Irvin  
**FROM:** Planning and Zoning Commission  
**DATE:** April 22, 2022

**SUBJECT:**

A Resolution Approving a Revision to the Preliminary Plan and Plat for Lot 2 of Liberty Street Business Park Subdivision, located at the southern end of Wolverine Drive, and establishing Lots 1-21 of Liberty Meadows Subdivision (PT Land, LLC - 22-0224 / NA19/1-22.067-Rz/CUPD/Ppn/Psd - JM - Ward 7)

**PURPOSE:**

The Petitioner PT Land, LLC is requesting approval of a Preliminary Plan and Plat Revision for Lot 2 of Liberty Street Business Park Subdivision, located at the southern end of Wolverine Drive, and establishing Lots 1-21 of Liberty Meadows Subdivision for a Row Dwelling (Party Wall) (1130) Use which includes the development of 91 townhome units and associated stormwater facility.

**BACKGROUND:**

The Subject Property is currently vacant land with ORI (C) Office, Research, and Light Industrial District zoning.

The Petitioner is requesting approval of a Preliminary Plan and Plat Revision for Lot 2 of Liberty Street Business Park Subdivision and establishing Lots 1-21 of Liberty Meadows Subdivision for a Row Dwelling (Party Wall) (1130) Use. The details of the request include developing 91 townhomes and associated detention. Wolverine Drive will be extended from its current dead-end south and east onto the site and ends with a circular turnaround. A westbound left turn lane will be added on Liberty Street at Wolverine Drive. The details of the request include the development of 18 buildings with rear-loaded garages containing a total of 91 units on 15.66 acres. The units range in size from 1,760 square feet to 2,080 square feet and contain three bedrooms. The buildings are 2 ½ stories in height in the front and 3 stories in the rear. Each unit has a two-car garage and two-car driveway with visitor parking available on the street. The homes sit perpendicular to the extended Wolverine Drive with private drive aisles extending from the road to the rear loaded garages. A sidewalk will be added on both sides of the road within the development. To the north of the townhomes will be the stormwater detention for the site. The plans includes connecting their watermain along the west property line to offsite watermain within a city easement on Legacy Fields.

The Plat includes the creation of Lots 1-21 of Liberty Meadows Subdivision with associated easements.

Concurrently with this proposal, the Petitioner is requesting the Establishment of a Conditional Use

Planned Development, and to change the zoning district from ORI (C) Office, Research, and Light Industrial District with a Conditional Use to R-4A (C) Two-Family Dwelling District and OS-1 (C) Conservation, Open Space, and Drainage District with a Conditional Use Planned Development. The details of the request include a Plan Description that outlines specific requirements and allows modifications for the R-4A parcel, including setbacks, separations, density, and cul-de-sac length to allow for the development of 91 townhomes. The second parcel will have an underlying zoning of OS -1 for the stormwater detention facility. The developer will be responsible for reimbursing the city for work done to Wolverine Drive and to extend a sidewalk on the west side of Wolverine Drive to Liberty Street.

**DISCUSSION:**

Staff has reviewed the Preliminary Plan and Plat Resolution 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, with the exception of the items reflected in the conditions listed in the Staff Recommendation below.

**POLICIES AND GUIDELINES:**

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

- 12.1(9) To guide development and redevelopment into energy efficient land use patterns;
- 11.1(3) To encourage new development contiguous to existing development;
- 21.1(2) To promote a wide variety of housing type; and
- 23.1(3) To encourage quality design and practicable innovations in both housing structures and site development.

**RECOMMENDATIONS:**

The Planning and Zoning Commission recommended **CONDITIONAL APPROVAL** of the A Resolution Approving a Revision to the Preliminary Plan and Plat for Lot 2 of Liberty Street Business Park Subdivision, located at the southern end of Wolverine Drive, and establishing Lots 1-21 of Liberty Meadows Subdivision, with the following conditions:

1. That the documents be revised to incorporate the Engineering Staff comments prior to petitioning for Final Plan and Plat approval.
2. That any encroachment into the City Drainage & Conservation Easement must be coordinated with the City Certified Wetland Review Specialist and possibly the US Army Corp of Engineers to determine any potential buffer requirements and easement limits.
3. That the Final Plan include Liberty Street being restriped for left turn lane and median per the requirement of the Engineering Division.

**ATTACHMENTS:**

**EXHIBITS:**

- Exhibit "A-1" Preliminary Plat
- Exhibit "A-2" Preliminary Plan

Land Use Petition with Supporting Documents  
Maps  
Legistar History Report  
Legistar Number: 22-0224

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 Preliminary Plan and Plat for Lot 2 of Liberty Street Business Park Subdivision, located at the southern end of Wolverine Drive, and establishing Lots 1-21 of Liberty Meadows Subdivision

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 16, 2022, PT Land, LLC filed with the City of Aurora a petition requesting approval of a Preliminary Plan and Plat Revision for Lot 2 of Liberty Street Business Park Subdivision, located at the southern end of Wolverine Drive, and establishing Lots 1-21 of Liberty Meadows Subdivision for a Row Dwelling (Party Wall) (1130) Use and related required documents as attached hereto as Exhibits "A-1" through Exhibit "A-2"; and

WHEREAS, the petitioner PT Land, LLC is committed to prioritizing the units as owner-occupied townhomes and will record Covenants, Conditions, and Restrictions or Declarations that include language stating that not more than thirty percent (30%) of lots (excluding properties with FHA, VA, or USDA insured loans) may be leased; 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 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 the documents be revised to incorporate the Engineering Staff comments prior to petitioning for Final Plan and Plat approval.
2. That any encroachment into the City Drainage & Conservation Easement must be coordinated with the City Certified Wetland Review Specialist and possibly the US Army Corp of Engineers to determine any potential buffer requirements and easement limits.
3. That the Final Plan include Liberty Street being restriped for left turn lane and median per the requirement of the Engineering Division.

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 and Exhibit "A-2" Preliminary Plan.