



City of Aurora

44 E. Downer Place
Aurora, IL 60505
www.aurora-il.org

Legistar History Report

File Number: 23-0977

File ID: 23-0977

Type: Petition

Status: Draft

Version: 1

General Ledger #:

In Control: Building, Zoning, and Economic Development Committee

File Created: 11/27/2023

File Name: Lennar Homebuilders / North side of Prairie Street, West of N Kingsway Drive / Preliminary Plan and Plat

Final Action:

Title: A Resolution Approving a Preliminary Plan and Plat for Prairie Meadows Subdivision located on vacant land located at north side of Prairie Street, west of N. Kingsway Drive (Lennar Homebuilders - 23-0977 / AU19/4-23.443-CUPD/Ppn/Psd - TV - Ward 5)

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Preliminary Plat - 2023-11-30 - 2023.443, Exhibit "A-2" Preliminary Plan - 2023-11-30 - 2023.443, Preliminary Building Elevations - 2023-11-15 - 2023.443, Preliminary Landscape Plan - 2023-11-30 - 2023.443, Land Use Petition and Supporting Documents - 2023-10-09 - 2023.443, Plat of Survey - 2023-10-09 - 2023.443, Conditional Use Findings of Fact Sheet, Rezoning Findings of Fact Sheet, Maps, PZC Presentation - 2023-11-30 -2023.443

Enactment Number:

Planning Case #: AU19/4-23.443-CUPD/Ppn/Psd

Hearing Date:

Drafter: tvacek@aurora-il.org

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning and Zoning Commission	12/06/2023	Forwarded	Building, Zoning, and Economic Development Committee	12/13/2023		Pass
Action Text: A motion was made by Mr. Chambers, seconded by Mrs. Martinez, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 12/13/2023. The motion carried.							
Notes: Mrs. Vacek presented the following regarding Preliminary Plan and Plat: <i>The Petitioner, Lennar Homebuilders, is requesting approval of a Preliminary Plan and Plat for Prairie Meadows Subdivision located on the north side of Prairie Street, west of N. Kingsway Drive which</i>							

includes the development of a 74-lot age targeted ranch-style single family subdivision. The Subject Property is currently vacant land with R-1 One-Family Dwelling zoning and is currently owned by the West Aurora School District #129. The School District bought this land in 2002 for the purpose of building a middle school on the property. Since then, the West Aurora School District rebuilt Greenman Middle School, therefore, there was no need for the school district to keep this property. Earlier this year, the School District did a request for proposal (RFP) to sell the property and Lennar Homebuilders was awarded the RFP by the school district board. The Conditional Use Planned Development and the Preliminary Plat and Plan are being reviewed concurrently under separate actions. The Petitioner is requesting approval of a Preliminary Plat and Plan for Prairie Meadows Subdivision. The proposal is to construct an age targeted ranch-style home community consisting of 74 single-family lots. This subdivision is intended to be a maintenance free living administered by the Homeowner's Association. The proposed residential lot size ranges from 8,001 sq. ft. to 11,943 sq. ft. with a minimum of 60 feet in width. The City's Comprehensive Plan designates this property as low-density residential, being between 0-5 dwelling unit per acre. The gross density for this development is 2.0 dwelling units per acre which is in conformance of the City's Comprehensive Plan. The Petitioner is also proposing a 1.45-acre park site. In addition to preserving the existing wetland that is located on the northeast portion of the property, there are four detention facilities being constructed as part of this development. A full access into this subdivision will be constructed on Prairie Street, directly across from Rockwell Road. In addition, a connection to the dead-end at S. Constitution Drive to the north, and to the dead-end at Kenilworth Place to the east is being provided for street network connectivity. Preliminary Landscaping and Building Elevations are in the packet but will be reviewed at time of Final Plat and Plan time. Concurrently with this proposal, the Petitioner is requesting the establishment of a Conditional Use Planned Development with underlying R-1 One-Family Dwelling District, OS-1 Conservation, Open Space, and Drainage District, and OS-2 Open Space and Recreation District zoning. The Plan Description allows for modifications to the bulk restrictions, building standards, and to the Subdivision Control Ordinance. Specifically, it allows for the reduction of lot size, width, and the front and side yard setbacks. It also allows for the establishment a higher minimum floor area for one story dwellings, the establishment of a basement requirement for those lots where basements are feasible and the establishment of a requirement for a 4-foot garage extension for those lots where basements are not feasible. It also requires the developer to contribute funds for future road improvements to Prairie Street.

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.

Staff would recommend APPROVAL of the Resolution Approving a Preliminary Plan and Plat for Prairie Meadows Subdivision located on vacant land located at north side of Prairie Street, west of N. Kingsway Drive.

MOTION OF APPROVAL OF WAS MADE BY: Mr. Chambers
MOTION SECONDED BY: Mrs. Martinez
AYES: Chairman Pilmer, Mr. Chambers, Mr. Kuehl, Mr. Lee, Mrs. Martinez, and Mrs. Owusu-Safo.
NAYS: 0
ABSTAIN: Mr. Gonzales
Motion carried.

Chairman Pilmer said the motion passes. Good luck.

Aye: 7 Chairperson Pilmer, At Large Lee, At Large Chambers, At Large
Owusu-Safo, At Large Roberts, At Large Martinez and At Large Kuehl
Abstain: 1 At Large Gonzales

Text of Legislative File 23-0977