



City of Aurora

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Aurora, IL 60505
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Legistar History Report

File Number: 23-0976

File ID: 23-0976

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 / Conditional Use Planned
Development

Final Action:

Title: An Ordinance Establishing a Conditional Use Planned Development, Approving the Prairie Meadows Plan Description and amending Chapter 49 of the Code of Ordinances, City of Aurora, by modifying the zoning map attached thereto to an underlying zoning of R-1(C) One-Family Dwelling District and OS-1(C) Conservation, Open Space, and Drainage District, OS-2(C) Open Space and Recreation District with a Conditional Use Planned Development for the property located at north side of Prairie Street, west of N. Kingsway Drive (Lennar Homebuilders - 23-0976 / AU19/4-23.443-CUPD/Ppn/Psd - TV - Ward 5) (PUBLIC HEARING)

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Legal Description, Exhibit "B" Plan
Description - 2023-11-27 - 2023.443, Land Use
Petition and Supporting Documents - 2023-10-09 -
2023.443, Plat of Survey - 2023-10-09 - 2023.443,
Maps

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. Kuehl, 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: Tracey Vacek, Senior Planner, Division of Zoning and Planning presented the following: The Petitioner, Lennar Homebuilders, is requesting the Establishment of a Conditional Use Planned							

Development, and to change the underlying zoning district from R-1 One-Family Dwelling District to R-1(C) One-Family Dwelling District and OS-1(C) Conservation, Open Space, and Drainage District, OS-2(C) Open Space and Recreation District with a Conditional Use Planned Development on the property located at north side of Prairie Street, west of North Kingsway Drive which includes the development of a 74 lot age targeted ranch-style single family subdivision.

Background information is 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 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. Concurrently with this proposal, 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.

Staff has reviewed the Conditional Use Planned Development petition and is in support of this development. Over the last year, Staff has been working collaboratively with the West Aurora School District and the Developer to create a high-quality development project. The Subdivision has been designed so that all of the adjacent properties abut open space or a detention facility to allow for some buffering to the newly created residential lots. The Petitioner is also working on a tree survey along the boundaries of the property and wetland to save many of the good quality trees on the subject property. Staff believes that this is not only compatible but complementary to the surrounding subdivisions as it gives a variety of housing types and meets the needs of homeowners looking for one-story detached homes with maintenance free living.

A PowerPoint presentation was submitted by Lennar Homebuilders, including Attorney John Philipchuck, Mike Stockwell, and Mike May- Engineer from Cemcom, Ltd.

Discussion among Commissioners, Petitioner, and Staff.

Public Hearing opened by Chairman Pilmer. Members of community speaking were:

John Sargent – 2225 Tanglewood Dr.
Andrea Jones – 2265 Coach & Surrey Ln.
David Lewis – 417 N. Kingsway Dr.
Andrew Galbraith – 417 Kingsway Dr.
Matthew Finowicki – 2115 Kensington Pl.

Questions asked included stormwater management, flooding, water main maintenance, lot sizes of new homes to be built, difference between age-targeted and age-restricted communities, new subdivision community fitting in with existing neighborhood, amount of open space, roadway work, home affordability, and Lennar's rating with Better Business Bureau.

Mike Stockwell from Lennar Homebuilders and Attorney John Philipchuck answered questions about lot sizes, whether this new community will be able to fit in with existing neighborhoods, and the targeted demographics.

Mike May from Cemcon, Ltd. addressed questions and concerns about stormwater management, proposed ponds in subdivision, flood plains, and basements of new homes.

Petitioners emphasized that this is the early stage of planning, and more details will be available during the final stages.

Souts Thavong, City of Aurora Engineering Department, addressed questions and comments about water mains.

Chairman Pilmer closed the Public Hearing portion after all questions have been submitted by audience members and discussed with Petitioner and Staff.

Mrs. Vacek read the Findings of Facts for Conditional Use Planned Development and Rezoning into the record.

Staff has the following comments regarding the Findings of Facts:

Conditional Use:

1. The project will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare as the development is complementary to the surrounding residential properties while providing a new housing type within the City.
2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity or diminish or impair property values as this development is a similar use to the other surrounding single-family subdivision.
3. The development will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the district as and this development is compatible with the already established as residential subdivision.
4. There is currently adequate utilities and access to serve the project. The proposed development is also constructing on-site detention which will have a positive impact on the surrounding area.
5. The project does provide adequate ingress/egress. This development will have access from Prairie Street which is a major collector 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.
6. The Conditional Use in all other respects conforms to the applicable regulations of the zoning districts.

Rezoning:

1. Staff has noted below the physical development policies that the proposal meets.
2. The proposal does represent the logical establishment of the land use as the zoning is similar to and the land use is the same use as the surrounding properties.
3. The proposal is consistent with a desirable trend of development in the area as this area is primarily residential and it this property has been designated on the City's Comprehensive Plan as low density residential which is consistent with the development.
4. The rezoning will allow uses that are more suitable than the existing zoning classification as it will match the use of the property with the zoning.

5. The rezoning is consistent with the existing area as the proposal is in keeping with the residential, park and open space uses.

Public Input: Due public notice was given for the public hearing on this matter. On September 20, 2023, the developer held an open house to introduce the product to the neighbors. Staff has also fielded a few public inquiries on this petition since the public notice have been sent out.

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

- 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.*
- 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.*
- 22.1(1) To achieve appropriate zoning protection for residential areas designated in the land use plan.*

MOTION OF APPROVAL OF FINDINGS OF FACT WAS MADE BY: Mrs. Owusu-Safo

MOTION SECONDED BY: Mr. Lee

AYES: Chairman Pilmer, Mr. Chambers, Mr. Kuehl, Mr. Lee, Mrs. Martinez, and Mrs. Owusu-Safo.

NAYS: 0

ABSTAIN: Mr. Gonzales

Motion carried.

MOTION OF APPROVAL WAS MADE BY: Mr. Kuehl

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.

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 23-0976