



City of Aurora

44 E. Downer Place
Aurora, IL 60505
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Legistar History Report

File Number: 25-1053

File ID: 25-1053	Type: Petition	Status: Draft
Version: 1	General Ledger #:	In Control: Building, Zoning, and Economic Development Committee
File Name: Pulte / NE corner of Del Webb Bl & US Route 30 / Final Plan Phase 4A & 4B/ Lincoln Prairie by Del Webb		File Created: 12/30/2025
		Final Action:

Title: A Resolution Approving a Final Plan for Lincoln Prairie by Del Webb Subdivision, Phase 4A and 4B, located at the northeast corner of Del Webb Boulevard and US Route 30 for a One Family Dwelling (1110) Use (Pulte Home Group - 25-1049 / WH18/1-25.279 - Fpn/Fsd - JM - Ward 9)

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Final Plan- 2025-12-01 - 2025.279, Exhibit "A-2" Landscape Plan- 2025-12-01 - 2025.279, Exhibit "A-3" Building Elevations - 2025-09-17 - 2025.279, Land Use Petition and Supporting Documents - 2025-09-17 - 2025.279, Fire Access Plan- 2025-12-01 - 2025.279, Setback Exhibit - 2025-09-17 - 2025.279

Enactment Number:

Planning Case #: WH18/1-25.279 - Fpn/Fsd

Hearing Date:

Drafter: JMorgan@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	01/07/2026	Forwarded	Building, Zoning, and Economic Development Committee	01/28/2026		Pass
	Action Text:	A motion was made by Mr. Lee, seconded by Mr. Gonzales, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 1/28/2026. The motion carried.					
	Notes:	<i>Mrs. Morgan said the next item, 25-1053. Staff recommends Conditional Approval of the Resolution Approving a Final Plan for Lincoln Prairie by Del Webb Subdivision, Phase 4A and 4B, located at the northeast corner of Del Webb Boulevard and US Route 30 for a One Family Dwelling (1110) Use, with the following condition:</i>					
		1. That the documents be revised to incorporate the Engineering Staff comments prior to approval of					

Final Engineering.

Chairman Pilmer said you've heard Staff's recommendation again. Is there a motion?

MOTION OF APPROVAL WAS MADE BY: Mr. Lee

MOTION SECONDED BY: Mr. Gonzales

AYES: Chairman Pilmer, Mr. Gonzales, Mr. Kuehl, Mr. Lee, Mrs. Martinez, Mr. Pickens, and Mr. Roberts

NAYS: 0

ABSTAIN: 0

Motion carried.

Chairman Pilmer said motion carries.

Mrs. Morgan said this will next be heard by the BZE Committee, January 28th at 4 o'clock in this room.

Aye: 7 Chairperson Pilmer, At Large Lee, At Large Gonzales, At Large Pickens, At Large Roberts, At Large Martinez and At Large Kuehl

Text of Legislative File 25-1053