



City of Aurora

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Legistar History Report

File Number: 24-0217

File ID: 24-0217	Type: Petition	Status: Draft
Version: 1	General Ledger #:	In Control: Building, Zoning, and Economic Development Committee
File Name: Pulte Home Company, LLC / SE Corner of Eola Road and Del Webb Boulevard / Planned Development District Revision		File Created: 03/25/2024
		Final Action:

Title: An Ordinance Approving an amendment to the Plan Description for Parcel 4 and Parcel 5 of the Lincoln Prairie Planned Development District on the property located south of Del Webb Boulevard, east of Eola Road and Route 30 and north of 111th Street (Pulte Home Company, LLC - 24-0217 / WH18/1-24.070-PDD/Psd/Ppn - TV - Ward 9) (PUBLIC HEARING)

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Legal Description - 2024-03-28, Exhibit "B" Plan Description Revision - 3-29-2024 - 2024.070, General Land Use Plan, Land Use Petition and Supporting Documents - 2024-02-12 - 2024.070, Findings of Fact

Enactment Number:

Planning Case #: WH18/1-24.070-PDD/Psd/Ppn

Hearing Date:

Drafter: tvacek@aurora-il.org

Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning and Zoning Commission	04/03/2024	Forwarded	Building, Zoning, and Economic Development Committee	04/10/2024		Pass
Action Text:		A motion was made by Mrs.Owusu-Safo, seconded by Mrs. Martinez, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 4/10/2024. The motion carried.					
Notes:		<i>Mrs. Vacek said good evening. Tracey Vacek, Senior Planner with the Zoning and Planning Division. The Subject Property is approximately 147.6 acres of vacant land located south of Del Webb Boulevard, east of Eola Road and Route 30, and then north of 111th Street, which is Parcel 4 and Parcel 5 of Lincoln Crossing...of the Lincoln Crossing Planned Development District. In April of 2021, the City Council approved a revision to the Annexation and the Plan Description, and under that Revised Plan Description, the Subject Property allowed for flex zoning, meaning that it could either be developed as a traditional single family residential development or an age</i>					

targeted...age restricted single family detached residential development. Then this was to be determined at Preliminary Plat and Plan time.

The Petitioner is requesting approval of an amendment to that Plan Description for Parcels 5 and 6...or I'm sorry, for Parcels 4 and 5 of the Lincoln Prairie Planned Development District. The details of the request include amending the Plan Description to update the acreage of Parcels 4 and 5, increase the maximum gross density of Parcel 4 and 5, and to clarify that Parcels 4 and 5 are permitted to be divided and aggregated between Parcel 1 and 2 at the developer's sole discretion for the purpose of determining the standards.

Concurrently with this proposal...and let me switch here on the map here...concurrently with the proposal, the Petitioner is requesting approval of a Preliminary Plan and Plat on 33.726 acres being a portion of Parcel 4 for Lincoln Crossing South Subdivision. The proposal is to construct 97 traditional detached single family residential homes with a gross density of 2.88 dwelling units per acre. The development mimics the Lincoln Crossing Development with a mixture of the 55 wide lot...55-foot-wide lots with a minimum lot size of 7,150 square feet, and then 65-foot-wide lots with a minimum lot size of 8,060 square feet. There are 4 outlots being proposed which are mainly located around the border of the subdivision to provide buffering to the residential lots and from the public rights-of-way and from the property to the south.

A full access will be located off of Del Webb Boulevard into the property with a fire lane being built between Lot 36 and Lot 37, which will extend to the future development to the south. Until this occurs, Lot 19 will have a temporary gated fire access that will access out onto Eola Road. In addition, the Petitioner is also widening the pavement to create a second lane, installing curb and gutter, and installing a sidewalk along the east side of Eola Road from Del Webb to Route 30. This was part of the Annexation Agreement and will be happening with this development. In addition, a bike path is being constructed along Route 30 within the outlot.

Stormwater detention has previously been constructed in the adjacent off-site detention ponds for this subdivision. And then, Landscape and Building Elevations will be review at Final Plan and Plat time, which will be coming to you, I believe next...hopefully next...next Planning Commission. But the Petitioner did indicate that the building elevations will be the same as the Lincoln Crossing Subdivision that is just north of here.

With that, I can turn it over to the Petitioner. They do have a short presentation for you, unless you have any questions for me.

Chairman Pilmer said any questions of Staff? If the Petitioner would like to come forward. This is a Public Hearing, so I'll swear you in. If you'll raise your right hand. Do you swear to tell the truth, the whole truth, and nothing but the truth?

Mr. Prechtel said I do.

Chairman Pilmer said thank you. If you'll just state your name and address for the record.

Mr. Prechtel said my name's Eric Prechtel, I'm with Rosanova and Whitaker, 445 Jackson Avenue, Suite 200 in Naperville. I'm here this evening on behalf of the Petitioner, Pulte Home Company LLC, the contract purchaser of the Subject Property. Here with me also this evening is Joe Iovinelli with Manhard Consulting. He will also be available for any questions you may have. As Tracey mentioned, we are here tonight requesting an amendment to the Plan Description for Parcel 4 and Parcel 5 in the Lakewood Prairie Subdivision.

Just a few highlights on Pulte: they're the 3rd largest builder in the U.S. and the Chicago area. They've built...they've been building the Chicago area since the 70s. They sold over 700 homes in the Chicagoland area last year. They've had the top selling community in the Chicagoland area since...each year since 2017, and they are actively selling in 16 communities throughout the Chicago suburbs.

By way of background on Lincoln Prairie, the property was originally annexed in 2002. It remained undeveloped until Pulte entered the picture several years ago, and the City approved an Annexation Agreement amendment and Pulte's plans for the Lincoln Prairie development.

The total subdivision encompasses approximately 500 acres and was divided into 6 separate development parcels, the regulations of which are set forth in the Plan Description. Parcel 1, which is commonly known as Lincoln Crossing, consists of traditional single-family develop...single-family traditional styled homes. Parcel 2, which is the largest component of the subdivision, consists of Pulte's Del Webb age restricted community. Parcel 3 and Parcel 6 consist and are slated for a future commercial development. And then, Parcel 4 and Parcel 5 have been slated for...were slated for residential development as flex parcels which I'll touch on in just a second. The Del Webb and the Lincoln Crossing communities have been met with resounding success over the last few years. The Del Webb community, which consists of 545 single-family age restricted homes, just had its grand opening last year. Just in the last year then, it's already sold 109 lots and closed on those lots to date.

Similarly, the Lincoln Crossing community, which consists of 162 single-family homes, had its grand opening in 2022, and it's already closed on 89 of those lots.

So, as a result of this success, Pulte has now submitted plans to the City for Lincoln Crossing South, which as Tracey mentioned, will consist of 97 traditional single-family homes located on about 34 acres on Parcel 4 of Lincoln Prairie. Per the Plan Description, Parcel 4 and Parcel 5 are flex parcels, meaning the developer may develop these parcels in conformance with the bulk regulations set forth for Parcel 1, which is the original Lincoln Crossing to the north, or consistent with the bulk regulations for Parcel 2, which is the Del Webb community to the east. The intent of these flex parcels was to promote consistency of development throughout the subdivision. While we were preparing submittal documents, we realized upon closer examination of the bulk regulations, specifically the density requirements that the way the density was calculated was flawed. Simply put, all of the stormwater detention for the subdivision, or almost all of it...you can see it on the blue there...was allocated to Parcel 1 and to Parcel 2, despite Parcel 4 and Parcel 5 utilizing that stormwater detention. As a result, the density's skewed such that density for Parcel 1 and Parcel 2 is lower than the density for Parcel 4 and Parcel 5. So, for that reason, we're here this evening requesting the amendment to the Plan Description increasing the minimum densities for Parcel 4 and Parcel 5 to compensate for the stormwater allocation. As Tracey had mentioned, I'd just like to point out that the lot size, everything else is remaining consistent. It's simply just a...more of a calculation flaw that we are trying to correct today. So, with that, I will open it up for any questions. Thank you, guys and thanks Tracey, for all her help.

Chairman Pilmer said any questions for the Petitioner?

Mrs. Owusu-Safo said I have one. I was trying to follow the math (laughing)...I was trying. So, if you are increasing the density but not changing the number of properties or lots...

Mr. Prechtel said correct. So, we had many a conversation on this trying to make it work and figure it out ourselves. So, because all of the stormwater was allocated to Parcel 1 and Parcel 2, which is effectively open space, with there if you put the same number of homes on those lots as we are now proposing for Parcel 4 and Parcel 5, the densities would still be different despite the lot sizes being identical, if that makes sense. It's a little bit difficult to explain. Yeah, effectively the lot sizes are not getting smaller so the development will be entirely consistent with what is there today and the other parcels, correct.

Mrs. Owusu-Safo said okay.

Mr. Prechtel said so it's not so much...it's not so much as a result of adding any lots as it is of where that stormwater was allocated.

Mrs. Owusu-Safo said okay. Okay, and then there was a mention of a bike path along Route 34? No, Route 30.

Mr. Prechtel said along 30, correct. A 10-foot-wide bike path.

Mrs. Owusu-Safo said does that connect to any existing bike paths or is it currently just a stand alone? I'm just...

Mrs. Vacek said as of right now, it does not. But we are planning for the future. So, we are wanting to make sure that we get the people that are in Parcel 5 and Parcels...on the south side up to the commercial and vice versa, down to the commercial on 111th. So, this is the beginning of it. So, it won't really go anywhere right now but we are planning for the future.

Mrs. Owusu-Safo said I understand.

Mr. Prechtel said so, I think the intent is that as these different parcels are being developed, the bike path will be extended each time until it ultimately reaches down to 111th.

Mrs. Owusu-Safo said okay. Oh, great, thank you. And last but not least, is recreation allowed on these detention ponds and other water bodies within the...I guess, the development?

Mr. Prechtel said no, I don't think they're intended for recreational purposes.

Mrs. Owusu-Safo said it looks big and looks beautiful...

Mrs. Vacek said I mean, they may end up having some fish in there. So, maybe some fishing but I don't think that we want...that they want people on...

Mr. Prechtel said kayaks...

(Laughing)

Mrs. Vacek said there's no kayaking or anything.

Mrs. Owusu-Safo said okay.

Mrs. Vacek said I think that they would...umm...that's probably a very big insurance...

Mrs. Owusu-Safo said okay, thank you.

Mr. Pickens said I have a question.

Mr. Prechtel said sure.

Mr. Pickens said do you plan to aerate the ponds?

Mr. Prechtel said that's a good question. (To Mr. Iovinelli) Do you know if we're going to put aerators in there? I don't think they're planned for it at the moment...

Mr. Iovinelli said (off mic) I think one of them is aerated, Pond G in the center, but I don't believe that the (unintelligible) is an intent to aerate the pond...

Mrs. Vacek said can you come up here?

Chairman Pilmer said yeah, I need to...I'm sorry, I have to swear you in. If you'll raise your right hand. Do you swear to tell the truth, the whole truth, and nothing but the truth?

Mr. Iovinelli said I do.

Chairman Pilmer said thank you.

Mr. Iovinelli said my name is Joe Iovinelli with Manhard Consulting. As of right now, there's a plan to aerate Pond G, which is next to the Amenity Center on the right side of the page, but no plans for the main basin that's next to Lincoln Crossing South.

Mr. Pickens said will there be any inset control, or it could turn into a swamp?

Mr. Iovinelli said they're open water, so we don't anticipate any challenges with that. There's not a lot of native vegetation. I believe Pulte has maintenance crews out there to occasionally take care of that.

Mr. Pickens said and the depth?

Mr. Iovinelli said they're about 10 feet deep.

Mrs. Owusu-Safo said good for boating.

(Laughing)

Mr. Iovinelli said exactly.

Chairman Pilmer said thank you.

Mr. Iovinelli said no problem.

Chairman Pilmer said I just have a quick question, more of a curiosity. The...umm...so, the remainder of 4 and 5 will stay flex parcel, but does...does that...help me with flex; does that...will it pretty much be developed like its look today?

Mrs. Vacek said well, so that's just a composite of what it could look like, but yes, it could go flex. So,

the remaining parcel can be more of the Lincoln Crossing...

Chairman Pilmer said okay, that's it...

Mrs. Vacek said or it could be more of the Del Webb.

Chairman Pilmer said of the age restricted...okay, thank you.

Mr. Sieben said (off mic) Del Webb...

Chairman Pilmer said yeah, okay. Just curious...and it's probably...I'm curious how many total residents that it could be, or how many home sites it could be...

Mrs. Vacek said I believe after it's all said and done, it's probably over a thousand.

Chairman Pilmer said good...good. I just hadn't seen that...I don't think I've seen...

Mrs. Vacek said it's somewhere around there, I believe.

Chairman Pilmer said yeah, good...good. Alright, thank you.

Mrs. Vacek said if I recall correctly.

Chairman Pilmer said any other questions?

Mrs. Owusu-Safo said just one last one. Is there any timelines for the commercial properties that are supposed to be north of Eola?

Mrs. Vacek said umm...we have been in discussion with some...some...some entities for the commercial...umm...but nothing has been formally submitted. So, hopefully, I mean with the amount of construction that is...not only happening here, but along Wolfs Crossing on the Oswego side, we would hope that this would develop pretty soon.

Mrs. Owusu-Safo said okay, thank you.

Mr. Lee said one last question, sorry.

Mrs. Vacek said no, you're okay.

Mr. Lee said will the speed limit in that area stay the same?

Mrs. Vacek said umm, yeah I believe so. I think it's 35 along Eola and I want to say it's 35 along Wolfs Crossing also, so I think that that has not come up as anything being changed.

Mr. Lee said thank you.

Mrs. Owusu-Safo said what's the...is there any anticipated significant growth in elementary school in...I think that's elementary school on Wolf and Eola?

Mrs. Vacek said Wolf and Bednarcik is right there.

Mrs. Owusu-Safo said yeah...

Mrs. Vacek said and...I mean right now, the...I mean it's like the 2 subdivisions, the Lincoln Crossing Subdivisions are the ones that are producing the children. It's 162 for Lincoln Crossing and then another 97. And we were...we've been in discussion with Oswego 308 all through the process of doing the sub area and everything, so they know that this was coming.

Mrs. Owusu-Safo said okay. I'm sure Del Webb helps (laughing.)

Mrs. Vacek said I believe that they're loving the Del Webb community right at the moment. They're producing no kids and getting a lot of property taxes from them.

Mrs. Owusu-Safo said yeah.

Chairman Pilmer said do you want to go ahead and read the Findings of Fact?

Mrs. Vacek said yes. Do you want me to read the questions too?

Chairman Pilmer said yeah, I think you'd better.

Mrs. Vacek said okay. Staff did evaluate the proposed...the proposal based on the Findings of Fact and have found the following:

1. Is the proposal in accordance with all applicable official physical development policies and other related official plans and policies of the City of Aurora?

That the modifications are in keeping with the official physical development policies as stated above and are consistent with the Wolf's Crossing Subarea Plan.

2. Does the proposal represent the logical establishment and/or consistent extension of the requested classification in consideration of the existing land uses, existing zoning classifications, and essential character of the general area of the property in question?

The proposal is consistent with the character of the area as it is an extension of the Lincoln Crossing Subdivision, which is just north of here, with similar lot size and lot width and the modifications meet the intent of the Lincoln Prairie Planned Development.

3. Is the proposal consistent with a desirable trend of development in the general area of the proposed property in question, occurring since the property in question was placed in its present zoning classification, desirability being defined as the trend's consistency with applicable official physical development policies and other related official plans and policies of the City of Aurora?

The proposal is consistent with the desirable trend in the general area as the Wolf's Crossing Subarea Plan designates this area as low-density residential and is consistent with approved Lincoln Prairie Planned Development.

4. Will the rezoning allow uses which are more suitable than uses permitted under the existing zoning classification?

The modifications clarify the intent of the Lincoln Prairie Planned Development for Parcel 4 and Parcel 5 allowing the developer flexibility to base their decisions on the success of the previous phases and the market trends.

5. Is the rezoning a consistent extension of the existing land uses, existing zoning classifications, and essential character of the general area?

The modification will allow for the consistent extension of the traditional detached single family residential development or age restricted single family detached residential development.

Chairman Pilmer said does Staff have a recommendation?

Mrs. Vacek said we would recommend approval...approval of the Ordinance approving the amendment of the Plan Description for Parcels 4 and 5 of the Lincoln Crossing...or, I'm sorry, the Lincoln Prairie Planned Development District and the property located south of Del Webb Boulevard, east of Eola and Route 30, and north of 111th Street.

Chairman Pilmer said so, I'm going to do this a little backwards. This is a Public Hearing. If anyone in the audience would like to come forward and address the Commission on this case, they can do so at this time. And note for the record no one has come forward. I will close the Public Hearing. We've heard Staff's recommendation. Is there a motion?

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

Chairman Pilmer said motion carries. And then there are 5 Findings of Fact that were read into the record. Is there a motion to accept those Findings of Fact as read?

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

Chairman Pilmer said motion carries. And if Staff will state where this will next be heard.

Mrs. Vacek said this will next be heard on April 10th at 4 pm at the Building, Zoning, and Economic Development Committee here at City Hall.

Chairman Pilmer said good luck. And then do you want to read the recommendation for the Preliminary Plan and Plat?

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

Text of Legislative File 24-0217