



City of Aurora

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Legistar History Report

File Number: 23-0088

File ID: 23-0088

Type: P&D Resolution

Status: Held in Committee

Version: 2

**General
Ledger #:**

In Control: Building, Zoning,
and Economic
Development
Committee

File Created: 01/31/2023

File Name: Pulte Home Company / Del Webb Phase 2 / Final
Plat Phase 2A

Final Action:

Title: A Resolution Approving the Final Plat for Lincoln Prairie by Del Webb
Subdivision, Phase 2A on vacant land generally located at South of Wolf's
Crossing Road and East of Eola Road

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Final Plat, Phase 2A - 2023-01-31 - 2022
(1), Land Use Petition and Supporting Documents -
2022-09-15 - 2022.279, Appealable Sheet - Final Plat
2A, Maps, Staff Report - 2023-02-09 - 2022.279

Enactment Number:

Planning Case #: WH18/2-22.279-Fsd/Fpn

Hearing Date:

Drafter: tvacek@aurora-il.org

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning and Zoning Commission	02/08/2023	Forwarded	Building, Zoning, and Economic Development Committee	02/15/2023		Pass
Action Text: A motion was made by Mr. Chambers, seconded by Mrs. Anderson, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 2/15/2023. The motion carried.							
Notes: Mrs. Vacek said good evening, Tracey Vacek with the Planning and Zoning Division. The subject property is approximately 105 acres of vacant land which is part of the Lincoln Prairie Planned Development District. As you may recall, in February of 2021 an Annexation Agreement, Plan Description, and the Preliminary Plan and Plat for Lincoln Prairie by Del Webb Subdivision was approved which consists of 550 age-restricted single-family residential homes. In February of 2022, the City Council approved the Final Plat and Plan for Phase 1 of Lincoln Prairie by Del Webb Subdivision which consisted of 169 age-restricted single-family lots. The Petitioner is now in and asking for approval of the Final Plat for Phase 2A and 2B of the Lincoln Prairie by Del Webb							

Subdivision. Phase 2A includes the creation of a 164-lot subdivision with 150 lots being developed as age-targeted single-family houses. The remaining lots will be used for the private roads, open space, or stormwater detention facilities. Phase 2B includes the creation of a 1-lot subdivision which will serve as a private drive from Phase 2A to Route 30. Concurrently with this proposal, the Petitioner is requesting approval of a Final Plan for Phase 2A and B. The request includes the second phase of construction for the Lincoln Prairie by Del Webb Subdivision. This phase consists of 158 age-restricted single-family homes within the gated community. The gross density is 1.5 dwelling units per acre for the second phase. Access into this Phase will be via the gated entrance through the full access off of Eola Road which was platted with Phase 1 and then via a non-manned gated entrance from the full access off of Route 30. The development has been broken down into a series of Scenic, Distinctive, and Echelon lots. I believe the Petitioner will go into those a little bit more, so I won't get into that, but the proposed elevations are the same elevations as Phase 1 and they're keeping with the same series of lots. Sidewalk trails are being built throughout the development. There are several stormwater detention facilities being expanded or constructed within this Phase, some of which are located on the adjacent off-site parcels to the south to meet the runoff requirements. The Final Plan proposal also includes a full landscape plan and consisting of street and lot trees, a variety of landscaping around the detention pond and foundation landscaping, and landscaping throughout the open spaces to help buffer the community. I will turn it over to the Petitioner right now. He has a quick presentation, unless there's any questions for me.

Chairman Pilmer said any questions of Staff? Thank you. If the Petitioner will come forward and just please state your name and address please.

Mr. Brolley said yeah, Matt Brolley with Pulte Home Company. Thanks for having us this evening. When she said it's short, it is literally like 5 slides, but I've got plenty of backup if you guys have questions. So, we were originally....but just by way of introduction...Pulte Home Company owns the Pulte Homes brand and also the Del Webb brand and we're building under both brands here in Aurora currently. If you recall, as Tracey stated, a few years ago the City approved this general land use plan for 520 acres. The...it's on the southern tip of Aurora and it includes 487 acres of residential and 39 acres of commercial. The first parcel that we developed is Parcel 1 in there, it's Lincoln Crossing. You've seen that under construction now. We grand opened for sales in 2021. Our first residents moved in last year. We closed 22 homes. We're expected to build out in the next 3 years. The next parcel that we developed is the first phase of the Del Webb; it's Parcel 2. Phase 1 was 169 units of the 550 total that come in this 3-phase development. We grand opened at the end of last year and we have our first occupants taking residence in March, so next month. The Del Webb Phase 1 also included a model park, which is our model homes up....you can't really see them up to the northeast there....a sales and amenity building, and the guard house, and a couple other things. The guard house is complete, the sales center is complete, if you visit the facility you can see that. Then, obviously, the model homes are open for sales currently. The amenity building broke ground within the last couple of weeks. We expect to have that open at the end of this year. Also, under construction is the Pedestrian Bridge that will span over Eola Road connecting residents from Lincoln Crossing and Lincoln Prairie to Benarcik and Wolf's Crossing and also to hopefully some future commercial on the west side of the road. Today we're here asking for your positive recommendation for the Final Plan and Plat for Phase 2. As she stated, it's 159 units and it does include the direct access to US Route 30. All the plans; floor plans, elevations, everything are all not being changed. Any questions? That's all I've got.

Chairman Pilmer said questions?

Mrs. Vacek said I would recommend you guys go out there and look at the models. They're beautiful.

Mr. Brolley said I can't say that, but she can. (laughs)

Chairman Pilmer said I just have a quick question on the colored...there. Phase 1 is the dark, right?

Mr. Brolley said yeah.

Chairman Pilmer said and then Phase 2 is what's around that?

Mr. Brolley said in the red...yeah. Then Phase 3 are the other 2 little lobes there.

Mrs. Owusu-Safo said I have a quick question. Where would the students from this development go to school? Is it that elementary and right across from there....what is that called?

Mr. Brolley said (unintelligible) Benarcik.

Mr. Sieben said there shouldn't be too many, right?

Mr. Brolley said not from the Del Webb, no. (laughs) We do have an age restriction on it so they're not allowed really to have students. But the Lincoln Crossing, the 162 lots up in the north, I believe that they would be the only students that can walk to their elementary or junior high using the pedestrian bridge, which....

Mrs. Anderson said yeah, when is that going to be constructed actually, the bridge? Is that going to be done when?

Mr. Brolley said um, April...May.

Mrs. Anderson said okay.

Mrs. Owusu-Safo said this year?

Mr. Brolley said it got a little cold on us over the winter but they're getting ready to lift that thing in place.

Mrs. Anderson said that's great.

Mr. Brolley said thank you.

Chairman Pilmer said any other questions? Thank you.

Mr. Brolley said thank you.

Chairman Pilmer said does Staff have a recommendation?

Mrs. Vacek said do you want to take them one at a time?

Chairman Pilmer said sure.

Mrs. Vacek said sorry....Staff would recommend Conditional Approval of the Resolution approving the Final Plat for.....I've got the wrong one. Sorry. (laughs)

The Final Plat for Lincoln Prairie by Del Webb Phase 2A on vacant land generally located at south of Wolf's Crossing and east of Eola, with the following conditions:

1. That the Final Plat Approval be contingent upon Final Engineering Approval.
2. That the Final Plat be recorded simultaneously with the Plat of Vacation.

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

MOTION OF APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mrs. Anderson

AYES: Chairman Pilmer, Mrs. Anderson, Mr. Chambers, Mr. Choudhury, Mr. Gonzales, Mrs. Owusu-Safo, Mr. Roberts

NAYS: 0

Motion carried.

Chairman Pilmer said motion carries. And do you want to....

Mrs. Vacek said this will next go to our Building, Zoning, and Economic Development Committee on February 15th here at City Hall at 4 pm here in this room, Council Chambers.

Aye: 6 Chairperson Pilmer, At Large Anderson, At Large Chambers, At Large Gonzales, At Large Owusu-Safo and At Large Choudhury

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| 2 | Building, Zoning, and
Economic Development
Committee | 02/15/2023 | held |
| | Action Text: This P&D Resolution was held. | | |
| 2 | Building, Zoning, and
Economic Development
Committee | 03/01/2023 | held |
| | Action Text: This P&D Resolution was held | | |
| 2 | Building, Zoning, and
Economic Development
Committee | 03/15/2023 | held |
| | Action Text: This P&D Resolution was held | | |
| 2 | Building, Zoning, and
Economic Development
Committee | 03/29/2023 | held |
| | Action Text: This P&D Resolution was held | | |
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Text of Legislative File 23-0088