



City of Aurora

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Legistar History Report

File Number: 25-0152

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General
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In Control: Building, Zoning,
and Economic
Development
Committee

File Created: 02/13/2025

File Name: Lennar Homes / Abbey Meadows/East Side of
Raddant Road at Mesa Lane extended / CUPD

Final Action:

Title: An Ordinance Establishing a Conditional Use Planned Development, Approving the Abbey 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-4A Two-Family Dwelling District and OS-1 Conservation, Open Space And Drainage for the property located on the east side of Raddant Road at Mesa Lane extended (CalAtlantic Group LLC (DBA Lennar) - 25-0152 / BA35/4-24.468 - RZ/CUPD/Ppn/Psd - JM - Ward 1) (PUBLIC HEARING)

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Legal Description for CUPD - 2025-02-13
- 2024.468, Exhibit "B" Plan Description - 2025-02-13
- 2024.468, Land Use Petition and Supporting
Documents - 2024-10-22 - 2024.468, Location Map -
2025-02-13 - 2024.468, PZC Presentation -
2025-02-19 - 2024.468

Enactment Number:

Planning Case #: BA35/4-24.468 - RZ/CUPD/Ppn/Psd

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	02/19/2025	Forwarded	Building, Zoning, and Economic Development Committee	02/26/2025		Pass
Action Text: A motion was made by Mr. Lee, seconded by Mrs. Martinez, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 2/26/2025. The motion carried.							
Notes: Mrs. Morgan said good afternoon. Jill Morgan, Senior Planner. I will introduce the project, and then I will hand it over to the Petitioner to into more detail about the actual plan itself. The Subject Property, shown here on the map, is currently vacant, it's with R-1 (C) One Family							

Dwelling District with a Conditional Use zoning, and it's part of the Marmion Academy Conditional Use Planned Development.

The Petitioner is requesting the establishment of a Conditional Use Planned Development to change the underlying from R-1 (C) One Family Dwelling District to R-4A (C) Two Family Dwelling District with a Conditional Use and OS-1 (C) Conservation, Open Space and Drainage with a Conditional Use. The details of the request include a Plan Description that outlines the specific requirements that are consistent with Aurora's standard bulk restrictions for townhomes. The second parcel will be OS-1 for the stormwater detention facility.

Concurrently with this proposal, the Petitioner is requesting to rezone approximately 0.01 acres, and that's shown on the map here. So, you have Parcel A is what's going to be R-4A, the Two Family Dwelling District for the townhomes. Parcel B are all the stormwater detention facilities, and this little sliver parcel right here is that parcel, that 0.01 acres that's going to be rezoned to R-1.

So, currently there is a fence near the eastern property line between Marmion's property and Kirkland Farms subdivision. However, the fence is approximately 15 feet west of the actual property line. This rezoning is to remove the property to the eastern of the fence from the Marmion Academy Plan Description, not include it with the Abbey Meadows Plan Description so that it can be individually conveyed to the abutting 5 property owners.

The Petitioner is also requesting a Preliminary Plan and Plat for Abbey Meadows subdivision. The details of the request include a plan to develop the property, Parcels A and B, with 43 buildings containing 220 townhomes in a mixture of 2-story traditional style homes with front-loaded 2-car garages and 3-story urban style homes with rear entry 2-car garages. Mesa Lane will be extended from its current location to Raddant Road. The developer has worked with the Staff to ensure the development was sensitive to the surrounding land uses. Mesa Lane was curved where it hits Raddant Road. It's going to widen up at Raddant to allow for some turn lanes, and there's some additional parking throughout.

Is there any questions in general about the project before we get into more details with the developer?

Chairman Pilmer said any questions of Staff? This is a Public Hearing, so if the Petitioner wants to come forward, I will have you raise your right hand and I will swear everyone in, anyone who wants to speak on behalf of the Petitioner.

Mrs. Morgan said (off mic) or might speak.

Chairman Pilmer said or may speak, sure. Do you swear to tell the truth, the whole truth, and nothing but the truth?

From Audience: I do.

Chairman Pilmer said thank you. And then, the floor is yours.

Ms. West said thank you. Good evening, I'm Kathleen West from the law firm of Dommermuth, Cobine, West, Gensler, Philipchuck, and Corrigan, and our law firm represents CalAtlantic Group LLC, which is better known as Lennar Homes. With me this evening to assist in this presentation are Tim Kellogg of Templeton Property Consultants, Matt Worline of Cemcon Engineering, Michael Werthmann of KLOA, and Zach Lukes of Gary R. Weber Associates.

Lennar has been building homes since 1954. In 2024, it was the 2nd largest national builder in terms of revenue and closings. Also in 2024, it was the largest builder in the Chicago area. It recently completed Liberty Meadows here in Aurora.

Abbey Meadows is located on the east side of Raddant Road and north of Butterfield Road. To the east, it is adjacent to it is adjacent to Kirkland Farms and the Townhomes of Savannah Crossings. To the west, it is adjacent to The Vineyards and Marmion Academy.

The Aurora Comprehensive Plan designates Abbey Meadows as quasi-public because it is part of the Marmion campus. The properties to the north and south of Abbey Meadows are also owned by Marmion and they are also...they have the same designation as quasi-public. Kirkland Farms to the east is designated as low-density residential with a density of 0 to 5 dwelling units per acre. The Townhomes of Savannah Crossings is designated as medium-density residential with a dwelling unit of between 6 and 12 dwelling units per acre. The Vineyards on the west side is designated as low-density residential and the rest of the Marmion properties is designated as quasi-public.

The Comprehensive Plan, which was revised in 2017, does indicate that Mesa Lane would be extended from its existing eastern terminus and go through Abbey Meadows out to Raddant Road.

The Abbey Meadows property is zoned R-1 (S) and is part of the Marmion Planned Development. The properties to the north and south are also part of the Marmion Planned Development. The property to the north is zoned R-1 (S) and the property to the south is zoned B-2 (S). The Kirkland Farms property is zoned R-1 (S), and The Townhomes of Savannah Crossings is zoned R-4A (S). The Vineyards is

zoned R-1, and the Marmion Academy is zoned R-1 (S).

Lennar recently completed Liberty Meadows and Abbey Meadows will be another Lennar residential community. In this area, Lennar has 58 residential communities, of which 12 are townhome developments. Abbey Meadows is envisioned as a townhome community consisting of traditional and urban townhomes. The traditional townhomes are located around the perimeter of the property. They are 2 stories in height, and they have front-facing garages. The urban townhomes are located within the interior of the development. They are 2 1/2 stories in the front, 3 stories in the rear, and they have rear-loading garages.

Mesa Lane is extended through this property and it's going to align with Marmion Academy Drive at Raddant Road. This will...and then, that intersection will be improved with turn lanes on Raddant Road. Parking will not be allowed on Mesa Lane. There is a landscape buffer along Raddant Road and that's indicated...the landscaping is indicated in the middle photograph in the slide. Each townhome unit has 4 parking spaces: 2 in the garage, and 2 on the driveway. There are 8 guest parking areas throughout the development and those 8 areas have approximately 40 spaces. There are 2 open space areas in the development, and the stormwater management is provided in 3 detention basins...retention basins...along the east side of the property.

Abbey Meadows is approximately 31.9 acres in area. There will be 220 townhome units: 116 traditional townhome units and 104 urban townhome units. A total of 43 buildings are proposed. All of the townhome units are 3-bedroom units. The residential portion of Abbey Meadows is approximately 25.8 acres in area and will be zoned R-4 (C).

The open space portion of Abbey Meadows, meaning the 3 detention areas, is approximately 6.1 acres in area, and will be zoned OS-1 (C). The gross density of Abbey Meadows is approximately 6.9 dwelling units per acre. Pursuant to the Comprehensive Plan, medium-density residential is defined as between 6 and 12 dwelling units per acre. So, Abbey Meadows is at the low end of that classification. There are 2 community open spaces on the north side of Mesa Lane. That area is just passive open space where someone can just toss a ball around. The area to the south will be designed as a park with play equipment and a gazebo.

This is an example of the traditional townhomes with front-facing garages, 2 stories, and again, they are located around the perimeter of the project.

This is an example of the urban townhomes. These have the rear-loaded garages, they're 2 1/2 stories on the front façade, and 3 stories in the rear. And again, these units are within the interior of the development.

Abbey Meadows is adjacent to both Kirkland Farms and The Townhomes at Savannah Crossings. Between the residences in Abbey Meadows and Kirkland Farms, there is a stormwater management area. And that's approximately 3.1 acres in size. The distance between the rear property line of the homes in Kirkland Farms and the closest building in Abbey Meadows is approximately 342 feet to 354 feet. And the portion of the property adjacent to Kirkland Farms will be landscaped as you see on the slide.

There is a sliver of land located between the existing Marmion fence and the rear property line of 5 homes in Kirkland Estates...or Kirkland Farms. And this strip of land is approximately 15 feet in width. This strip of land is owned by Marmion and over the years, some of the residents of Kirkland Farms has used this...oh, sorry...the residents have used this land, so Lennar has decided to design Abbey Meadows to not extend beyond that existing fence line. So, this will allow Marmion then to convey to those 5 property owners their abutting share of the strip of land at no cost to those owners. Also, this proceeding will remove the strip from the Marmion Planned Development and rezone it to R-1.

Between Abbey Meadows and The Townhomes of Savannah Crossing, there will be 2 stormwater management areas, 1 at the north and 1 at the south. And there will be a 52-foot-wide landscape buffer between the existing Townhomes at Savannah Crossing and the new townhomes in Abbey Meadows.

These are examples of the townhome buildings as they will be adjacent to the Kirkland Farms and to The Townhomes at Savannah Crossing. These are just representative. The color scheme for Abbey Meadows has not been determined at this time.

Tim Kellogg will now explain some more information about the townhomes.

Mr. Kellogg said good evening. Thank you very much for your time this evening. Again, my name is Tim Kellogg, I'm with Templeton Property Consultants and I assist Lennar on a lot of their development entitlement activities. It seems like just yesterday I was here talking with you guys about Liberty Meadows, which was an extremely successful townhome community on Wolverine just off of Liberty. So, the neat thing about this property is it actually will give the opportunity for 2 different types of townhome products.

The first one to talk a little bit about is, as Kathleen said, is the traditional townhome product. These are just some pictures of it. As she said, the colors are probably going to change a little bit. This is...these are actual photos of a community that's being built right now in Crystal Lake. There's also another one of the same type of home product that's going to be going in Oswego.

So, as you go through this and I talk through this, all these are real photos of homes that Lennar has already built, even interiors. So, it's not like we're just showing you some renderings and kind of saying, well, this might be what it looks like. These are pictures of what has been built.

So, to give a little highlight, my screen I know that's up there are a little hard on detail, but the vinyl siding on them is really neat because there's mixes of 3 different types. There's horizontal, and then also in some of the gables it's a shake, and then also certain accent areas have vertical lap siding, so it creates a lot of texture that way. And then also, there are many masonry accents, as you can see around it with the wainscot and some wraps around some columns. There's also some band board and then wrapped windows. And on top of that, I guess pun intended, architectural shingles...30-year architectural shingles on the roofs.

I'm going to go through a couple of the floor plans for each type of townhome. This one is the Marianne. It's 1,767 square feet, as Kathy said, 3 bedrooms, 2 ½ bath, and as I said, the nice thing is these are actual photos. One really nice thing that Lennar has come to do is the model homes are not where you walk into it and you're just wowed, and then the salesperson comes up and says, okay, you know, what you see is going to be another \$100,000. It really is what you see is what you get within the model homes, which is something that's really helped them to be able to interact with their customers better.

Second one is the Charlotte. It's 1,864 square feet, again, 3 bed and 2 ½ bath. What Lennar does as far as working with the models and also their amenities, is what they call "designer select." It has standards like really nice high density vinyl plank flooring, stainless appliances, 42-inch kitchen cabinets and all that. It's shown in the models and also as what you're buying without add-ons.

Here are the urban townhomes. Once again, this is...we've had a couple photos of...at Liberty Lakes. These are of another community but still represents exactly what's been built in Aurora already. Again, the 3 different types of siding are shown in different spots between the vertical lap, the horizontal, and then the shake, and then also with the stone accents. As far as these go...I'm trying to see what else...I think that's the key things with those. These will range between 1,764 and a little over 2,200 square feet, so they're a little bit larger on the high end than your traditional townhomes.

First one, the Amhurst, is...these are a couple floor plans of this one to show kind of how the living space is because it being 3-story with the 1st, or what they call the lower level, is the garage and also is where laundry is and a little bit of a living space there. A lot of times, people use it as a home office or maybe a workout room or something like that.

The first floor is the general living room, and then the second floor is the bedroom and bathroom area. Then some other designer select items on this. All have quartz countertops, the master suites...the owner suites have double vanities, and again, this is 1,764 square feet.

The next one is the Chelsea. This one has a fairly similar layout. Things are a little nuanced and different but once again, the lower level has the garage, the first floor is the general living space, and the second floor is the sleeping area. And these are just more examples of the interiors. This one has a lot of highlights of the vinyl plank flooring which really set it off.

And that was just really a quick rundown on the architecture. We know in preliminary it's something that's being provided as a courtesy to you. We really wanted to make sure that everyone saw what we really have built and that it isn't just some concept that we're going to come back at final and throw something totally different at you.

Ms. West said Lennar has reviewed the City Staff report that was presented to the Planning and Zoning Commission and concurs with the Findings of Fact included therein.

Abbey Meadows is compatible with the trend of development in the area. It is consistent with the Comprehensive Plan. It provides additional housing opportunities. It provides adequate open space and buffering from adjacent properties. And it continues the residential development of this area which encourages commercial development.

Based on the information submitted to the City, Lennar requests that the Planning and Zoning Commission recommend to the City Council to:

- 1) Establish a Conditional Use Planned Development for Abbey Meadows. To rezone Abbey Meadows from R-1 with a Conditional Use to R-4A and OS-1 with a Conditional Use for Abbey Meadows which includes a Plan Description.
- 2) Approve a Preliminary Plan and Plat for Abbey Meadows subdivision for a townhome dwelling development.
- 3) To rezone 0.01 acre of land from R-1 with a Conditional Use to R-1 and remove the property from the Marmion Academy Plan Description.

We would be happy to answer any questions that you may have. We would like an opportunity to respond to any public questions and testimony. And we thank you for your consideration.

Chairman Pilmer said thank you. Any questions of the Petitioner at this time?

Mr. Pickens said yeah, I got a question on a 15-foot strip.

Ms. West said yes.

Mr. Pickens said so that I understand, that will be basically turned over to the residents that live along that area?

Ms. West said yes.

Mr. Pickens said so then, that strip will be again subdivided per each individual resident?

Ms. West said yes, it will be subdivided, and that will come with our Final Plat.

Mr. Pickens said okay. In the facilities themselves, is there any EV charging plan for each of the units or out in the public areas, parking? Is there any EV charging at all?

Mr. Kellogg said right now the standard architecture I don't believe includes the EV. That's something that we can look into and see, but there will not be any charging stations external. There is just several areas for some kind of neighborhood guest parking stalls. Each home has 2 garage parking spaces and then 2 in the driveway.

Mr. Pickens said so, I imagine that could be one of the options for the house. An adder is you want an EV station, charging station, it would be installed in the garage or something of that nature?

Mr. Kellogg said that would be the way I would envision it.

Mr. Pickens said okay. And then, the last question is will the construction be all at once or are we planning phased construction?

Mr. Kellogg said this will be constructed all at once. The goal is to be able to start construction as soon as we can in the spring and start to build homes out there this fall. And then, probably take about...maybe about 4 years for the construction of this.

Mr. Pickens said thank you. That's all I had.

Mr. Lee said I have 2 questions. Will the community be managed by a homeowners' association?

Ms. West said yes.

Mr. Kellogg said yes. It'll be managed by a homeowners' association very similar to the structure and set up of Liberty Meadows.

Mr. Lee said okay. Will there be any limits on rentals in the community?

Mr. Kellogg said once again, we worked through this actually quite a bit with Alderman Saville when we went through Liberty Meadows and there are set caps on I think it's about 30% or so was rental that works at that point. But there would not be any restriction on rentals for any certain types of homes like VA loans because those...if you have that prohibition in there, veterans wouldn't be able to qualify for those loans. We made sure to protect those who have served us.

Chairman Pilmer said any additional questions?

Mr. Kuehl said what's the price point for these?

Mr. Kellogg said for the traditional, it's going to be about \$400,000 or so. And then the urbans being a little bit larger square footage, probably about \$445,000.

Mr. Kuehl said okay. And then the school district, in terms of they can handle the...since they're 3-bedroom units, I presume there's going to be kids.

Ms. West said we have met with the school district and they're fine with it.

Mr. Kuehl said they're fine with it? Okay.

Mr. Kellogg said it's Batavia School District.

Mr. Kuehl said okay, great.

Mr. Kellogg said 101.

Mr. Kuehl said thank you.

Chairman Pilmer said thank you. This is a Public Hearing so at this time we will ask if anyone in the audience would like to address the Commission, and what we'll do is anyone that wants to speak is welcome to come forward. We will go through all the public testimony and then once that's concluded, I will take notes if there's questions of the City or questions of the Petitioner. We will get all those answered once the testimony is done. Maybe a show of hands and I can...anybody that's interested, if you want to stand up, I'll swear you in at this time and then have you come up one at a time. Anyone else? Alright, please raise your right hand. Do you swear to tell the truth, the whole truth, and nothing but the truth?

From Audience: I do.

Chairman Pilmer said thank you. Whoever wants to come forward...I would just have you state your name and address for the record, please.

From Audience: Can we come together?

Chairman Pilmer said sure.

From Audience: We're neighbors.

Chairman Pilmer said sure, absolutely.

Ms. Hulting said you want my name and address?

Chairman Pilmer said please.

Ms. Hulting said Jane Hulting, 2892 Church Road.

Ms. Marshall said and I'm Kathy Marshall, 2896 Church Road. We're from the Savannah Townhomes which is part of the border of the new property.

Chairman Pilmer said sure.

Ms. Hulting said right. Our units are directly behind those closest units to our border, and we've noticed there is a large depression in that field that causes a terrible waterfall down behind our homes. So, I'm assuming that whoever's building that will see that it needs to be properly graded, and that issue will be mitigated.

Chairman Pilmer said okay. I will get...we'll have somebody come up and get that addressed.

Ms. Hulting said (off mic) I have a video. I have a video that shows how badly that water comes behind the homes, and then it...the...

Mr. Sieben said you have to speak in the mic.

Chairman Pilmer said yeah, I have to have you...

Ms. Hulting said the electrical box is basically almost 100% underwater.

Chairman Pilmer said there's...the detention's provided but I'll make sure that the Petitioner explains how the water's going to flow through the site. Their engineer's here, so I'm certain they'll be able to answer...

Ms. Hulting said yeah, 'cause that detention is not near that spot. So, that was my main question.

Chairman Pilmer said alright.

Ms. Marshall said so, you already answered that Mesa's gonna go through. Is there going to be a weight limit? We're right next to a Wal-Mart and occasionally the trucks will come through and we would obviously not want that to be a regular occurrence. My other neighbor here, she actually lives closer to Mesa and was just concerned...is that a thing to have a weight limit so that way trucks can't be going up and down Mesa? I'm assuming you don't want trucks going through your property either.

Chairman Pilmer said I'll get an answer to that.

Ms. Marshall said yeah. And then, you answered the school district one. Did we have anything else...? Yeah, I think that was our biggest concern.

Chairman Pilmer said alright...

Ms. Marshall said and I think you said from our property line, which is again, we're on the very west end of the Savannah Crossing so my backyard right now is the field that is going to be these townhomes. I do have a row of trees currently there I would love not to lose because it is a nice little, you know, break from even, you know, winds and that type of thing. Don't know if they're on the plan to be removed and then maybe replaced. And then, I think it was 51 feet to the property. I'm having a hard time just picturing how much room that is. Are we gonna be, like, on top of each other or is there gonna be a nice little buffer?

Chairman Pilmer said we'll have them pull that slide back up and show that one more time.

Ms. Marshall said alright. Thank you.

Chairman Pilmer said you bet, thank you. Is there anyone else that has a question of the Commission? So, I might ask the Petitioner to come back and...I don't know if you want to have your engineer help with the flow of water and detention.

Mr. Kellogg said I'll initially talk about it, and we may have Matt come up. Let me go back to a better slide for that. And I'm going to hit a couple things at once probably. Actually, this is...this one...it's really hard to see on the detail of the size, but this is showing the preliminary engineering as far as the initial design and everything. And part of the requirements of Aurora and Kane County is that you need to contain the water within your site and direct it to the stormwater basins. So, that area in there will have what's called a swale or some type of...it'll be lower down a little bit and direct the water...so even though the basins are not right at that location, the water will be directed away and guided to the 2 basins on either side. Part of that also is that in doing that, generally, a lot of the existing vegetation will need to be cleaned out, just because you're doing grading, you're trying to make sure the priority is for the stormwater. And that is why, if you see here, new landscaping and buffer plantings and everything else are proposed in that area to be able to put in plantings there. Your question as far as the 52 feet...I'm actually able to hit quite a few of these together. Thank you very much for the way that you'd asked. That's about what is the same as what's in your backyard. I believe that your backyards go from in the 30s to the low 50s or so from your property line to the back of your homes. So, it's a very similarly mirrored idea of you have traditional townhomes with the garage in front. And the intent was to make sure the same type of home was on this side and about the same type of spacing. Then, let's see here, as far as the weight limit goes, that will be an Aurora City street and as far as anything...as far as restrictions and all that, as far as the use of the road, we are pretty much...our intent here is Mesa has been shown as a road going through since probably well over 10 years, if not 20 or 30. So, the idea is it was stubbed as a dead end road in a way extended over to Raddant.

Ms. Marshall said (off mic, from audience) will there be a stop sign...

Chairman Pilmer said we'll get...I'll have City Staff try to help with that question as well.

Ms. Marshall said (off mic, from audience) oh, okay. Yeah.

Mr. Kellogg said there will be a stop sign at Mesa onto Raddant.

Ms. Marshall said (off mic, from audience) I'm talking about where my...my...where Church kind of goes into Mesa. Is there not gonna be a stop sign when we go west...(inaudible)

Chairman Pilmer said so, probably not...

Mr. Kellogg said that's not our property, so I'll refer to Staff on that.

Ms. Marshall said (off mic, from audience) okay, yeah.

Mr. Lee said when you mentioned vegetation needing to be removed, were you referring to the trees that...?

Mr. Kellogg said yeah, in certain areas if there is...that's an old fence line from this being a farm for generations, and many times along those fence lines a lot of the trees are because of bird droppings or whatever, so in that area with the concern primarily being to make sure that all water is being directed to the stormwater facilities, generally a lot of that vegetation... trees, bushes, scrub... does need to be cleaned up and that's why working with Staff, there are requirements as far as buffering, plantings so those would be put in once the grading is done to direct the water.

Mr. Lee said thank you.

Mr. Pickens said there's a fence there now. I didn't catch if you were installing a fence or not along that property line?

Mr. Kellogg said no, no new fences.

Mr. Pickens said okay.

Ms. Marshall said (off mic, from audience) I mean, obviously, the trees that are on that property are...

Chairman Pilmer said you know, I'm sorry. I have...

Ms. Marshall said (off mic, from audience) I can't ask questions...(inaudible)

Chairman Pilmer said no, you can come back forward. I just...we record everything, so I have to have you come to the microphone. But you're more than welcome to come forward.

Ms. Marshall said I was just gonna ask because, obviously, there are trees that are technically on my property line, but will they need to be removed to address this grading?

Mr. Kellogg said I'll speak into the mic...

Ms. Marshall said sure.

Mr. Kellogg said they want to record me too. We will not be going onto the property, to your property...

Ms. Marshall said on our property...okay...

Mr. Kellogg said so that...that has already most likely been graded from the property line down to get to some storm sewer in your area. So, we'll just be going from the property line to the west.

Ms. Marshall said gotcha. Thank you.

Chairman Pilmer said I think that I might ask the City Traffic Engineer to...just, if you could comment on Mesa Lane. I think there was a question whether there'd be a stop sign other than at Raddant. And are there weight limits on that road?

Mr. Witkowski said so, in order to put a stop sign in, there are certain warrants...sorry, Brian Witkowski, Engineering Department, City of Aurora. In order to put a stop sign in, there are certain warrants that would have to be met in order to place that there. The worst-case scenario is to just place a stop sign that is not warranted because then the City is liable if any crash happens to occur in that area. So, we would have to do a study to determine if any stop sign is required anywhere in the City of Aurora. As far as designated...I guess I would refer to it as a designated truck route as opposed to a weight limit, this is designated as a kind of a collector because it does go through from Farnsworth to Raddant. I would probably reassure you a little bit on truck traffic from Wal-Mart, though. This road has been dead end for quite a while. I can't imagine that they would re-route any of the trucking that they currently have in place to utilize this. It doesn't, in my opinion, it does not seem like it

is a shorter route for the trucks to get to Wal-Mart from the highway or any other area that would generate truck traffic. But, since this does go from a large collector road to another one, it would be...it is kind of considered a collector and not sure that we could prevent them from driving on it.

Chairman Pilmer said thank you.

Ms. Hulting said there is currently a "no trucks" sign on Mesa. I had called my Alderman because we had so many trucks going down Mesa and then coming down Church Road, and I requested that a "no trucks" sign be put somewhere, and there is one on Mesa currently, and I believe it has a weight limit on it. I don't know what that is though.

Chairman Pilmer said so, I would envision that would stay in place.

Mr. Witkowski said it's something that we can look into. It may change when the road is actually connected. Typically, if we're putting "no trucks" on a dead-end street, it's probably to more benefit the trucks from making an erroneous turn as opposed to designation of the street.

Chairman Pilmer said understood. Any other questions? I will close the Public Hearings. Thank you. And then there are...any other questions of Staff? There are a number of...I think we have 2 sets of Findings of Fact, so I would ask Staff if they could cover those for us.

Mrs. Morgan said we will have 2 Findings of Facts; one for the Conditional Use Planned Development, and then one for the Rezoning to the R-1. I will do...read the Findings of Facts for the first item:

Conditional Use-

1) Will the establishment, maintenance or operation of the Conditional Use be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare?

The project will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare as the development will improve a vacant land with additional housing options for Aurora residents. Furthermore, its development will complete the transformation of a property that had been set aside for future school purposes but never utilized as such by Marmion Academy.

2) Will the Conditional Use be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish and impair property values within the neighborhood; factors including but not limited to lighting, signage and outdoor amplification, hours of operation, refuse disposal areas and architectural compatibility and building orientation?

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 the development is similar to adjacent single-family attached townhomes. The detention facility is strategically located to be adjacent to the adjacent single-family homes providing a buffer to the homes. The introduction of these new homes will continue the trend of a thriving residential community.

3) Will the establishment of the conditional use impede the normal and orderly development and improvement of surrounding property for uses permitted in the district?

The development will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the district as it is an infill development that will continue the buildout of this greater residential neighborhood. The residential development should encourage additional development of the commercial site to the south that has yet to develop.

4) Will the proposal provide for adequate utilities, access roads, drainage, and/or other necessary facilities as part of the Conditional Use?

There is currently adequate water and sewer capacity to serve the project. The proposed development will integrate well into the existing infrastructure and provide the planned street extension of Mesa Lane to Raddant Road, which will improve vehicular circulation for existing residents and emergency vehicles.

5) Does the proposal take adequate measures, or will they be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets?

Proposed vehicular ingress and egress for the proposed development will extend the existing Mesa Lane dead-end street to Raddant Road. Mesa Lane was designed to prevent a straight line to Kirk Road, will widen at the intersection to provide turn lanes, and will restrict street parking. Raddant will include turn lanes into Mesa Lane and Marmion Academy to minimize traffic congestion. The internal streets will allow street parking along with additional off-street parking spaces to address any parking concerns. The streets within the subdivision will allow for access to Kirk Road, which is a major collector roadway.

6) Does the Conditional Use in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the city council pursuant to the recommendations of the commission?

The Conditional Use in all other respects conforms to the applicable regulations of the various zoning districts.

7) FOR HOTELS: Does the market feasibility study, that was provided to the City, include all the requisite data and demonstrate that the proposed hotel use has sufficient demand generators already in place or proposed as part of the hotel use development and other factors present, to support the economic viability of such hotel use, in order to prevent blight, excessive vacancies or obsolescence as a result of such hotel use being abandoned, after construction thereof?

N/A

8) Are the uses permitted by such exceptions necessary or desirable and appropriate with respect to the primary purpose of the development?

The uses are necessary, desirable, and appropriate with respect to the primary purpose of the development as it allows townhomes with Aurora's standard bulk restrictions for other similar townhomes.

9) Are the uses permitted by such exception of a nature or so located as to not exercise an undue detrimental influence on the surrounding neighborhood?

The uses are of a nature and are so located as to not exercise an undue detrimental influence on the surrounding neighborhood as it is of a similar use, the detention facilities provide a buffer to the surrounding neighborhoods, and additional residential should have no detrimental influence to the adjacent school.

10) Are the use exceptions so allowed reflected by the appropriate zoning district symbols and so recorded on the zoning district map?

The exceptions so allowed are reflected by the appropriate zoning district symbols as Aurora's standard practice is to zone townhomes under R-4: Two Family Dwelling District and are so recorded on the zoning district map.

Chairman Pilmer said thank you, and does Staff have a recommendation?

Mrs. Morgan said Staff would recommend approval of an ordinance establishing a Conditional Use Planned Development, approving the Abbey 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-4A Two Family Dwelling District and OS-1 Conservation, Open Space, and Drainage for the property located on the east side of Raddant Road at Mesa Lane extended.

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

MOTION OF APPROVAL WAS MADE BY: Mr. Lee

MOTION SECONDED BY: Mrs. Martinez

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

NAYS: 0

Motion carried.

Chairman Pilmer said motion carries. Staff did read into the record the Findings of Fact related to the Conditional Use Planned Development as well as Findings of Fact related to the Rezoning. Are there any additions or corrections? Hearing none, is there a motion to accept those Findings of Fact as read into the record?

MOTION OF APPROVAL OF FINDINGS OF FACTS WAS MADE BY: Mr. Roberts

MOTION SECONDED BY: Mrs. Martinez

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

NAYS: 0

Motion carried.

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

Mrs. Morgan said this will next be heard at the Building, Zoning, and Economic Development Committee meeting next Wednesday, February 26th at 4 o'clock in this room.

Aye: 6 Chairperson Pilmer, At Large Lee, At Large Pickens, At Large Roberts, At Large Martinez and At Large Kuehl

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