



City of Aurora

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Aurora, IL 60505
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Cover Memorandum

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Version: 1

Status: Agenda Ready

In Control: Planning and Zoning Commission

File Type: Petition

TO: Planning and Zoning Commission

FROM: Tracey M. Vacek, Senior Planner

DATE: April 10, 2024

SUBJECT:

A Resolution Approving the Final Plat for Lincoln Crossing South Subdivision, Phase 1B on vacant land located at southeast corner of Eola Road and Del Webb Boulevard (Pulte Home Company, LLC - 24-0219 / WH18/1-24.020-Fsd/Fpn - TV - Ward 9)

PURPOSE:

The Petitioner, Pulte Home Company, LLC, is requesting approval of a Final Plat for Lincoln Crossing South Subdivision, Phase 1B located at southeast corner of Eola Road and Del Webb Boulevard.

BACKGROUND:

The Subject Property is approximately 33.726 acres of vacant land located southeast corner of Eola Road and Del Webb Boulevard, which is part of Lincoln Prairie Planned Development District.

This property was annexed into the City of Aurora in December of 2002 pursuant to an approved Annexation Agreement. A Plan Description was also approved at the same time which zoned this area for industrial use. However, this area never came to fruition and the property has sat undeveloped. In February 2021, the City approved the Wolf's Crossing Subarea Plan which redesignated the future land use for this area as low-density residential use. In April of 2021, the City Council approved a revision to the Annexation Agreement and Plan Description. Under the Revised Plan Description, the Subject Property allowed for flex zoning, meaning this could either be developed as a traditional single family residential development or as an age restricted single family detached residential development. This is to be determined at Preliminary Plat and Plan time. A Plan Description Revision and Preliminary Plat and Plan is currently being processed and will be on the City Council agenda on April 23, 2024.

The Petitioner is requesting approval of a Final Plat for Lincoln Crossing South Subdivision, Phase 1A and Phase 1B. Phase 1B consists of the of the creation of a 1-lot

subdivision, being Lot 101. This lot will contain berming and landscaping to buffer Route 30. Phase 1A consists of the creation of a 100-lot subdivision with Lots 1-97 being developed as traditional single family residential lots and Lots 98-100 being developed as open space.

Concurrently with this proposal, the Petitioner is requesting approval of a Final Plan for Lincoln Crossing South Subdivision on 33.726 acres. The proposal is to construct 97 traditional detached single-family residential homes. The proposed gross density is 2.88 dwelling units per acre. The development has a mixture of 55' wide lots with a minimum lot size of 7,150 square feet and 65' 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 buffer the residential lots from the public right of way and the property to the south. A multi-use path is also being installed within Lot 101 along Route 30 to provide connectivity to the future commercial areas.

Full access will be located off Del Webb Boulevard into this property and fire access lane is being built between Lot 36 and Lot 37, which will be extended as part of the future development to the south. Until this occurs, Lot 19 will have a temporary gated fire access onto Eola Road. As part of this development, the Petitioner is also widening the pavement to create a second lane, installing curb and gutter, and installing a 5' sidewalk along the east side of Eola Road from Del Webb Boulevard to Route 30.

Stormwater detention has been previously constructed in the adjacent off-site detention pond for this subdivision.

The Building Elevations are the same as Lincoln Crossing Subdivision which is located just north of this property. There are 3 models within the Meadows series (55-foot lots) with four to five variations per model and 3 models within the Estate Series (65-foot lots) with four variations per model. The elevations are mostly two stories with a one-story garage portion. The homes are clad in vinyl siding with several models having some masonry on the first story. Some elevations are accentuated by vertical board siding, columned porches, and/or faux brackets or timbering. Both the Meadow Series and Estate Series have optional 3-car garages.

The Final Plan proposal also includes a full Landscape Plan consisting of street and lot trees and a variety of neighborhood border landscaping and berming along Eola Road, Route 30 and the newly constructed Del Webb Boulevard.

Lastly, the Petitioner is requesting approval of a Plat of Dedication of right of way for a small portion of property at the entrance of this subdivision along Del Webb Boulevard. This is being done separately as the Del Webb Homeowner's Association owns this strip along Del Webb Boulevard.

DISCUSSION:

Staff has reviewed the Final Plat Resolution petition and have sent comments back to the petitioner on those submittals. The petitioner has made the requested revisions to these documents and they now meet the applicable codes and ordinances, with the exception

of the items reflected in the conditions listed in the Staff Recommendation below.

POLICIES AND GUIDELINES:

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.
- 21.0(1) To promote access to housing opportunities for all economic, racial, religious, ethnic and age groups.
- 21.1(2) To promote a wide variety of housing types.
- 23.1(3) To encourage quality design and practicable innovations in both housing structures and site developments to encourage quality design and practicable innovations in both housing structures and site development.
- 23.1(10) To promote the provision of paved roads, sidewalks, utilities and other public works and improvements to each residence within the City through subdivision requirements or special assessments.
- 71.1(3) To work toward accomplishing complete utilities, including water mains and separated storm and sanitary sewer in all parts of the City.

RECOMMENDATIONS:

Staff recommends CONDITIONAL APPROVAL of the Resolution Approving the Final Plat for Lincoln Crossing South Subdivision, Phase 1B on vacant land located at southeast corner of Eola Road and Del Webb Boulevard, with the following conditions:

- 1) That the Final Plat approval is contingent upon Final Engineering approval.
- 2) That the documents be revised to incorporate the Planning Staff comments included in the memo dated April 8, 2024, prior to building permit issuance.

ATTACHMENTS:

Exhibit "A" Final Plat, Phase 1B
Land Use Petition and Supporting Documents
Maps

Legistar Number: 24-0220

cc: Edward T. Sieben, Zoning & Planning Director
John P. Curley, Chief Development Services Officer

CITY OF AURORA, ILLINOIS

RESOLUTION NO. _____
DATE OF PASSAGE _____

A Resolution Approving the Final Plat for Lincoln Crossing South Subdivision, Phase 1B on vacant land located at southeast corner of Eola Road and Del Webb Boulevard (Pulte Home Company, LLC - 24-0220 / WH18/1-24.020-Fsd/Fpn - TV - Ward 9)

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, by petition dated January 23, 2024, Pulte Home Company, LLC filed with the City of Aurora a petition Requesting approval of a Final Plat for Lincoln Crossing South Subdivision, Phase 1B located at southeast corner of Eola Road and Del Webb Boulevard and related required documents as attached hereto as Exhibits "A"; and

WHEREAS, the Planning and Zoning Commission conducted a hearing on April 17, 2024, reviewed the petition and recommended CONDITIONAL APPROVAL of said petition; and

WHEREAS, on April 24, 2024, the Building, Zoning and Economic Development Committee of the Aurora City Council reviewed said Final Plat and the before mentioned recommendations and recommended CONDITIONAL APPROVAL of said petition; and

WHEREAS, the decision of the Building, Zoning and Economic Development Committee with respect to a Final Plat is subject to appeal to the City Council in the manner set forth in Chapter 43 of the Code of Ordinances, City of Aurora, Illinois, being the Subdivision Control Ordinance; and

WHEREAS, no person authorized under the Subdivision Control Ordinance, to appeal such decision having done so in the manner set forth in the Code, the Decision of the Building, Zoning and Economic Development Committee constitutes final action on the proposed final plat; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Aurora, Illinois, finds as facts all of the preamble recitals of this Resolution and hereby grants CONDITIONAL APPROVAL of said Final Plat with the following conditions:

1) That the Final Plat approval is contingent upon Final Engineering approval.

2) That the documents be revised to incorporate the Planning Staff comments included in the memo dated April 8, 2024, prior to building permit issuance.

BE IT FURTHER RESOLVED that the Building, Zoning and Economic Development Committee of the City of Aurora hereby adopts the Final Plat and related required documents as attached hereto as Exhibit "A" Final Plat along with any easement dedications deemed necessary by the Aurora City Engineer.