



City of Aurora

44 E. Downer Place
Aurora, IL 60505
www.aurora-il.org

Legistar History Report

File Number: 24-0485

File ID: 24-0485	Type: Petition	Status: Draft
Version: 1	General Ledger #:	In Control: Building, Zoning, and Economic Development Committee
File Name: Pulte Home Company, LLC / Lincoln Prairie by Del Webb, Phase 3 / Final Plat		File Created: 06/24/2024
		Final Action:

Title: A Resolution Approving the Final Plat for Lincoln Prairie by Del Webb Subdivision, Phase 3 located at South of Wolf's Crossing Road and East of Eola Road (Pulte Home Company, LLC - 24-0485 / WH17/1-24.198-Fpn/Fsd - TV - Ward 9)

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Final Plat - 2024-07-30 - 2024.198, Land Use Petition and Supporting Documents - 2024-05-06 - 2024.198, Maps

Enactment Number:

Planning Case #: WH17/1-24.198-Fpn/Fsd

Hearing Date:

Drafter: tvacek@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	08/07/2024	Forwarded	Building, Zoning, and Economic Development Committee	08/14/2024		Pass
	Action Text:	A motion was made by Mr. Chambers, seconded by Mr. Martinez, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 8/14/2024. The motion carried.					
	Notes:	<p><i>Mrs. Vacek said give me one sec...my computer decided not to work. Alright, good evening. Tracek Vacek, Senior Planner with the Zoning and Planning Division.</i></p> <p><i>The Subject Property is vacant land which is part of the Lincoln Prairie Planned Development District. To just give you a little background, in April of 2021, the City Council did approve a Preliminary Plat and Plan for Lincoln Prairie Del Webb Subdivision. Subsequently, the Final Plat and Final Plan for Lincoln Prairie Del Webb Subdivision for Phase 1 and Phase 2 have been approved. So, now the Petitioner is back and requesting the approval of the Final Plan for Phase 3 of Lincoln Prairie by Del Webb. Phase 3 includes the creation of a 236-lot subdivision with 224 of the lots being developed as age-restricted single-family residential. The other lots are a combination of private roads, open space, and a stormwater detention facility.</i></p> <p><i>Concurrently, the Petitioner is requesting approval of a Final Plan for construction of the Lincoln Prairie by Del Webb Subdivision Phase 3. This phase consists of 224 age-restricted single-family homes</i></p>					

within the gated community. The gross density is 2.75 dwelling units per acre for the third phase, and an overall density of 1.96. Access into this Phase will be via gated entrance from the full access off of Route...I'm sorry, off of Eola Road and via a non-manned gated entrance from a full access off of Route 30.

Like the other phases, the development has been broken down into a series of Scenic, Distinctive, and Echelon lots. The proposed building elevations are the same as Phase 1 and Phase 2 as they're keeping in the same series.

Sidewalks are being proposed throughout the development, and trails. And then there are several detention stormwater facilities being expanded in this phase. The Final Plan did include a full Landscape Plan and that's in your packet.

With that, I can answer any questions. We do have the Engineer here so that he can answer any questions also.

Chairman Pilmer said questions of Staff? Hearing none, I don't know if the Petitioner wants to add anything or if there's questions.

Mr. Iovinelli said no, Tracey did a great job of summarizing it.

Chairman Pilmer said alright, thank you. If no questions of Staff, then we will do these one at a time if you want to provide the recommendation for the Plat.

Mrs. Vacek said Staff would recommend approval of the Final Plat for Lincoln Crossing...or, I'm sorry, Lincoln Prairie by Del Webb, Phase 3.

Chairman Pilmer said are there 2 conditions?

Mrs. Vacek said there is conditions and I don't have them with me...(laughs)

Chairman Pilmer said alright, do you want me to read them?

Mrs. Vacek said yeah, could you please?

Chairman Pilmer said yeah, the conditions are:

1. That the Final Plat Approval be contingent upon Final Engineering Approval.
2. That the Petitioner submit a vacation for any overlapping city easements or stormwater control easements and any stormwater control easements that are located on a residential lot prior to recording the Final Plat for Lincoln Prairie by Del Webb Subdivision, Phase 3.

Chairman Pilmer said you've heard Staff's recommendation. There are 2 conditions. Is there a motion?

MOTION OF APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mrs. Martinez

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

NAYS: 0

Motion carried.

Chairman Pilmer said motion carries. And then this will next be heard?

Mrs. Vacek said this will next be heard at the Building, Zoning, and Economic Development Committee here at City Hall, 4 pm, on August 14th in this room.

Aye: 8 Chairperson Pilmer, At Large Lee, At Large Chambers, At Large Gonzales, At Large Pickens, At Large Roberts, At Large Martinez and At Large Kuehl

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