



City of Aurora

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

Legistar History Report

File Number: 25-0154

File ID: 25-0154

Type: Petition

Status: Draft

Version: 1

General Ledger #:

In Control: Civilian Review Board

File Created: 02/13/2025

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

Final Action:

Title: A Resolution Approving a Preliminary Plan and Plat for Lots 1-51 of Abbey Meadows Subdivision, on vacant land located on the east side of Raddant Road at Mesa Lane extended (CalAtlantic Group LLC (DBA Lennar) - 25-0154 / BA35/4-24.468 - RZ/CUPD/Ppn/Psd - JM - Ward 1)

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Preliminary Plan - 2025-02-04 - 2024.468, Exhibit "A-2" Preliminary Plat - 2025-01-30 - 2024.468, Location Map - 2025-02-13 - 2024.468, Land Use Petition and Supporting Documents - 2024-10-22 - 2024.468, Plat of Survey - 2024-10-22 - 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:
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1	Planning and Zoning Commission	02/19/2025	Forwarded	Building, Zoning, and Economic Development Committee	02/26/2025		Pass
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Action Text: A motion was made by Mrs. Martinez, seconded by Mr. Roberts, 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: *Chairman Pilmer said and then is there a recommendation on the Preliminary Plan and Plat?*

Mrs. Morgan said Staff would recommend conditional approval of a Resolution approving a Preliminary Plan and Plat for Lots 1 through 51 of Abbey Meadows Subdivision, on vacant land located on the east side of Raddant Road at Mesa Lane extended, with the following conditions:

1) That Final Engineering submittal show the resurfacing of Raddant Road as required by the Engineering Division.

2) That a Water CAD analysis be performed by the City's consultant at the developer's expense prior to approval of the Final Plan. Developer shall make any improvements required based on said analysis in excess of standard requirements prior to approval of Final Engineering.

3) That the documents be revised to incorporate the Engineering Staff comments prior to approval of Final Engineering.

Chairman Pilmer said you've heard Staff's recommendation with 3 conditions. Are there any other conditions? Is there a motion?

MOTION OF APPROVAL WAS MADE BY: Mrs. Martinez

MOTION SECONDED BY: Mr. Roberts

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

NAYS: 0

Motion carried.

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

Mrs. Morgan said next Wednesday, February 26th at 4 o'clock, Building, Zoning, and Economic Development Committee.

Chairman Pilmer said good luck.

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

Text of Legislative File 25-0154