



City of Aurora

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Legistar History Report

File Number: 25-0441

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Type: P&D Resolution

Status: ATS Review

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**General
Ledger #:**

In Control: Building, Zoning,
and Economic
Development
Committee

File Created: 05/16/2025

File Name: Lennar / Abbey Meadows/Raddant Road at Mesa
Lane Ext / Final Plat

Final Action:

Title: A Resolution Approving the Final Plat for Lots 1-51 of Abbey Meadows Subdivision, on vacant land, located on the east side of Raddant Road at Mesa Lane Extended

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Final Plat - 2025-05-12 - 2025.119, Land Use Petition and Supporting Documents - 2025-04-04 - 2025.119, Plat of Survey - 2025-05-12 - 2025.119, Location Map 5K, Appellable Sheet - Final Plat - 2025-05-23 - 2025.119

Enactment Number:

Planning Case #: BA35/4-25.119 - Fsd/Fpn

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	05/21/2025	Forwarded	Building, Zoning, and Economic Development Committee	05/28/2025		Pass
Action Text: A motion was made by Mr. Chambers, seconded by Mrs. Owusu-Safo, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 5/28/2025. The motion carried.							
Notes: <i>Mrs. Morgan said good afternoon. Jill Morgan, Senior Planner. So, this Subject Property is currently vacant. As you recall, we recently rezoned it a month ago from R-1 (C) One-Family Dwelling District with a Conditional Use, being a part of the Marmion Academy Plan Description, to R-4A (C) Two-Family Dwelling District and OS-1 (C) Conservation, Open Space, and Drainage with a Conditional Use being a part of the new Abbey Meadows Plan Description. The details in the request include a plat with individual lots for townhomes along with common area lots and detention facilities. Concurrently, with this proposal, the Petitioner is requesting approval of a Final Plan. As you recall, the details for this request include a plan to develop the property with 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 loaded garages.</i>							

The Final Plan, as you see is presented here, is in compliance with the approved Preliminary Plan. Only 1 minor change is the addition of a path connecting the development near the north detention pond with a proposed single-family development on the property to the north to allow a cross-access between the 2 developments.

And as you recall, the Petitioner did provide Preliminary Landscape and Preliminary Elevations. Both of the Finals are in compliance with the Preliminary that you saw. The Landscape Plan shows some additional screenings with some additional evergreens placed along the berms and along the eastern boundary in between the detention ponds and the property to the east.

With that, I was going to hand it over to the Petitioner for a formal presentation, unless you have any questions for Staff.

Chairman Pilmer said any questions of Staff? Hearing none, would the Petitioner want to come forward?

Mr. Philipchuck said good evening. My name is John Philipchuck. I'm the attorney that's representing CalAtlantic dba Lennar. With me this evening is:

Tim Kellogg who is a principal with Templeton Property Consultants.

Mike May from Cemcon Engineering who is our Civil Engineer on this project.

Dave Lawler from Lennar Homes. He is the forward planning manager.

And Rick Olson from Gary Weber and Associates who is our landscape architect.

As Jill pointed out, we happily received a unanimous vote of support for our Rezoning on March 11th from the City Council, and approval of the Preliminary Plans and Plat, so we're back again before you this evening. Kind of a short turn around, but we are anxious to get started with this new development. Some of you are familiar with Lennar Homes. They've been home building since 1954 and they're like the largest builder in Chicago in 2024. We have 2 existing projects: Liberty Meadows off of Liberty Street here in Aurora, and then on the far west side out there, the Prairie Meadows development. So, in this particular development, though, we are doing some townhomes. Just to show some of the statistics on Lennar, but you'll recall where the property is located north of Butterfield Road; that's a commercial piece just to the south, a future commercial piece, the Marmion campus is to the west, and we have the Savannah Crossing townhomes, existing townhomes just to the east, and then we have the Kingsland Farm single-family residential area. So, Raddant Road is our main access point from the east side of the property, but we are extending Mesa Lane through the development and Mesa Lane will then connect to the Marmion Academy Drive, which is right there to the east. We'll have an intersection improvement there that will help traffic patterns in the area.

Our Final Plan, again as was mentioned, is pretty much in conformance with the Final and the Preliminary. It's about 32 acres of land. We've got 43 buildings. They're a mixture of what we call the "traditional townhomes", which is the front-loaded garages, basically 2-story buildings. And in those, you'll notice, they wrap around the exterior of the property, and then internally we have what we call our "urban townhouse" which is like a 2 ½ -story where you have rear entry garages.

Here's the...basically, it shows you kind of the lot plan with the lots that we have. We have 43 lots and then we have 3 stormwater management lots. You'll notice how they back up against the existing residential areas, and so we have a nice buffer created there, plus there'll be additional landscaping that'll be put along the stormwater basins. And then we have 5 community open space lots on the property also. Gary Weber & Associates has done a wonderful job with designing the landscaping and working with the City Staff. We've got a great landscape buffer along Raddant Road, and some nice entry features there at Raddant and Mesa Lane. And then also, we've gone heavier on the landscaping on the north end which will be abutting...just coming in. You've seen that recently by Pulte, single-family detached home products. And then, we have buffering to the south also additional buffering as we anticipate that that will be a future commercial area.

This shows one of the interior lots that has some playground equipment, a roofed pavilion. So, that's one of the open space lots and then we have another one that's more of a passive area, just kind of a sitting area that, again, for residents' use.

This is the front elevation on the traditional, the front-loaded garage. The units run from 1,700 square feet to 1,800 square feet. All 3 bedroom, 2 ½ baths, 2-car garages with 2 parking spaces in the drive. We also have about 40 additional parking spaces in various locations off of the streets on the plan, you'll be able to pick those out.

This is the urban rear garage model. This will be the front of the units. So, it's like a 2 ½ story look from the front. These run a little larger; they go up to 2,200 square feet and, again, 3 bedroom, 2 ½ bath, 2-car garages with 2 driveway spaces.

This slide shows some other perspectives of the traditional townhomes, kind of what the rear unit looks like and the end units. You can see that they've added some nice treatments to the side entrance. A mixture of stone, Hardie board, vinyl siding. So, they've done a nice blend on how that all comes together. This is a typical floor plan for the traditional. This is just some of the different units, kind of what that interior layout can look like.

And then, on our urban, again, you can see there's a mixture of the exterior products that are used and the front elevation is the 2 ½ story, and then, the rear elevation is where you get the 3 story look where the garages exist.

Again, floor plans and some of the layouts of how the kitchen/dining areas, et cetera, how they look with the various interiors. They...Lennar does pre-piping for electric, for future...anyone that wanted to get an electric vehicle. Pardon our misspelling of the word "panel" on there, but...and then they put piping in a run from the panel to the attic in the event that some time in the future, if they wanted to add solar panels on the roof. They are pre-wired, but then it would be up to individual ownership as to what they would do, depending on what kind of vehicle they would get if it's going to be for electric vehicles.

The homes are all designed to meet the Illinois Energy Star Certification requirements. So, that's very big with Lennar as far as 2 by 6 wall construction, R21 insulation, R38 in the attics, they got the high-efficiency furnaces, air conditioning units, HVAC systems, they use Low-E window glass to reduce the energy losses, and then of course, the ceiling and dimmer motion switches in the units to reduce energy consumption. So, they're very well entertain the marketplace as far as the designs and the quality that goes into the construction of the units.

The Staff had made a recommendation and these 2 drawings coming up are just to show the fact that we will be adding coach lights on both sides of the garages on both the traditional townhomes and also on the urban townhomes.

So, if you have any questions of us, we're happy to answer them. We brought our excellent people who have been involved in this from day 1 to answer any questions. We do have some Final Engineering that's still got to be reviewed and finalized, but everything, I think, is in pretty good shape as far as the Engineering is concerned. So, we would hope that you would recommend approval to the City Council, and we look forward to bringing Abbey Meadows to the City of Aurora.

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

Mr. Pickens said yeah, I have a few. One of the questions I have is are you planning on phasing the construction where you would just do half and let it set for a while and see sales go before the second half gets erected?

Mr. Philipchuck said no...

Mr. Pickens said or is it going to just be a continue march through the site and get it all...?

Mr. Philipchuck said we anticipate that we will go in and start construction and move right through with it. We want to...

Mr. Pickens said okay. The second question is...and we might have covered this the last meeting when you came to us...on the ponds, are these wet bottoms or are they going to be basically dry maintained bottoms that just used...

Mr. Philipchuck said they'll meet all the Engineering standards, but they will be wet.

Mr. Pickens said they'll always be wet?

Mr. Philipchuck said yes.

Mr. Pickens said okay. And now, I assume that all units are for sale, nothing's for rental?

Mr. Philipchuck said that's correct.

Mr. Pickens said okay. That's it. Thank you.

Mr. Lee said I've got one. Will there be a Homeowners' Association governing the community?

Mr. Philipchuck said yes, sir, Mr. Lee, it will be. Yes.

Mr. Lee said thank you.

Chairman Pilmer said any other questions? Thank you.

Mrs. Owusu-Safo said I wasn't here for the Preliminary but is there any...is there a traffic signal proposed or just a stop control?

Mr. Philipchuck said no traffic signal proposed. Raddant...we, as part of the improvements that we are putting in, there's going to be full turn movements at that intersection now. So, there'll be storage for left turn lanes then if you're southbound on Raddant, coming into the development. Northbound left turn lanes in the Marmion campus and so that...we've got that and cars can pass.

Mrs. Owusu-Safo said okay. So, there's 2 lane...1 lane through, the left turning lane and a right turning lane?

Mr. Philipchuck said yes...

Mrs. Owusu-Safo said at all 4 legs?

Mr. Philipchuck said yes.

Mrs. Owusu-Safo said okay.

Chairman Pilmer said any additional questions? Thank you.

Mr. Philipchuck said okay, thank you.

Chairman Pilmer said does Staff have a final recommendation for the Plat?

Mrs. Morgan said Staff would recommend conditional approval of a Resolution approving the Final Plat for Lots 1-51 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 all the comments of the Engineering Division be addressed prior to approval of Final Engineering.
2. That the Final Plat is not recorded until the adjacent 0.1 acres is individually conveyed to the adjoining lots in Kirkland Farms Subdivision.

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. Owusu-Safo

AYES: Chairman Pilmer, Mr. Chambers, Mr. Kuehl, Mr. Lee, Mrs. Owusu-Safo, and Mr. Pickens.

NAYS: 0

Motion carried.

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

Mrs. Morgan said at the BZE Committee next week, May 28th at 4 o'clock.

Aye: 6 Chairperson Pilmer, At Large Lee, At Large Chambers, At Large Owusu-Safo, At Large Pickens and At Large Kuehl

Text of Legislative File 25-0441