



City of Aurora

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

Legistar History Report

File Number: 24-0333

File ID: 24-0333	Type: Petition	Status: Draft
Version: 1	General Ledger #:	In Control: Building, Zoning, and Economic Development Committee
File Name: CalAtlantic Group LLC / North Side of Prairie Street, West of N Kingsway Drive / Final Plat		File Created: 04/29/2024
<p>Title: A Resolution Approving the Final Plat for Prairie Meadows Subdivision located at North side of Prairie Street, west of N. Kingsway Drive (CalAtlantic Group LLC - 24-0333 / AU19/4-24.153-Fsd/Fpn - TV - Ward 5)</p>		
Notes:		
Sponsors:	Enactment Date:	
Attachments: Exhibit "A" Final Plat - 2024-04-24 - 2024.153, Land Use Petition and Supporting Documents - 2024-03-19 - 2024.153, Maps	Enactment Number:	
Planning Case #: AU19/4-24.153-Fsd/Fpn	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	05/08/2024	Forwarded	Building, Zoning, and Economic Development Committee	05/15/2024		Pass
<p>Action Text: A motion was made by Mrs. Owusu-Safo, seconded by Mr. Kuehl, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 5/15/2024. The motion carried.</p> <p>Notes: (NO AUDIO UNTIL 7:03 PM)</p> <p><i>Mrs. Vacek said ...and is currently vacant land with R-1 (C), OS-1 (C), and OS-2 (C) zoning with a Conditional Use Planned Development. You may recall in December of last year, the City Council approved the establishment of the Conditional Use Planned Development and the approval of the Preliminary Plat and Plan. Since then, the Developer has purchased the Subject Property. The property...err...the Petitioner is now requesting approval of the Final Plat for Prairie Meadows Subdivision. The plat...the Final Plat consists of the creation of a residential subdivision with Lots 1-74 being developed as residential lots. The remaining lots would be developed as stormwater detention facilities and open space including a neighborhood park. Concurrently with the proposal, the Petitioner is requesting approval of a Final Plan for the Prairie Meadows Subdivision. The proposal is to construct an age targeted ranch-style community consisting of 74 single-family lots. This subdivision is intended to be maintenance-free living administered by the</i></p>							

Homeowner's Association.

The building elevations have been provided as part of the proposal. There are 4 models with 3 varieties per model. And the elevations are ranch-style homes with 2-car garages. The Final Plan also includes a full Landscape Plan consisting of street trees, lot trees, and a variety of landscaping around the detention pond, within the park, and around the border of the neighborhood. The Petitioner has done an extensive tree survey of the property and are saving several trees within the wetland area and around the border of the neighborhood. With that, I will turn it over to the Petitioner. They do have a presentation, unless you have any questions for me.

Chairman Pilmer said any questions of Staff? Hearing none, I would just ask the Petitioner to come forward, and if you'll just state your name and address for the record.

Mr. Philipchuck said yes, good evening. My name is John Philipchuck, I'm the attorney representing the Petitioners. Offices are at 111 East Jefferson Avenue, Naperville, Illinois. With me this evening is Brandon Raymond, who is the entitlements manager with Lennar. He's relatively new at the company. The last time we were here with the Preliminary, Brandon was not on board, but Brandon will address you here in just a moment. Also, Rich Olson from Gary Weber and Associates, our landscape architecture firm. So, we're pleased to be here back before you again. This went fairly well. Our engineering...our final engineering is being reviewed now and so Staff in their comments that we get a Conditional Approval this evening, but Tracey outlined the fact that we have the Prairie Meadows up for Final Plan and Plat.

And so just for point of reference, I'm going to have Brandon come up and just briefly just tell you about the Lennar Homes, the builders of the project.

Mr. Raymond said good evening. Brandon Raymond, Entitlements Manager with Lennar. Our office is at 1700 East Golf Road in Schaumburg, Illinois. Thank you for having us tonight; happy to be here. Just wanted to quickly reintroduce Lennar. So, we've been building homes since the 1950s. We are the second largest home builder in the country. We're currently operating in more than 40 U.S. markets. We plan to exceed 80,000 homes built just this year, and then locally we're probably around 1,700-plus homes that we'll build here in the Chicagoland area. Currently, we have 41 communities here in the Chicagoland area, Northwest Indiana, or Wisconsin. And something that I think separates us from other homebuilders is we do have in-house mortgage and title companies. That just kind of helps simplify the buying process. With that, I will turn it back over to John.

Mr. Philipchuck said I know you're familiar with the project, but basically the green outline on the property shows the property that was formerly owned by School District 129, and then a small portion of the property was acquired from the Voris family, which helped us to make a better transition over to Kingsway where it dead ends into the property now.

This is the...now the Final Plan. This just kind of gives you an overall look now of the landscaping that is going to be part of this new subdivision, and it obviously outlines the existing wetland area that we said that that is going to be maintained pretty much in its current state. But we have 5 other detention areas located on the property. And I guess the big change is we took out the little children's play area for the grandkids, and we put in pickleball courts. So, we now have 2 pickleball courts in the park site, along with the area where we've got, you know, potential for the canopy, the fire pit, et cetera there, so...the sitting area. So, it's going to be oriented a little differently in this case, so we're kind of happy about that.

On the right-hand side, you'll see the proposed sign, the Prairie Meadows sign, which is going to be at the entrance, if you will, into the subdivision off of Prairie Street. So, just the one ID sign and then it gives you an example of what some of the buffer areas look like there also.

Still 74 lots and ranch product, and we'll address some of the ranch product right now, if you'd got to the next slide. Okay, we've got the blow-up on the park. I think you can see that a little better now of how that is going to arrange for itself there. And we do still have a play area, so I'll have Brandon come up just to briefly go through the product and what the design ideas are as far as appealing to that 55 and over market.

Mr. Raymond said thank you, John. So, these see...this is our Andare age-targeted series. So, this is, as John said, these are the ranch-style homes. I'll just quickly run through these. So, I think as was mentioned earlier, we do have 4 models with 3 variations per model. They're all ranch-style, but they're anywhere from 2 to 3 bedrooms, all have 2-car garages, and then they're ranging in size from about 1,400 square feet to 2,000 square feet. So, this right here on the screen is our...is our Napa variation. You'll see that the rendering there kind of in the upper left corner, my left corner, is really the model that has kind of the all brick front elevation. So, that's Elevation C is what you would see on the bottom

right.

This is just a...a next kind of variation. Really, the main difference here is just larger, the square footage is larger, and this is also a 3-bedroom option as well.

Same here, 3-bedroom option. Again, just larger, and then you're looking at the all brick...umm...kind of front elevation as well in the rendering.

Same thing again, real quick. Again, this is just the largest plan or variation that we would offer at this community, almost around 2,000 square feet.

These are actual photos of the interiors of our homes. So, I think what I'd like to point out here is, you know, these interiors...uhh...the interior of these homes includes a base option, what we call a Designer Option. And what we...what we're really excited about and proud about is those are... you know, that includes such things as 42-inch cabinets, all quartz countertops in the kitchens and the bathrooms, as well as vinyl plank flooring instead of vinyl sheet flooring. And again, these are all base...these are...those are a few of the many options that are just a standard base, and so we're really excited about offering that as just base options here.

With that, we thank you. We look forward to being...Prairie Meadows being the next neighborhood here in Aurora. I appreciate your time. Thank you.

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

Mr. Pickens said I have a couple. Umm...these homes, will there be basement options or no basements at all?

Mrs. Vacek said so, they will...there will be some that have basements and some that will not have basements. It all depends on if...where the water line is and if they can sustain basements or not.

Mr. Pickens said that brings me to water line questions. The rendering of...the landscape rendering shows wet-bottom ponds, but I understand they are going to be detention; so, basically dry-bottom ponds. Is that the intent?

Mrs. Vacek said I'll let them answer that.

Mr. Olson said hi, Rich Olson with Gary R. Weber, Associates. So, to answer your question, there will be some water at...uhh...at all times in the very bottom of these ponds. They're...they're designed so that they have channels, and you can kind of see that in the renderings, where the water goes from an inlet to the outfall. And so, there's pockets, plunge pools, and things of that nature. For the most part, it is somewhat dry, but it's meant to have water at all times.

Mr. Pickens said so...uhh...mosquito infestation; I mean are we...is there anything there that we're doing to prevent that?

Mr. Olson said so...umm...that question comes up quite a bit, and it's a...it's a good question to ask. The way these ponds are designed, the water flows from one spot to another, and since they're native ponds, we plant them with...uhh...all sorts of native vegetation, different types of prairie plants, and that attracts all sorts of predators to the mosquitoes. Bats...you'll see at nighttime where the bats will come out and eat the mosquitoes. There's a...there's a natural formation that occurs in these natural basins that... that...uhh...discourages the...uhh...you know, the mosquitoes. Most people tend to think of mosquitoes as...as a nuisance, and it's usually because they have something in their own yard that they didn't...uhh...get rid of the stagnant water.

Mr. Pickens said okay, and I had one other question. In your petition, you state age targeted residence. I assume that's senior age you're talking about, not...

Mr. Olson said yeah...yeah, yeah...so, that's...it's a 55 and older...umm...targeted group...

Mr. Pickens said will it be exclusive or...

Mr. Olson said no...

Mr. Pickens said will it depend on the market?

Mr. Olson said it's dependent on the market, but because of the way the...the place is set up from the standpoint of it's all maintained, so you don't have to mow your yard. It incurs a different type of fee as well for that. So, that...that sets itself up plus you've got the ranch. It really makes it so that it's for that...that particular buyer.

Mr. Pickens said one last question; it deals with the wetland. In the aerial view, it shows basically a forest, or a woods. Pretty heavy populated, it looks like to me, with trees. Are you going through that and thinning it out, or are you just going to leave it natural?

Mr. Olson said no, in this case, it's...uhh...it's preserved in its natural state, and...uhh...there's really no need in this particular case to go in there and do anything to it. It's...it's good as...

Mr. Pickens said they call it as a wetland, so is it always like a swampy area? Is that...

Mr. Olson said it will have dry times, and it will have wet times. Umm...it varies depending on the seasons and the drought conditions or wetter seasons. But it will try and hold water and because it's a wetland, it tends to be a little bit more on the wet side. It will retain that, but there would be times...trees don't like to live in standing water. So, if an indication of that, what you have here is probably one that does retain water, but the majority of the time it will be...uhh...dry enough to sustain the trees.

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

Mr. Lee said I have a question. Within the past year, the Daily Herald has written an article about pickleball leading to noise complaints in the Western Suburbs. Will there be guidelines on when play can take place?

Mr. Philipchuck said well, the way we've laid it out, you can kind of see we've pulled it away from...it's not like right next to the houses that are...that are there. So, you know, obviously it's not lighted so it won't be at night, so it's only daytime use. So...uhh...but...there have...there have been some people that say gee, that's not like a ball coming off a tennis racquet. And it's not, so...but we haven't done any sound attenuation other than looking to see how we can locate it best to have some buffer areas. And then some of the landscaping...uhh...we think adjacent to the houses will help to dissipate some of the sound. Good question.

Chairman Pilmer said ultimately the Homeowner's Association eventually would set, or could set, rules for...

Mr. Philipchuck said hours and of operation...yes, they could. Yup, very much so.

Chairman Pilmer said any other questions? Hearing none, is there a recommendation?

Mrs. Vacek said Staff would recommend Conditional Approval of the Resolution approving the Final Plat for Prairie Meadows Subdivision located on the North side of Prairie, west of North Kingsway Drive, with the following condition:

1. That the Final Plat approval be contingent upon Final Engineering approval.

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

MOTION OF APPROVAL WAS MADE BY: Mrs. Owusu-Safo

MOTION SECONDED BY: Mr. Kuehl

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

NAYS: 0

Motion carried.

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

Mrs. Vacek said this will be next heard at the Building, Zoning, and Economic Development Committee here in City Hall in this room on May 15th at 4 pm.

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

Text of Legislative File 24-0333