



City of Aurora

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Legistar History Report

File Number: 25-1047

File ID: 25-1047	Type: Petition	Status: Draft
Version: 1	General Ledger #:	In Control: Building, Zoning, and Economic Development Committee
File Name: Pulte / NE corner of Del Webb Bl & US Route 30 / Preliminary Plan and Plats / Lincoln Prairie by Del Webb Phase 4		File Created: 12/27/2025
		Final Action:

Title: A Resolution Approving a Preliminary Plan and Plats for Lincoln Prairie by Del Webb Subdivision, Phase 4A and 4B on vacant land located at the northeast corner of Del Webb Boulevard and US Route 30 (Pulte Home Group - 25-1047 / WH18/1-25.267 - Ppn/Psd - JM - Ward 9)

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Preliminary Plat 4A - 2025-12-30 - 2025.267, Exhibit "A-2" Preliminary Plat 4B - 2025-12-30 - 2025.267, Exhibit "A-3" Preliminary Plan - 2025-12-22 - 2025.267, Land Use Petition and Supporting Documents - 2025-09-08 - 2025.267, Plat of Survey - 2025-09-08 - 2025.267, Setback Exhibit - 2025-09-08 - 2025.267

Enactment Number:

Planning Case #: WH18/1-25.267 - 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:
1	Planning and Zoning Commission	01/07/2026	Forwarded	Building, Zoning, and Economic Development Committee	01/28/2026		Pass
	Action Text: A motion was made by Mr. Kuehl, seconded by Mr. Gonzales, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 1/28/2026. The motion carried.						
	Notes: <i>Mrs. Morgan said good afternoon. Jill Morgan, Senior Planner. I'm just going to give a brief introduction and background to the project, and then the Petitioner is here with a formal presentation. The Petitioner, Pulte Home Group, is requesting a Preliminary Plan and Plat for Lincoln Prairie by Del Webb Subdivision, Phase 4A and B, which includes the Phase 4 construction of an age-restricted single-family residential subdivision. Most of you probably all recall the project that's come before you several times but just a brief</i>						

background just as a reminder: The property was annexed into the City of Aurora in December 2002. Plan Description was approved at that time for general manufacturing uses. At that time, the City was interested in relocating some of the industrial uses throughout the City to this area. That industrial vision never came to fruition.

So, in February 2021, the City approved the Wolf's Crossing Subarea Plan which redesignated the future land use area for this area as primarily low-density residential use. In April of 2021, the City Council approved a revision to the Annexation Agreement and Plan Description which rezoned the property for single-family uses. At the time, they identified different parcels throughout some of the areas would be developed as general single-family homes while other areas would be developed as the Del Webb age-restricted community.

A Preliminary Plan and Plat was approved for 550 age-restricted single-family residential homes. And then, in February 2022, the City Council approved a Final Plat and Plan for Lincoln Prairie by Del Webb Subdivision, Phase 1A and B, which consisted of 169 age-restricted single-family lots.

And then, in April of 2023, the City Council approved a Final Plan and Plat for Lincoln Prairie by Del Webb for Phases 2A and 2B which consisted of 158 age-restricted single-family lots.

In 2024, City Council approved a Final Plan and Plat for Lincoln Prairie by Del Webb, Phase 3 for 116 acres consisting of 224 age-restricted single-family homes.

You can see here the original kind of concept plan for the development. At the time when the Plan Description was approved, they identified 2 areas, Parcel 4 and Parcel 5, as flex areas. They could be developed as either the traditional Lincoln Crossing single-family homes or they could also be developed as the Lincoln Prairie by Del Webb age-restricted homes. They could go either way.

So, the Petitioner now is requesting approval of the Preliminary Plan and Plat for Lincoln Prairie by Del Webb Subdivision, Phase 4. This area is approximately 30 acres. It is located south of the Lincoln Crossing South development, and it's for the age-restricted development...the Del Webb development. Phase 4 includes a Preliminary Plan and Plat for 4A and 4B. This will be a 99-lot subdivision with 93 lots being developed for age-restricted single-family residential lots. The remainder lots will be for private roads as well as for the open space and detention.

The Preliminary Plan shows the 93 single-family homes within this gated community.

Concurrently with the project as you heard when he read all the items in, they are requesting the Final Plan and Plat concurrently. The Final Plan and Plat also includes Final Landscaping, Final Elevations.

The Final Elevations are concurrent with what their previous phase is. And then, Landscape Plan...they're also providing full landscaping with our traditional street trees, buffering requirements. They are also doing a lot of buffering and evergreen trees to the north allowing a buffer to the Lincoln Crossing South as well as to the south to buffer to the Del Webb Boulevard, and they are introducing additional evergreen trees along that, where possible, along State Route 30 for some additional buffering.

As I said, the Petitioners do have a full presentation, unless there are questions for Staff.

Chairman Pilmer said questions of Staff?

Mr. Roberts said I have a question. Do you...just to the comments that were raised earlier, do you guys...when you put in the restrictions like landscaping and stuff that we approve, does the Planning Department ever go back out and look and see where they're at and check and....what's that process look like?

Mrs. Morgan said oh, yes. Absolutely we do. We have not done a Final Landscaping inspection. We haven't done an initial Landscaping inspection. We've been out there several times. Tracey, who's done those phases, she can add on to that.

Mrs. Vacek said yeah, so out of all of Del Webb, there's 2 areas that I've looked at is the gate house that has approved inspections for the landscaping. And then, I have been out for the actual clubhouse itself for landscaping. I have comments on that. We're going to revisit it next summer and we'll go from there. I do have to go out and inspect the rest of the subdivision and nothing will get...the Final Subdivision will not be approved and completed until we get all of the landscaping correct and make sure that there is grass growing and everything is good to go.

Mr. Roberts said so, when you say it won't get approved until it's done, if it goes through this process of us approving...

Mrs. Vacek said correct. So, after...once it goes through your process and they start developing, there's several steps that happen. There's Engineering. Engineering has to sign off on the complete subdivision. Zoning has to sign off on the complete subdivision. They have to come in for building permits. So, there's a whole bunch of things going kind of on behind the scenes after it gets approved by City Council. So, we're working through that. This is a construction site, so, unfortunately things are

not perfect, and we continue to work with Pulte to get it right, and until those things are right, we won't complete the subdivision.

Mr. Pickens said so, is Phase 4 the final phase of this development?

Mrs. Vacek said no. So, there is a Phase 5, or a Parcel 5 that, again, can...it's a flex zone so it can go either Del Webb or traditional single-family. I think they're leaning towards Del Webb, but I would let the Petitioner ask for that, or...

Mr. Pickens said so, are we saying that none of these final inspections are going to be taking place until Phase 5 is taken care of?

Mrs. Vacek said no, I have been doing inspections. I started my inspections last year. I do have to kind of wait a little bit to have the grass grow and stuff so that's why you haven't seen me do more inspections, but I will be inspecting the entire subdivision. I think next year will probably be more...I will be doing a lot more than I have this year when they were still under construction for a majority of it.

Mr. Pickens said and that will include dead trees and dead bushes and...?

Mrs. Vacek said absolutely.

Mr. Pickens said to replace?

Mrs. Vacek said yep. All of that will need to be replaced.

Chairman Pilmer said yeah, I might just add that I'm sure the Petitioner will address some of the items we heard earlier, but I believe maybe you can help. The Commission's role is to look at the zoning and does it fit the use and does the Petitioner meeting the guidelines for the City...

Mrs. Vacek said correct. Correct.

Chairman Pilmer said as it's a construction site. And I empathize with the residents. We heard a lot of testimony tonight, but our role is primarily to look at does the zoning match the City...it's going to be up to the City and the powers that be to work with the Developer to hold them accountable for completing the project per what was approved.

Mrs. Vacek said correct. Yeah, so, basically the Planning Commission is looking at the land use of the project and making sure that the land use fits in with what the zoning is. So, that is really your goal tonight. I will say, you know, by postponing this, you're kind of making their issues last longer because a couple of their issues aren't going to be resolved until some of these things are completely done. For instance, the gate. They have in their...and I'm sure they will go into it a little bit more...but in their packet that they get when they close, it says that once the subdivision is substantially complete is when the gate will be put down. So, if we postpone this, it's, again, just making it further out

Mr. Pickens said what assurances do the residents have that this is going to happen?

Mrs. Vacek said I mean, it is a...again, we will not complete the subdivision until that is done and working.

Chairman Pilmer said and the Developer has posted letters of credit to ensure that all the work gets performed to the City's standards, so in the event...and it'll be several years...but before they get final occupancy, they have to meet that or the City has the right to hold them accountable and use their funds that they posted to complete the project.

Mrs. Vacek said correct.

Mrs. Martinez said I have 1 more question. So, just for me to understand, the roads, once they're done, the sidewalks and everything, they will then be private, correct?

Mrs. Vacek said correct.

Mrs. Martinez said okay

Chairman Pilmer said any additional questions of Staff? Thank you. We'd ask the Petitioner...I think

they have a presentation...so, we'd ask them to come forward.

Mr. Whitaker said good evening. Russ Whitaker, Rosanova & Whitaker, here this evening on behalf of Pulte Home Company as the contract purchaser of the portion of the property that is Phase 4 of Lincoln Prairie by Del Webb. So, I've got a bunch of notes here to go through but Staff kind of went through a lot of what I had to say.

I guess just very quickly by way of background, I think most of you know Pulte. They're the 3rd largest builder in the U.S. and Chicago, building homes in Chicagoland for the last 65 years. Been growing in part as a result of what's been happening here in Aurora with sales having increased over 1,000 homes in 2005. And we've had the top selling community in Illinois for 4 years running which is something that we're very proud of because it speaks to the level of investment and commitment to making sure things are right in our communities.

This exhibit was just up a second ago, and it kind of talked through high level...I think what I would point out is...and this is hard to read...but this is a critical document that goes back to the original Annexation Agreement and then the Plan Description, right? So, I shouldn't say the original Annexation Agreement because the original Annexation Agreement is 2002. We amended it in 2021. It's a 15-year agreement so it will survive until 2036.

This document was part and parcel of how we divided up all of the property that was governed by the Annexation Agreement and then was how we talked about different parts of the property and how they would be developed under the Plan Description.

So, we have the Annexation Agreement. The Annexation Agreement is sort of a large governing document. It speaks to how development's going to occur. It speaks to processes like this and it speaks to obligations. It says that we've got to rebuild portions of Eola. It says that we've got to install traffic signals. It says that we've got to upgrade water systems. It says all of the obligations that Pulte has vis a vis the City in terms of constructing this development. So, sort of a high-level document. You get into the Plan Description. The Plan Description talks about the specific regulations. So, often times when we're at a Zoning Hearing, we're looking at the City's zoning code because a property might be zoning R-3 or R-4.

In this case, this is a Planned Development District. When it's a Planned Development District, that means that we've rewritten the code and we've embedded the code into an agreement between the City and the Developer and that is the code that governs the zoning of this property. So, when we dive into that Plan Description, what we see is that we set out basically 2 standards for residential development. One of those standards was Lincoln Crossing, which was the first phase of development in 2021. The second standard was the standards that were established for Lincoln Prairie by Del Webb. Now, when we were establishing those standards, we had a plan...we had a Preliminary Plan for Lincoln Crossing and we had a Preliminary Plan for Del Webb, and so we were looking at things like how big are the lots, what types of lots do we have, what are the setbacks we want to be, how wide are the streets, are we going to have sidewalks, will there be curb and gutter or will it be shoulders on the road. All of those things. So, those items are encapsulated into the standards for either Type 1 or Type 2, Type 1 being Lincoln Crossing, Type 2 being Del Webb.

So, one of the reasons we did that is because we knew the initial phase of Lincoln Crossing in 2021 and we knew the first 3 phases of Del Webb, what you see on this screen in this exhibit. At that point in time, I don't think we necessarily expected we'd be back here this fast. I think the market's certainly taken off and there's...in part probably because of interest rates and part probably because of overall supply, which certainly relates to interest rates. But, nevertheless, here we are. We've sold through a lot of homes very quickly.

So, the reason we developed the standards the way we did is we have Parcel 4 and Parcel 5. So, just to highlight, Parcel 4 is the large parcel here. It's segregated from Parcel 5 by Del Webb Boulevard, and you see Parcel 5 down here. Under the Plan Description, what it says is that the Developer has the option of how they can develop Parcel 4 and Parcel 5. They can either choose in whole or in part to go with development Type 1, Lincoln Crossing. Or they can choose either in whole or in part to go development Type 2, being Del Webb. And so, we often talk about these. I think Tracey even said the flex parcels. And so, we commonly talk about Parcel 4 and Parcel 5 as being flex parcels because it was ultimately written into the Plan Description that it was up to the Developer whether these parcels would be developed as Del Webb or not.

So, we were here last year...actually, it's not last year anymore, it's 2024. So, in 2024 we were here with Lincoln Crossing South. So, with Lincoln Crossing South, we were taking the Type 1 standards, we were applying that as part of the first phase of development on Parcel 4. You can see the Site Plan. It's just an isolated Site Plan on the right-hand side of the screen. But the kind of curved road to the north of that Site Plan is Eola Road. And then, I'd say on the west kind of going south, southeast is Route 30 so it's sort of the very top piece of that Parcel 4, if you can kind of orient yourself between those 2 maps.

So, we grand opened in 2024. We've sold 63 of 97 single-family homes to date. Again, speaking to broader market conditions.

So, we're here before you this evening with the plan for Del Webb Phase 4, and so I guess by way of orientation what's showing in the purple here is Lincoln Crossing South. So, that is what has been approved by the City and under development. What we're seeking approval for is the section of yellow lots here which is what encompasses Del Webb Phase 4. Importantly, all of the lots in Del Webb Phase 4, the density of Del Webb Phase 4, the lots sizes, the setbacks, the home sizes, all of them that match the regulations set forth in the Plan Description.

By virtue of matching the regulations set forth in the Plan Description, we don't have a Public Hearing here. This is a framework for development that was established in the Plan Description we have legal rights to under the Annexation and the Plan Description. This is something that understanding that there are a bunch of concerns and there is a lot of ways we will address and take care of concerns but those concerns do not relate to the legal issue that is before the Planning Commission today which is do we in fact meet the standards for the approval of this Phase 4? I think Staff has reiterated that we do, and I am here as attorney for Pulte to state that we believe that we do meet the standards for approval of Del Webb Phase 4 pursuant to the Plan Description. So, with that, I guess I would kind of stop on...I guess one other issue I'd point out. So, this is a kind of closer view of that same area so if we had specific questions about the layout, the orientation, the lot types, this provides a little easier format to be able to read it, but I think the one thing I would focus on in looking at this exhibit is the lot summary to the top right.

So, this is part of the original plan approval. And so, what you see is the yellow designations are the different lot types. So, it's the Scenic lots are 44' X 120'. The Distinctive lots are the middle one. They're 50' X 120' lots. The Echelon lots are the 64' X 120'. They're that lightest yellow color. So, you can see in Del Webb Phase 4, we are building only Distinctive and Echelon lots. We're just building the larger lot segments. That is based on the supply of lots that are available in the portions of the community that have already been developed.

The reason I point this out is if you continue looking at the rest of that Lot Summary table, you see the designation of flex parcels, and you see the designation of other phases. So, we heard a representation that there was always...there was to be 545 lots or homes in Del Webb. That's where that 545 comes from. The 545 is the initial phase...the initial 3 phases, Phase 1, 2, and 3 that have already been approved and are under construction in Del Webb. This is part of that...this table is part of those original approvals which specify that there were to be, or we specifically contemplated additional Del Webb lots on the flex parcels so when you look at that total column, you see that we've always contemplated that this Del Webb and the Del Webb was built specifically to accommodate upwards of 821 units with certainly portions of those improvements occurring as we were phasing it. From a management standpoint, part of the reason we phased this is it would not make sense in 2021 or 2022 when we were beginning Del Webb to build streets for 800 residents when we know it's going to take 5 or 10 years to build all of the homes. In similar fashion, we don't build the clubhouse day 1 that is suited for 800 residents. So, there's some process associated with changes as it happened over time as residents are moving in as we sell through the community. And so, it is a phased approach to building through the community.

So, I just wanted to point that out that there has not...there's never been a representation that the community was limited to 545 units. All of the public documents from get-go have reflected the ability to expand the scope of the Del Webb consistent with what we're doing here. I would also note that I did, in advance of the Planning Commission meeting, take opportunity to review purchase and sale agreements and disclosures associated with the closings on homes in Del Webb, and I can also represent that there are provisions in those documents that specifically address the fact that the gates will be closed when development concludes. When we're doing development, obviously we have a lot of construction folks in and out on a daily basis. Having gates is going to make management of construction that is ongoing in the community a major problem. So, that was documented from jump on this project, and it was something that was included in closing documents for all of the home buyers in Del Webb.

In a similar fashion, we've documented that roads are private. They're privately owned and maintained. That remains...that has always been true, that remains true. The roads are private. I was a little bit caught off guard by the comment about something being public. As I went...sitting just in the audience here tonight, I was able to go back to the easement provisions. If you actually pull open the City easement that's on the Phase 4 plat, that's the same City easement that applies to all of the other phases in Del Webb, and what you would see in that City easement is that if you're looking at sidewalks and pedestrian paths that are adjacent to a public right-of-way or adjacent to a stormwater basin, there is a public access easement over those specific limited elements. So, this was always intended as a...you know, in development I've done a lot of different types of senior development, right? I represented Monarch Landing which is a large CCRC. I represent Tabor Hills. I've done lots of that kind of work in addition to this type of work. We often talk about perception of security versus secured campus. CyrusOne is a secured campus. You are going...you may be providing biometric information to get into CyrusOne. There is no physical means of access, either pedestrian or vehicular, without entering through double-gated systems. At a Del Webb, we have a perception security where

we have gates that come down and do restrict access to roads, but it is not a full-fence campus. There are...there is a pedestrian bridge coming in that connects to what will be a commercial parcel which connects to a Junior High and an Elementary School. There are other public improvements like the pedestrian paths that, as we negotiated through this deal with the City, the City thought it was important that those type of elements were open, not only to Del Webb residents but were also open to residents of the City of Aurora. So, I think there's probably some things like that that we should continue to work through and discuss with the residents. As always, these things are not necessarily simple. There's a lot of nuance to understand. The difference between a private street and public access easement for access over some portion of sidewalks and pedestrian paths.

So, I think we would be happy to own that there's some additional communication that needs to happen with residents to make sure everyone is on the same page. I think, as it relates to landscaping, I think you guys kind of beat that one up. I was thinking it and Chairman Pilmer kind of said it. We are...we post surety. When we start a project, we post surety with the City to guarantee completion of all public improvements, so that's going to be all of your landscaping, your roads, your stormwater detention basins. And that surety is held by the City until such time as the City accepts the improvements. So, Tracey testified that she has not gone out, she has not done her inspections, she has not accepted it. We will have financial guarantees posted with the City to secure completion. If we don't complete those improvements, the City has the funds available to complete the improvements. I think it's important to note that in this region, Pulte has never had a bond pulled in order...has never had a bond pulled because they failed to complete obligations and a City was forced to complete on their behalf.

So, these are things that...it is a construction project still. These are things that are in process. They will be completed in due time. I apologize for the inconvenience that occurs during the course of that construction project, but we are doing our best to be on top of it. And I know one of the other ones that comes to mind is the stormwater detention basin. That is often an issue during the initial establishment of a stormwater detention basin. These are natively planted detention basins. Sort of unique. When we plant a tree with the City, we have a one-year warranty on that tree, right? If the tree dies over the course of a year, we've got to...a year after acceptance, then we've got to come out and replace it. Stormwater detention basins are finicky. It's all of the natives and getting the natives established because you've got to really...you've got to eliminate all of the invasives so that it's a very thick native basin. So, we don't have a one-year establishment process. We actually have a three-year maintenance and monitoring process. And so, that's what was talked about that there's a three-year maintenance and monitoring process. Year one, we did not have completion to standards. That is absolutely typical. I think if you go to any homebuilder's subdivision in the region, you'll see that they do not satisfy the requirements in year one, but you get plant growth in year one, you kill back invasives. You get plant coming back in year two, you have less invasives, you kill back invasives. You have plants coming back in year three, and at year three, hopefully you've got acceptance. If you've got acceptance, if you're meeting the metrics in the maintenance and monitoring plan, then you have surety released. If you don't meet the metrics, then it rolls and you continue to post...the City continues to hold surety until you hit the metrics. So, there is an established standard for all of this stuff. We continue to work on it and will be on top of it. I think that is Pulte's commitment to the Commission, to the City. And if there are items specifically that I missed, I'm happy to address them or if I don't have them, I've got some folks from Pulte who would be happy to address them.

Chairman Pilmer said sure.

Mr. Pickens said I've got a question. You alluded to that the clubhouse was only built out enough for the first phases. There is proposals for enlarging it to take care of the capacities that we're talking about?

Mr. Whitaker said yeah, by way of example...and I thought it was interesting because I was...just sometimes sitting in these rooms too long, so I used the washroom and I stood out in the hallway. What do you think the capacity of this room is? The sign on the door says 31 people. You look out here at the number of seats that we have. So, it's...I was unaware of this issue until I kind of got here tonight and heard what was going on. So, I'm kind of interested to talk to some folks and understand where the underlying issue is because it says Fire Code 31 people out there. This is obviously a big room, and it accommodates way more than 31 people, right? So, I'm not sure where the issue lies but I think it's something we have to dig into. But there are some simple answers. By way of example, Pulte has full-time sales force at Del Webb today. There is a portion of the clubhouse that is all set aside for residents of the Del Webb community. There is a portion of the clubhouse that's actually a separate building that houses Pulte sales force. As Pulte rolls out of the community, that portion of the clubhouse will be dedicated to the residents for use as part of the community.

So, I think there's some very obvious answers. I think there's been discussion between Pulte and residents about some other improvements that will be coming. I'm not privy to all those conversations

so I'm not going to get into the specifics of them, and I don't know that they've been fully designed. But that is...there are definitely additional improvements to come.

Mr. Roberts said is the clubhouse...is it like accessible for everybody that lives at Lincoln Crossing, or is it just for the Del Webb residents?

Mr. Whitaker said just Del Webb.

Mr. Roberts said so then, how do you plan the size of it knowing that you haven't made a decision yet on Lots 4 and 5?

Mr. Whitaker said the thought process was that we were...we had a plan laid out for...

Mr. Roberts said the max?

Mr. Whitaker said the max, yeah.

Mr. Roberts said of 4 and 5, being Del Webb that's the size of it?

Mr. Whitaker said correct.

Mr. Roberts said and I guess my question would be then how do you guys...I've seen...I understand there's a lot of construction. Like, how do you guys stay on top and communicate with the current residents about...so they've got a voice for these issues you're hearing? Is there an ongoing dialogue? Like, what does that process look like?

Mr. Whitaker said so, I'm outside counsel so I'm going to ask for some help on that one.

Ms. Bowers said hi, I'm Jo Anne Bowers. I work for Pulte, and I'm also the President of the Homeowners' Association. So, we do have 5 members of the Homeowners' Association. We do resident involvement; we also have a resident board member. We have a resident finance committee, and we also have a resident modification committee. We have a very active community. It's awesome. It really is a beautiful community. We always designed the clubhouse for 900 units. Some of the rooms in the building are sized for 900 units. If this was asked in a board meeting, we would've gladly answered it, never hiding anything. If you went into the fitness room, you see plugs for equipment for Phase 2. The pool...they are sized for the 900 units. There is another social room that would be added onto the building, and then that sales center is going to be converted...sorry, I'm getting a cold...and then there's additional pickleball courts and tennis courts as well. We do host quarterly HOA meetings. All the residents are invited. Open forum is there. They're more than welcome to ask any questions of us. Did I address the question? Okay.

Mr. Lee said did you say you're on the HOA?

Ms. Bowers said I am. I'm the President of the HOA. It's under declarant control. But we do assign...currently, we have one resident board member, and we will be assigning a second resident board member in the next couple of months.

Chairman Pilmer said thank you. Any other questions of the Petitioner? (To audience member) I'm sorry, sir. We're not allowed to take public testimony. Thank you.

Mr. Whitaker said thank you.

Chairman Pilmer said does Staff...I might just...maybe I'll ask Staff. I know we heard a lot of testimony earlier. Probably more...I mean, I've been on the Commission 21 years. So, I don't recall this much but I also don't recall a 800+ unit subdivision that's going to take longer than probably any subdivision that I've seen in 21 years to complete. So, there's some probably one-offs, so, maybe I just would ask...I have confidence in the City being able to manage this. I know the residents are frustrated but you work with Alderman and work with City Staff and work with the Developer. I'm confident that a lot of your concerns will be addressed, the ones that the City can control. It's going to take some time, but it's part of the overall process. I don't know if Staff has anything to add there.

Mrs. Morgan said no, I just would concur with what you said. We're still working through, as Tracey said, we're still working through the landscaping and that's approved. I'll also reiterate definitely working with Pulte, some of the concerns are not City...something that the City can actually regulate.

And we definitely hear the residents but it's not something the City can regulate so we really would encourage them to reach out to Pulte. I believe, I don't think Jo Anne had mentioned it, I think they also have some type of app where they can put questions and comments in. So, definitely also use that for the things that the City...for their concerns that the City does not have control over.

Chairman Pilmer said thank you. Are there any additional questions of Staff? So, we've got 4 items. I will ask you to do...we'll do one at a time here.

Mrs. Morgan said so, for the first item 25-1047, Staff would recommend Conditional Approval of the Resolution approving a Preliminary Plan and Plat for Lincoln Prairie by Del Webb Subdivision, Phase 4A and 4B on vacant land located at the northeast corner of Del Webb Boulevard and US Route 30, with the following condition:

1. 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. Is there a motion?

MOTION OF APPROVAL WAS MADE BY: Mr. Kuehl

MOTION SECONDED BY: Mr. Gonzales

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

NAYS: 0

ABSTAIN: 0

Motion carried.

Chairman Pilmer said motion carries.

Mrs. Morgan said this will next be heard...we are skipping a BZE for this item. The Petitioner asked us to go to the following BZE. So, this will next be heard at the Building, Zoning, and Economic Development Committee meeting on January 28th at 4 o'clock in this room.

Chairman Pilmer said and from there, it would advance on to City Council?

Mrs. Morgan said Committee of the Whole, then City Council...

Chairman Pilmer said Committee of the Whole, then City Council.

Mrs. Morgan said correct.

Aye: 7 Chairperson Pilmer, At Large Lee, At Large Gonzales, At Large Pickens, At Large Roberts, At Large Martinez and At Large Kuehl

Text of Legislative File 25-1047