



# City of Aurora

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

## Legistar History Report

**File Number: 21-0846**

**File ID:** 21-0846

**Type:** Petition

**Status:** Draft

**Version:** 2

**General  
Ledger #:**

**In Control:** Building, Zoning,  
and Economic  
Development  
Committee

**File Created:** 10/18/2021

**File Name:** Pulte Home Group / Lincoln Prairie by Del Webb  
Phase / Final Plat

**Final Action:**

**Title:** A Resolution Approving a Final Plat for Lincoln Prairie by Del Webb  
Subdivision on vacant land generally located south of Wolf's Crossing and  
east of Eola Road (Pulte Home Group - 21-0846 / WH18/2-21.306-Fsd/Fpn -  
TV - Ward 9)

### Notes:

**Agenda Date:** 01/26/2022

**Agenda Number:**

### Sponsors:

**Enactment Date:**

**Attachments:** Exhibit "A" Final Plat - 2022-01-14 - 2021.306, Land  
Use Petition and Supporting Documents - 2021-10-15  
- 2021.306, Plat of Survey - 2021-10-15 - 2021.306,  
Address Plat - 2021-10-15 - 2021.306, Review Memo -  
2022-01-07, Appealable Sheet - Final Plat  
-2022-01-14, PZC 1-19-2022

**Enactment Number:**

**Planning Case #:** WH18/2-21.306-Fsd/Fpn

**Hearing Date:**

**Drafter:** vacekt@aurora.il.us

**Effective Date:**

### Related Files:

## History of Legislative File

| Ver-<br>sion:  | Acting Body:                      | Date:      | Action:   | Sent To:  | Due Date:  | Return<br>Date: | Result: |
|--|-----------------------------------|------------|-----------|---|------------|-----------------|---------|
| 2  | Planning and Zoning<br>Commission | 01/19/2022 | Forwarded | Building, Zoning,<br>and Economic<br>Development<br>Committee | 01/26/2022 |                 | Pass    |
| <b>Action Text:</b> A motion was made by Mrs. Anderson, seconded by Mr. Kahn, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 1/26/2022. The motion carried. |                                   |            |           |   |            |                 |         |
| Aye: 5 Chairperson Pilmer, At Large Anderson, At Large Gonzales, At Large Choudhury and At Large Kahn  |                                   |            |           |   |            |                 |         |

Attachment for Items 21-0846 and 21-0847:

21-0846      A Resolution approving a Final Plat for Lincoln Prairie by Del Webb Subdivision on vacant land generally located south of Wolf's Crossing and east of Eola Road (Pulte Home Group – 21-0846 / WH18/2-21.306-Fsd/Fpn – TV – Ward 9)

Mrs. Vacek said I'm going to just give a really brief presentation and then turn it over to the Petitioner. They do have a little bit more in depth of a presentation. The subject property is approximately 115 acres, which is part of the Lincoln Prairie Planned Development District. As you may recall, in February of last year, the city did approve the Wolf's Crossing Sub Area Plan, which designated the future land use for this area as primarily low density residential. Then in April of 2021, the City Council approved a revision to the Annexation Agreement, the Plan Description and a Preliminary Plat and Plan for the Lincoln Prairie development. The Petitioner is requesting approval of a Final Plat and Plan for Phase 1 of the Lincoln Prairie by Del Webb Subdivision. The details of the request include the construction of 168 age restricted single family residential homes within a gated community. The gross density is 1.46 dwelling units per acre for the first phase. Since this is a gated community, the streets will be private. The Homeowner's Association will be responsible for the maintenance of the private streets, the amenity center, the common areas, landscaping, mowing, and snow removal of the individual residential lots. As part of Phase 1, the Petitioner is also constructing an amenity center on the eastern portion of Lot 555 overlooking the pond. The amenity center consists of 2 buildings connected with a covered breezeway. The northern building will be used for sales until the sales are completed and then it would be converted to additional amenities. The main building, which is the one to the south, will include offices, an indoor pool, a fitness center, an aerobics area, a billiard room and social gathering areas. There are additional outdoor amenities, including the outdoor pool, tennis courts, bocce ball courts, pickleball courts, barbeque areas and covered shelters. The amenity center has a total of 124 parking spaces, of which 18 would be handicapped. Sidewalks and trails are being built throughout the development. There are several stormwater detention facilities being constructed within this first phase also. Additionally, the Petitioner is proposing to construct some additional stormwater detention on the adjacent offsite parcel to the south to meet the runoff requirements. This facility would be expanded in the future. The Petitioner also has an agreement with Fox Metro for the construction of a regional lift station, which will provide sanitary sewer for the Lincoln Prairie by Del Webb and the future phases of the Lincoln Prairie Planned Development. The Final Plan also includes full landscaping plans and building and signage elevations, which you have in your packet. At this time, I'll turn it over to the Petitioner unless you have any questions for me.

Good evening. Russ Whitaker with Rosanova and Whitaker. I'm here this evening on behalf of Pulte Home Company as the contract purchaser of the property at issue this evening. I have a couple members of the team with me tonight. I've got Matt Brolley, who is the Land Entitlement Manager with Pulte, and Joe Iovinelli, who is with Manhard and is our Civil Engineer on the project. They'll help me answer questions if you've got a couple. Tracey kind of did a high level background, but hopefully pictures help bring some of the stuff to life here. This plan may look familiar. This is the 500 plus acres that is the Lincoln Prairie development. Pulte is the contract purchaser of all of this property, but will be buying the property in phases. When we went through with annexation, what we did is we broke that parcel, the large 550 acre parcel, into 6 different parcels. You can see to the north you've got the

Lincoln Crossing development, which is already coming through this Commission for Final Plan and Plat approval. We've broke ground, I think it was in August or September, on that portion of the development. That's a traditional single family subdivision. We are continuing with development right now. I think there are a couple of models that have gone vertical and we anticipate opening sales at Lincoln Crossing in March. The largest component of the development was Parcel 2, which is the large Del Webb portion of the development kind of on the eastern segment of the property. Del Webb was always contemplated as a 3 phase project. We are here before you with Phase 1 of that project. The 2 parcels that are identified in red are both future development parcels. Those are commercial development parcels, so we see that being a little bit off in the future as we build some additional residential base. Just as a point of reference, the 2 parcels, large yellow parcels along what would be Route 30, are future development parcels as well. We've term those as being flex parcels. The thought process being that they will either develop similar to Lincoln Crossing with a traditional single family development or they would develop similar to Del Webb as a natural expansion of Del Webb. Tracey talked a little bit about the amenity center for Del Webb, which I think is like 22,000 square feet or something like that when you put the 2 buildings together. I would note that as we are looking at this plan, the amenity center and the outdoor amenities that are being built as part of this Phase 1 are sized to contemplate that both the Parcel 4 and Parcel 5 would be developed as part of Del Webb. The plan here is a rendered site plan showing Phase 1. I look at this plan and I think there's a lot going on, but there doesn't seem to be that many lots. There are 169 lots on the 115 acres. That's like 1.5 units an acre, so I think that speaks to the amount of open space that's being incorporated in the Phase 1 of the project and that's important because when we do projects like this and we've got a significant spend in terms of infrastructure and amenity-type improvements, one of the leading questions is always well are we actually going to see you build that part of it, and the answer here is clearly yes. As we are just beginning Phase 1, we've planned for all of that amenity center and all of the sort of core amenities that are critical components of making a Del Well community what it is being incorporated in this Phase 1 plan. That is a huge commitment on behalf of Pulte. They could not build themselves out of this development and be profitable, which is the Phase 1. There is a long-term commitment to a 3 phase project being made with the improvements you see before you here.

So just talking a little bit about some of those improvements, if we kind of start on the left hand side, you can see the curved road. That's Eola Road. That is where the primary access is. Del Webb Boulevard will come in and be the primary access route into the development. Sort of to the north of Del Webb Boulevard and then on the opposite side of Eola Road you can see those components being shown here on the plan. There is a pedestrian bridge that is an important component of the plan. That pedestrian bridge is in review process right now. It will also be part of the Phase 1 construction, or will be constructed during Phase 1 of Pulte's work here. That pedestrian bridge includes all of that landscaping heading up Eola Road and then all of the landscaping on what would be the west side of Eola Road and then ultimately a pedestrian connection that's going to lead up to the school campus that is bordering the property there. So again, a significant investment. I'm going to flip the next page over so you can see the labeled Del Webb Boulevard there. Tracey mentioned public roads/private roads. This is sort of where that break happens. What we are looking at here is the guard house, so a little bit difficult to see. I zoom in a little bit. You can see a little box in that center island. That is actually a guard house, so that's a washroom kind of an open space. You can imagine you've been through a guard house before. This is envisioned to be a manned facility providing, or ensuring people are coming

and going as they are supposed to. There would be a gate in this location. If there is not a manned guard, there will be keypad/key fob type access allowing people to come and go. Basically to the west of that guard house is going to be public street. To the east of the guard house is going to be private streets heading into the development. I thought it was helpful to kind of see how that was operating and that is really the primary gated nature of the development, at least as part of Phase 1.

If we go back to this slide, you kind of continue down the Del Webb Boulevard. I think the next component that's really critical to talk about, and Tracey talked a little bit about the stormwater, we are overbuilding stormwater here. Approximately 40% of the overall stormwater for the development will be built as part of Phase 1. I think the amenity center is really the critical component. The scale here is difficult. When we look at the amenity center and that prairie just to the north of it and then the pond that extends off of it, that's actually 32 acres. The pond, the prairie, the wetland, the amenity center sits on 32 acres. We think about there's a lot of developments that happen in Aurora where you might have 60 or 80 homes and they sit on 32 acres. Here we've got 32 acres being just devoted to that amenity space and trying to create a character, create an environment that's going to make this a really special place. Tracey mentioned the sales building to the north. You can see it labeled the Sales Center there. That's approximately a 4,000 square foot building. Del Webb has certain requirements built into the structure. We can't sell out of a model, so we construct a separate sales center here. It will be strictly for sales purposes of what we're building through the community. As Tracey said, that will convert to clubhouse space to be owned and maintained by the association once we are finished with sales. The amenity building is located to the south. That's roughly 18,000 square feet in building space. Tracey kind of walked through some of the things. I think that one of the key features is a large indoor pool. With that pool, there's also some spa space, there's men's and women's locker rooms, and then there's just a plethora of different social gathering areas, whether it's a billiards room or a meeting room. There is a separate aerobics room, there is a separate fitness center, there is continuous gathering spaces that can seat well over 100 people in a single room, so it provides a lot of different flexibility for people to gather in this central space and really develop that sense of community that is core to Del Webb. So we are excited about the level of space that's being built here. It's hard not to talk about some of the outdoor spaces as well. When you look here at the plan, you can see that there's just sort of this grand outdoor plaza/patio area sort of between that sales center and the amenity building. You can kind of imagine those are going to be elevated a little bit with some tiers coming down toward the water, just outdoor passive recreational spaces there along with bocce as more of an active amenity space. You can see there's a trail network that runs right along the detention basin here. That detention basin is absolutely serving functional purposes of stormwater detention, but it is being incorporated very thoughtfully into the plan here as an amenity. So we are thinking about how people are using these indoor spaces and outdoor spaces and the view corridors we're creating and being able to sit there and enjoy that pond. You see very thoughtfully that that pedestrian path really just kind of clips the edge of the stormwater detention basin very purposefully. You can see their second pool here. This time an outdoor pool. All kinds of patio space built around that pool and then extending up into the building. And then, of course, other more active recreational spaces further to the south. You've got tennis and I feel like, with Pulte, we've tried building pickleball courts in like 5 different communities over the last 2 years and all of the communities say they are so popular that you can't build them here because it is going to create a mess and it's going to be too much demand and it is a big issue. So we are

finally getting our pickleball courts here as part of the private amenities. We see this as being a major attraction in helping to drive sales here at Del Webb.

Some images here. This is a little bit hard to read on this scale. It is a very long linear building. Again, we are targeting 55 plus audience here, so we are not looking at a lot of 2 story spaces, as we'll see in the homes. Homes are generally ranches. All single story space here in the clubhouse. You can see the 4,000 square foot sales center building on the left hand side of the image here. You see the breezeway connecting the buildings and then the large clubhouse. I would note there are the 2 story windows on the right hand side. That is going to be where your pool is located. The space is made 2 stories to help bring in some light and air and help create the character of that space. A different 3D rendering just showing that same space, a little bit of a different look. You can see high quality building materials. The siding material is all Hardi or LP Smart side. We've got masonry included. You've got all kinds of architectural features. There's metal panel roofing, different types of siding accents, so lots going on with the architecture. Just another view that is showing some of the detail. Here you can see that you've got the different Hardi siding material, you've got the different structure to the siding material running around the entrance there, different colors, different textures.

The last thing I wanted to talk about real quick is the actual lotting. We're not just here for the amenities. We will be building homes, 169 of them, as part of Phase 1. What we're showing here is we're greying out lots that are part of future phases, so what you see in the brighter oranges and yellows are the Phase 1 lots on the north half, or the top half, of this diagram. All of the lots are broken into 3 different series types. It is the Scenic, the Distinctive and the Echelon. You can see 60, 70, 39 units respectively adding up to the 169 total units. So just a little about those. This is what we typically refer to as our product matrix, so this is going to show you the various floor plans that we'll offer in each series of homes. The Scenic is a 34 foot product. That's simply meaning that the home is going to be 34 feet wide. The Distinctive is going to spread out a little bit more at 40 foot wide. The Echelon being 54 foot wide. So you can see that there is a wide range of square footages that are made available here. I think these are all minimum square footages. Pulte provides a lot of optionality for their homes, whether it's a sunroom or whether it's bonus space that can be built up into a second story. What we find many times is you've got a base 2 bedroom home. Someone is looking for another bedroom or space where they can host grandkids. Instead of going and adding that space to the basement, you can do it much more efficiently on a ranch plan with adding second story space, so there is a lot of opportunity to do things like that here and you can kind of see if you look in that bed category, or the bed column, 2 to 3 beds, or 2 to 4 beds and so that's where you get some of that optionality and you would be increasing the square footage. We've got options for 2 and 3 car garages. There are different basement and loft options and then importantly we're concerned about the streetscape and if you've seen what we're doing with the elevations for the clubhouse, it says that we are very interested in the architectural character of the community. So we have all of these different elevation options. So just starting at the top, if you look at the Vista floor plan in the Scenic series, you run across that far right column and you're going to see that there are 6 different elevations. That means that we are going to have 6 different distinctive elevations, different architectural styles to each of those elevations. We are unlikely to build 6 Vistas in a row, but if we did build 6 Vistas in the row, if you are standing on the sidewalk looking at them, you would not know that that is the exact same floor plan inside because architecturally speaking too from the outside it looks like an entirely different house. With that, I think

it doesn't want to progress any further, so maybe that's the end, not by design, but by choice. There's obviously a lot going on here. We are super excited. Everything we are doing is substantially consistent with what we had don't at preliminary. We've seen great interest in Lincoln Crossing series that's under construction right now and we think we'll have a great opening there at Lincoln Crossings in March. We are really excited about bringing this product and being able to talk to buyers about the opportunities even as we're selling in Lincoln Crossings. We've had a lot of work going in Aurora the last couple of years. We've been very successful. I think that's translated to a bunch of success for the Village as well, or the City as well and we're just excited to build upon what we've been able to do the last couple of years. Thank you.

Chairman Pilmer said any questions of the Petitioner?

Mr. Kahn said what's the average size lot for the houses?

Mr. Whitaker said it is going to vary by series, so throughout the subdivision you are going to see different size lots.

Mrs. Vacek said it ranges from 5,200, which are the smaller, the ones that would have the 34 foot houses to 7,680, which would have the larger. The middle one was about 6,000 square feet.

Mr. Whitaker said the one thing I would add to that is with this being a Del Webb community, with it being an age restricted community, the other component is that this is going to be a low maintenance community, so when you buy a lot, you do in fact own your property, but all of the exterior maintenance in your yard is going to be taken care of through the association, so you would not do any plowing of your driveway. You wouldn't mow your lawn, you wouldn't maintain the garden bed around the house. All of those things are being taken care of. With that, we impose all kinds of restrictions. It is going to cost a lot more if we have fences sporadically located throughout the community, so we actually prohibit fences by way of example. You couldn't put a shed up in your back yard because now having to cut around that shed is going to create increases in maintenance costs for the common community. There's a lot of restrictions that we impose. While there are private yards, there's some pretty significant limits on what you can do in your yard. We focus more on common open spaces in a community like this because we are really encouraging those folks to come out of their home and go to the amenity center, go the various parks that are kind of located throughout the community.

Mrs. Anderson said I have a question. So what if a resident decides to sell their home over time. How is sale handled?

Mr. Whitaker said it would happen just like any sale of a home, so like most subdivisions that are developed today, there's going to be a Declaration of Covenants, Conditions and Restrictions that get recorded against the property. Everybody is going to be a member of the Homeowner's Association. That's going to be a more robust Homeowner's Association here, so your dues are going to be a little bit higher. Not only are they performing all of that exterior maintenance on the lawn and the driveway, not the home just to be clear, but they are also actively managing out of the clubhouse, so there's going to be somebody who is scheduling activities, so the Homeowner's Association is going to have employees

and it is going to be run by a management company that's a robust association. The association will also be responsible for enforcement of the age restriction covenant. So when you are buying a home, federal law governs an age restriction, so it says you've got to be 55 plus, here's the exceptions to the 55 plus rule. You've got to maintain these records. You could be audited. If you don't comply you are subject to discrimination under the Fair Housing Act, so there is a litany of requirements that we have to go through. All of that is embedded in the Declarations and the Declaration is going to say not just age restriction, but all of the dues for the common maintenance, and the clubhouse and the employees and the yard maintenance in all of those things. It would all be administered preliminary by Pulte, so when Pulte develops, they will hire a property manager, but they are very active in the management in getting residents involved so they understand the process, but it will ultimately be turned over the residents.

Mr. Gonzales said is there another Del Webb community like this in Illinois?

Mr. Whitaker said there are 3 of them. There is one in Elgin. There's one in Huntley and then the Grand Dominion in Mundelein.

Mrs. Vacek said staff would recommend conditional approval of the Resolution for a Final Plat for Lincoln Prairie by Del Well Subdivision, Phase 1 on vacant land generally located south of Wolf's Crossing and east of Eola Road with the following conditions:

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

Mrs. Vacek said #2 I'm asking you guys not to include because we did get a revised plat. That was what was in your packet. I have had time to review it and so #2 doesn't apply any more, but I will read it into the record so you guys know that it doesn't apply. It just said that the documents be revised to incorporate Zoning and Planning's comments, included in the memo dated January 7, 2022 prior to recording the Final Plat. They have complied with that condition.

3. That the proposed easement provisions be reviewed and approved by the city's Law Department prior to recording the Final Plat. Because these are private roads and because of the uniqueness of this, some of our standard provisions for the city easements for utilities and stuff like that they are just manipulating a little bit. We're having our Law Department review that and they would approve it before it got recorded.

Chairman Pilmer said you've heard staff's recommendations, which comes with 2 conditions listed in the staff report, which are #1 and #3. Is there a motion?

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mrs. Anderson

MOTION SECONDED BY: Mr. Kahn

AYES: Chairman Pilmer, Mrs. Anderson, Mr. Choudhury, Mr. Gonzales, Mr. Kahn

NAYS: None

Mrs. Vacek said this will next be heard at the Building, Zoning and Economic Development Committee meeting on Wednesday, January 26<sup>th</sup> at 4:00 p.m. in Council Chambers.

21-0847      A Resolution approving a Final Plan for Lincoln Prairie by Del Webb Subdivision, Phase 1 generally located south of Wolf's Crossing and east of Eola Road (Pulte Home Group – 21-0847 / WH18/2-21.306-Fsd/Fpn – TV – Ward 9)

Mrs. Vacek said staff would recommend conditional approval of the Resolution approving a Final Plan for the Lincoln Prairie by Del Webb Subdivision, Phase 1 generally located south of Wolf's Crossing and east of Eola Road with the following conditions:

1. That the Final Plan be contingent upon Final Engineering approval.
2. That no development will be allowed within the regulatory floodplain until a Conditional Letter of Map Revision is received by FEMA. Floodplain fill, to provide access to the site, will be permitted if compensatory storage volume is provided.
3. That no building permit will be issued for lots that are located in the regulatory floodplain until a Letter of Map Revision has been received.
4. That the Petitioner submit documentation indicating Wheatland Township approval of an emergency access to Bode Road prior to Final Engineering approval.
5. That the Petitioner submit an executed Plat of Dedication for a 150 foot right-of-way flare at the intersection of Eola and Route 30 to the City Engineering Division prior to Final Engineering approval.
6. That the Petitioner submit an executed Plat of Easement for any offsite easements required by the Engineering Division prior to Final Engineering approval.
7. That all temporary turnarounds comply with the Fire Code.
8. That the Final Plan be revised as follows:
  - a. That a sidewalk be added on the north side of Del Webb Boulevard between Stonecrop Drive and Bellwether Court.
  - b. Unless there is a revision to the Plan Description, that the retaining wall along the east side of Pond G be revised so that each step of the retaining wall does not exceed three feet in height with a minimum run of three feet between steps. Additionally, the stepping of the retaining wall shall not exceed six feet in overall height.
9. That the sign for the amenity center be added to the signage and building elevation.

Chairman Pilmer said we've heard staff's recommendation with a total of 9 conditions listed. Is there a motion?

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mr. Choudhury

MOTION SECONDED BY: Mr. Gonzales

AYES: Chairman Pilmer, Mrs. Anderson, Mr. Choudhury, Mr. Gonzales, Mr. Kahn

NAYS: None

Mrs. Vacek said this will next be heard at the Building, Zoning and Economic Development Committee meeting on Wednesday, January 26<sup>th</sup> at 4:00 p.m. in Council Chambers.