File #: 21-0073, **Version:** 3

TO: Mayor Richard C. Irvin

FROM: Planning and Zoning Commission

DATE: April 9, 2021

SUBJECT:
A Resolution Approving a Preliminary Plat for Lincoln Prairie by Del Webb Subdivision on vacant land located east of US Route 30, south of Wolf's Crossing, north of 111th Street and west of Canadian National Rail Line (Pulte Home Company - 21-0074 / WH18/2-21.018-Psd/Ppn - TV - Ward 9)

PURPOSE:
The Petitioner, Pulte Home Company, is requesting approval of a Preliminary Plat for Lincoln by Del Webb Prairie Subdivision located east of US Route 30, south of Wolf's Crossing, north of 111th Street and West of Canadian National rail line for the development of an age-restricted single-family residential gated community.

BACKGROUND:
The Subject Property is approximately 534 acres of vacant land which is part of Lincoln Prairie Planned Development District. This property was annexed into the City of Aurora in December of 2002 pursuant to an approved Annexation Agreement. A Plan Description was also approved at that time that included a variety of future land uses including residential, commercial, and primarily manufacturing. At that time, the City was interested in having an industrial area to relocate existing industrial uses that were in operation throughout the City in incompatible residential neighborhoods. However, that industrial vision never came to fruition and this property has sat undeveloped. In February 2021, the City approved the Wolf's Crossing Subarea Plan which redesignated the future land uses for this area to be primarily low-density residential uses and some commercial located at key nodes.

The Amendment to the Annexation Agreement, the Amendment to Planned Development District, the Preliminary Plan and Plat for Lincoln Crossing and the Preliminary Plan and Plat for Lincoln Prairie are being reviewed and approved concurrently under separate actions.

The Petitioner is requesting approval of a Preliminary Plat and Plan for Lincoln Prairie by Del Webb Subdivision on Parcel 2. The proposal is to construct 550 age-restricted detached single-family residential homes within a gated community in three phases. The proposed gross density is 1.16 dwelling units per acre. The development has a mixture of 44-foot wide lots with a minimum lot size of 5,280 square feet, 50-foot wide lots with a minimum lot size of 6,000 square feet, and 64-foot wide lots with a minimum lot size of 7,680 square feet. Since this is a gated community the street will be private. The homeowner's association will be responsible for the maintenance of the private streets, the amenity center, common areas, landscaping, and mowing and snow removal of individual

residential lots.

An amenity center will be constructed on approximately 11 acres in the center of the age-restricted development. The amenity center will include but not limited to a pool, tennis courts, bocce ball courts, and pickle ball courts. There are several parks being constructed which are interspersed throughout the subdivision. These parks will feature various amenities such as a community garden, pavilions, picnic tables, grills, and a dog park.

The age-restricted gated Subdivision is separated from the rest of the Lincoln Prairie development by water features including ponds. Access will be via two gated entrances from a full access from Eola Road and a full access from US Route 30.

There are several stormwater detention facilities being constructed which is providing sufficient stormwater storage for the subdivision.

The Petitioner is working with Fox Metro Reclamation District to provide a lift station to service not only the Lincoln Prairie by Del Webb Subdivision with sanitary sewer but also the remaining portion of the development.

Concurrently with this proposal, the Petitioner is requesting approval of an Amendment to the Annexation Agreement, commonly known as the Lincoln Prairie Planned Development District. The details of the request include revising the Planned Development District to change the future recommended land uses to low density residential and commercial.

The provisions of the School and Park Land Cash Dedication Ordinance will be satisfied by a combination of a cash contribution, park dedication and construction, and the construction of a pedestrian bridge crossing Eola Road which would then be conveyed to the City. The school contribution within the age-restricted community is proposed to be waived as this development will not have an impact on the school system. In addition, to help ensure no impact on the schools, the Petitioner has agreed that the Developer will encumber the aged-restricted community with a covenant. The covenant shall run to the benefit of the City and Oswego Community Unit School District 308 and include payment of a penalty for violation of the Covenant.

The Annexation Agreement provides for provisions regarding the approval of Building Elevations and the use of quality and variety of materials.

The 2002 Annexation Agreement required the Developer to construct a water tower as part of the public improvements. Recent modeling of the water distribution network by the City's consultant has confirmed that a water tower will not be necessary to meet the needs of the proposed residential/commercial development, which has a much lower fire flow demand than an industrial development. The Restated Agreement does require the developer to pay for two offsite water main improvements, essentially in-lieu of a water tower, in order to meet the fire flow demand for a less intense use and to improve water circulation in a development at the extent of the City's network.

A lift station will be required in order to provide sanitary sewer service to much of the Subject Property. The Developer is working on an agreement with Fox Metro Water Reclamation District whereby the Developer will construct the lift station and Fox Metro Water Reclamation District will own and maintain it.

Consistent with the 2002 Annexation Agreement and the 2016 Amendment No. 1 to that agreement, the Developer will be required to complete the build-out of the recently realigned Eola Road/Heggs Road. This Restated Agreement will also require improvements to Wolf's Crossing and 111th Street. Road improvements to Route 30 will be pursuant to the Illinois Department of Transportation's review and permitting.

The agreement also includes a provision to allow golf carts on private streets, pedestrian paths, and the pedestrian bridge so that the residents of the age-restricted community can utilize the commercial uses without the need to drive their private vehicles to shop thereby lowering vehicle trips and creating an additional amenity for residents of the age-restricted community. When commercial is developed a plan should be created and implemented to support golf-cart access and circulation. This may be handled with a golf cart only parking area that keeps the golf carts separate from vehicles.

The Petitioner is also requesting the approval of an amendment to the plan description of for the Lincoln Prairie Planned Development District. The details of the request include changing the land uses from medium density residential, commercial, and manufacturing to low density residential and commercial. The Plan Description establishes 4 land use areas and 6 parcels.

1. Parcel 1 is single family detached residential with zoning similar to that of R-2 with the exception of reduced lot sizes, setbacks, and lot coverage; and

2. Parcel 2 is age-restricted single family detached residential with zoning similar to that of R-3 with the exception of reduced lot sizes, setbacks and lot coverage; and

3. Parcels 3 and 6 are commercial parcels with zoning similar to that of B-2; and

4.Parcels 4 and 5 are flex parcels which can be developed either under the regulations of Parcel 1 or Parcel 2.

A special sign district is being proposed for the site with the size, type and location of the temporary, permanent identification and directional signage.

The Petitioner is also requesting approval of a Preliminary Plat and Plan for Lincoln Crossing Subdivision on Parcel 1. The proposal is to construct 162 traditional detached single-family residential homes. The proposed gross density is 2.47 dwelling units per acre. The development has a mixture of 55-foot wide lots with a minimum lot size of 7,150 square footage and 65-foot wide lots with a minimum lot size of 8,060 square feet.

The Petitioner is also proposing a 4-acre park site which will be donated to the Fox Valley Park District. A stormwater detention facility is being constructed on a 7.29-acre lot at the southwest portion of the development. Additional stormwater detention may be required which will be in an adjacent off-site parcel.

Access to Lincoln Crossing is being provided via a full access off Wolf's Crossing Road and a full access off Eola Road.

A pedestrian bridge is being proposed at the southwest corner of the property crossing Eola Road which will land on the future commercial parcel connecting this property not only the commercial property but also to Wolf's Crossing Elementary School and Bednarik Junior High School. This will be constructed as part of Phase 1 of Parcel 2 and will be conveyed to City.

Landscaping and Building elevations for both developments will be reviewed at time of Final Plat and Plan approval.

DISCUSSION:
Staff has reviewed the Preliminary Plat petition and have sent comments back to the petitioner on those submittals. The petitioner has made the requested revisions to these documents and they now meet the applicable codes and ordinances, except for the items reflected in the conditions listed in the Staff Recommendation below.

POLICIES AND GUIDELINES:
The Staff's Evaluation and Recommendation are based on the following Physical Development Policies:

10.0 To provide for the orderly, balanced and efficient growth and redevelopment of the City through the positive integration of land use patterns, functions, and circulation systems. To protect and enhance those assets and values that establishes the desirable quality and general livability of the City. To promote the City's position as a regional center.
11.1(3) To encourage new development contiguous to existing development.
11.1(5) To guide and promote development to areas where public utilities, public roads and municipal services are either available or planned.
12.1(3) To encourage residential development in close proximity to places of work, shopping and recreation.
20.0 To insure the provision of decent housing and a quality living environment for every resident of Aurora.
21.0(1) To promote access to housing opportunities for all economic, racial, religious, ethnic and age groups.
21.1(2) To promote a wide variety of housing types.
23.1(3) To encourage quality design and practicable innovations in both housing structures and site developments to encourage quality design and practicable innovations in both housing structures and site development.
23.1(10) To promote the provision of paved roads, sidewalks, utilities and other public works and improvements to each residence within the City through subdivision requirements or special assessments.
71.1(3) To work toward accomplishing complete utilities, including water mains and separated storm and sanitary sewer in all parts of the City.

RECOMMENDATIONS:
The Planning and Zoning Commission recommended CONDITIONAL APPROVAL of the Resolution Approving a Preliminary Plat for Lincoln Prairie by Del Webb Subdivision on vacant land located east of US Route 30, south of Wolf's Crossing, north of 111th Street and west of Canadian National Rail Line with the following conditions:

1. That the documents be revised to incorporate the Zoning and Planning Staff comments included in the memo dated April 5, 2021 prior to city council approval.

2. That the Subject Property shall obtain Final Engineering Approval from the Engineering Division and shall obtain all necessary permits or approvals from other Federal, State, and local government agencies having jurisdiction over the development.

ATTACHMENTS:
Exhibit "A" Preliminary Plat
Land Use Petition and supporting documents

Legistar Number: 21-0073

cc:
Alderman Michael B. Saville, Chairperson
Alderman Sherman Jenkins, Vice Chairperson
Alderman Carl Franco
Alderman Robert J. O'Connor
Alderman Juany Garza

CITY OF AURORA, ILLINOIS

RESOLUTION NO. _____
DATE OF PASSAGE _____

A Resolution Approving a Preliminary Plat for Lincoln Prairie by Del Webb Subdivision on vacant land located east of US Route 30, south of Wolf's Crossing, north of 111th Street and west of Canadian National Rail Line

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, by petition dated January 26, 2021, Pulte Home Company filed with the City of Aurora a petition requesting approval of a Preliminary Plat for Lincoln Prairie by Del Webb Subdivision located east of US Route 30, south of Wolf's Crossing, north of 111th Street and West of Canadian National rail line and related required documents as attached hereto as Exhibits "A"; and

WHEREAS, after referral of said petition from the Aurora City Council, the Aurora Planning and Zoning Commission conducted a hearing on April 7, 2021, reviewed the petition and recommended

CONDITIONAL APPROVAL of said petition; and

WHEREAS, on April 14, 2021, the Building, Zoning and Economic Development Committee of the Aurora City Council reviewed said Preliminary Plat and the before mentioned recommendations and recommended CONDITIONAL APPROVAL of said petition; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Aurora, Illinois, finds as facts all of the preamble recitals of this Resolution and hereby grants CONDITIONAL APPROVAL of said Preliminary Plat with the following conditions:

1. That the documents be revised to incorporate the Zoning and Planning Staff comments included in the memo dated April 5, 2021 prior to city council approval.

2. That the Subject Property shall obtain Final Engineering Approval from the Engineering Division and shall obtain all necessary permits or approvals from other Federal, State, and local government agencies having jurisdiction over the development.

BE IT FURTHER RESOLVED that the City Council of the City of Aurora hereby adopts the Preliminary Plat and related required documents as attached hereto as Exhibit "A" Preliminary Plat