



Legislation Text

File #: 23-0977, Version: 2

TO: Mayor Richard C. Irvin
FROM: Planning and Zoning Commission
DATE: December 7, 2023

SUBJECT:

A Resolution Approving a Preliminary Plan and Plat for Prairie Meadows Subdivision located on the north side of Prairie Street, west of N. Kingsway Drive (Lennar Homebuilders - 23-0977 / AU19/4-23.443-CUPD/Ppn/Psd - TV - Ward 5)

PURPOSE:

The Petitioner, Lennar Homebuilders, is requesting approval of a Preliminary Plan and Plat for Prairie Meadows Subdivision located on the north side of Prairie Street, west of N. Kingsway Drive which includes the development of a 74 lot age targeted ranch-style single family subdivision.

BACKGROUND:

The Subject Property is currently vacant land with R-1 One-Family Dwelling zoning. Most of the land is currently owned by the West Aurora School District #129. The other portion of the Subject Property is owned by Scott Voris, an adjacent property owner, who is selling a portion of the lot. The School District bought this land in 2002 for the purpose of building a middle school on the property. Since then, the West Aurora School District rebuilt Greenman Middle School, therefore, there was no need for the school district to keep this property. Earlier this year, the School District did a request for proposal (RFP) to sell the property and Lennar Homebuilders was awarded the RFP by the school district board.

The Conditional Use Planned Development and the Preliminary Plat and Plan are being reviewed concurrently under separate actions.

The Petitioner is requesting approval of a Preliminary Plat and Plan for Prairie Meadows Subdivision. The proposal is to construct an age targeted ranch-style home community consisting of 74 single-family lots. This subdivision is intended to be a maintenance free living administered by the Homeowner's Association. The proposed residential lot size ranges from 8,001 sq. ft. to 11,943 sq. ft. with a minimum of 60 feet in width.

The City's Comprehensive Plan designates this property as low-density residential, being between 0-5 dwelling unit per acre. The gross density for this development is 2.0 dwelling units per acre which is in conformance of the City's Comprehensive Plan.

The Petitioner is also proposing a 1.45-acre park site. In addition to preserving the existing wetland that is located on the northeast portion of the property, there are four detention facilities being

constructed as part of this development.

A full access into this subdivision will be constructed on Prairie Street, directly across from Rockwell Road. In addition, a connection to the dead-end at S. Constitution Drive to the north, and to the dead-end at Kenilworth Place to the east is being provided for street network connectivity.

Preliminary Landscaping and Building Elevations are in the packet but will be reviewed at time of Final Plat and Plan time.

Concurrently with this proposal, the Petitioner is requesting the establishment of a Conditional Use Planned Development with underlying R-1 One-Family Dwelling District, OS-1 Conservation, Open Space, and Drainage District, and OS-2 Open Space and Recreation District zoning. The Plan Description allows for modifications to the bulk restrictions, building standards, and to the Subdivision Control Ordinance. Specifically, it allows for the reduction of lot size, width, and the front and side yard setbacks. It also allows for the establishment a higher minimum floor area for one story dwellings, the establishment of a basement requirement for those lots where basements are feasible and the establishment of a requirement for a 4-foot garage extension for those lots where basements are not feasible. It also requires the developer to contribute funds for future road improvements to Prairie Street

DISCUSSION:

Staff has reviewed the Preliminary Plan and Plat Resolution 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, with the exception of 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:

- 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.
- 21.1(2) To promote a wide variety of housing types.
- 22.1(1) To achieve appropriate zoning protection for residential areas designated in the land use plan.

RECOMMENDATIONS:

The Planning and Zoning Commission recommended APPROVAL of the Resolution Approving a Preliminary Plan and Plat for Prairie Meadows Subdivision located on the north side of Prairie Street, west of N. Kingsway Drive.

ATTACHMENTS:

Exhibit "A-1" Preliminary Plat
Exhibit "A-2" Preliminary Plan
Land Use Petition and Supporting Documents
Preliminary Building Elevations
Preliminary Landscape Plan
Plat of Survey
Maps.

cc:
Alderman Patricia Smith, Chairperson
Alderman Shweta Baid, Vice Chairperson
Alderman Michael B. Saville
Alderman William "Bill" Donnell
Alderman Carl Franco



CITY OF AURORA, ILLINOIS

RESOLUTION NO. _____
DATE OF PASSAGE _____

A Resolution Approving a Preliminary Plan and Plat for Prairie Meadows Subdivision located on the north side of Prairie Street, west of N. Kingsway Drive

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 October 9, 2023, Lennar Homebuilders filed with the City of Aurora a petition Requesting approval of a Preliminary Plan and Plat for Prairie Meadows Subdivision located on the north side of Prairie Street, west of N. Kingsway Drive and related required documents as attached hereto as Exhibits "A-1" through Exhibit "A-2"; and

WHEREAS, the Planning and Zoning Commission conducted a hearing on December 6, 2023, reviewed the petition and recommended APPROVAL of said petition; and

WHEREAS, on December 13, 2023, the Building, Zoning and Economic Development Committee of the Aurora City Council reviewed said Preliminary Plat and Plan and the before mentioned recommendations and recommended 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 APPROVAL of said Preliminary Plan and Plat.

BE IT FURTHER RESOLVED that the City Council of the City of Aurora hereby adopts the Preliminary Plat and Plan and related required documents as attached hereto as Exhibit "A-1" Preliminary Plat and Exhibit "A-2" Preliminary Plan.