



City of Aurora

2nd Floor Council
Chambers
44 E Downer Place
Aurora, IL 60507

Planning and Zoning Commission Meeting Minutes

Wednesday
February 08, 2023
7:00 PM

CALL TO ORDER

Chairman Pilmer called the meeting to order at 7:00 pm.

ROLL CALL

The following Commission members were present: Chairman Pilmer, Mrs. Anderson, Mr. Chambers, Mr. Choudhury, Mr. Gonzales, Mrs. Owusu-Safo, Mr. Roberts. Mr. Kuehl and Mrs. Martinez were excused.

OTHERS PRESENT

The following staff members were present: Mr. Sieben, Mrs. Vacek, Ms. Burden

*Matt Brolley/Pulte Home Company (Re: Lincoln Prairie by Del Webb)
Jean Munyaneza/JMD Investment Properties (Re: 2070 Sheffer Road)
Jiun-Guang Lin/Ridgeline Consultants (Re: 2070 Sheffer Road)*

APPROVAL OF MINUTES

23-0059

Approval of minutes from January 18, 2023 Planning & Zoning Commission meeting.

MOTION OF APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mrs. Anderson

AYES: Chairman Pilmer, Mrs. Anderson, Mr. Chambers, Mr. Choudhury, Mr. Gonzales, Mr. Roberts

NAYS: 0

ABSTAIN: Mrs. Owusu-Safo

Motion carried.

A motion was made by Mr. Chambers, seconded by Mrs. Anderson, that the minutes be approved and filed. The motion carried.

PUBLIC COMMENT

AGENDA

23-0064**A Resolution Approving the Final Plat for Sheffer Road North Subdivision, Located at 2070 Sheffer Road**

Mr. Sieben said good evening, Planning Commissioners. Ed Sieben, Zoning and Planning Director presenting tonight the proposed Final Plat for a 2-lot subdivision at 2070 Sheffer Road by JMD Investment Properties. This is a property... we have up there the zoning map you can see outlined in yellow, it's a property that was already annexed into the City of Aurora, it's a vacant piece, it is about just under...a little under an acre in size, zoned R-1 and JMD is looking at subdividing this into a 2-lot subdivision for 2 single-family home sites. Each lot would be 17,600 square feet. This does exceed the R-1 standards of 10,000 square feet and 75 in width. That's pretty much it in a nutshell. Just to the north of it is the Stonegate...I believe that's Stonegate West subdivision which is smaller lots, it's a senior development of single-family ranches so...but this does match the mostly unincorporated subdivision across the street which is approximately...those are about ½ acre lots so this does keep in touch with that. If there's any questions of me, there is a Petitioner here with his Engineer if there's any questions.

Chairman Pilmer said any questions of Staff? Hearing none, would the Petitioner like to add anything? If you'll just state your name and address for the record, please.

Mr. Lin said yes good evening. My name is Jiun-Guang Lin (gave spelling) with Ridgeline Consultants of Montgomery, Illinois. I'm the Civil Engineer and a project surveyor on this project and I have the owner Jean who is representing JMD Investments. So, actually the subject property is, as we defined it, is right at 1 acre, 1.00 acres but out of this 1.00 acres because the front property line is aligning with the center line of Sheffer Road so we have to dedicate half of the right of way to the County, to the City or the County or the Township. So, that really resulted in 0.8 acres left for the subdivision, a 2-lot subdivision. So, each lot is about, like Mr. Sieben said, about 17,000 square feet and we believe that the 2 resulting subdivided lots are meeting all the zoning requirements under R-1 zoning category. From the engineering standpoint, there is an existing water main on the south side of Sheffer Road so as in most normal conditions, we just run the proposed houses across the street and tie into the water main on the south side. However, what's unique about this project is there is no sanitary main running along Sheffer Road in front of the subdivision. There is one sanitary main that runs along the west...very west end of the subject property just a little bit to the east of the existing detention pond of Stonegate subdivision. So, for the western lot there's no problem; we just run the building westerly and tie into the existing sanitary main. But for the eastern lot, we have to run that sanitary service through the easement in the very backyard of lot 1 in order to reach to the sanitary main. But this has been reviewed and approved.... not approved, not officially approved, but discussed with the City Engineer, Souts, between me and him. For this project, no detention is required because of the amount of impervious area that's expected to be generated, however post construction best management practice, PCBMP, will be required because BMP is required when you have more than 2500 square feet of impervious area is generated. So, as discussed with Mr. Souts Thavong at the Engineering Department, we have proposed a drywell to satisfy this BMP requirement of Kane County as shown on the Engineering plans. Lastly, like I said, we have initial conversation with Mr. Thavong and all his comments have been addressed and that was about 3 weeks ago, and we have not heard back from the Engineering Department. What's also noteworthy is the plan also proposes to regrade the north ditch of Sheffer Road in front of the 2 future lots to really improve and provide a positive drainage that flows from east to the west, you know, for the swale so I think that's also a plus. That's pretty much all I have for now.

Chairman Pilmer said thank you. Any questions for the Petitioner or the Engineer?
Thank you.

Mrs. Owusu-Safo said just out of curiosity....

Chairman Pilmer said oh, go ahead.

Mrs. Owusu-Safo said I can't tell where the drywell is being proposed and is it for both lots or just one of the lots?

Mr. Lin said the drywell is proposed...each of the....the drywell is proposed in each of the 2 lots at the very back end of the property. Drywell is supposed to be located at the downstream most end of the property and it happens that currently the property, the site slopes from Sheffer Road northerly toward Stonegate so that's where the drywell is currently proposed for each lot, yes.

Chairman Pilmer said anything additional? Thank you. You can go ahead and have a seat. We'll just ask Staff, if there's no other questions of Staff, we'll ask Staff for a recommendation.

Mr. Sieben said sure, Staff would recommend approval of the Final Plat of the Sheffer Road North Subdivision as is up on the screen, you can see the 2 lots, they're 104 wide by 168 deep, they are dedicating 40 feet of right of way from center line because right now they own to the center line of Sheffer Road, so this does meet all and greatly exceeds the standards of the R-1 subdivision, so Staff would recommend approval.

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

MOTION OF APPROVAL WAS MADE BY: Mrs. Anderson

MOTION SECONDED BY: Mrs. Owusu-Safo

AYES: Chairman Pilmer, Mrs. Anderson, Mr. Chambers, Mr. Choudhury, Mr. Gonzales, Mrs. Owusu-Safo, Mr. Roberts

NAYS: 0

Motion carried.

Chairman Pilmer said and if Staff will just state where this will next be heard.

Mr. Sieben said sure, this will next be heard one week from today, February 15th at the Building, Zoning, Economic Development Committee at 4 pm in this room.

Chairman Pilmer said good luck.

Mr. Lin said thank you.

A motion was made by Mrs. Anderson, seconded by Mrs. Owusu-Safo, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 2/15/2023. The motion carried.

Chairman Pilmer said the next items are all related so I will read those in together.

23-0088

A Resolution Approving the Final Plat for Lincoln Prairie by Del Webb Subdivision, Phase 2A on vacant land generally located at South of Wolf's Crossing Road and East of Eola Road

Mrs. Vacek said good evening, Tracey Vacek with the Planning and Zoning Division. The subject property is approximately 105 acres of vacant land which is part of the Lincoln Prairie Planned Development District. As you may recall, in February of 2021 an Annexation Agreement, Plan Description, and the Preliminary Plan and Plat for Lincoln Prairie by Del Webb Subdivision was approved which consists of 550 age-restricted single-family residential homes. In February of 2022, the City Council approved the Final Plat and Plan for Phase 1 of Lincoln Prairie by Del Webb Subdivision which consisted of 169 age-restricted single-family lots. The Petitioner is now in and asking for approval of the Final Plat for Phase 2A and 2B of the Lincoln Prairie by Del Webb Subdivision. Phase 2A includes the creation of a 164-lot subdivision with 150 lots being developed as age-targeted single-family houses. The remaining lots will be used for the private roads, open space, or stormwater detention facilities. Phase 2B includes the creation of a 1-lot subdivision which will serve as a private drive from Phase 2A to Route 30. Concurrently with this proposal, the Petitioner is requesting approval of a Final Plan for Phase 2A and B. The request includes the second phase of construction for the Lincoln Prairie by Del Webb Subdivision. This phase consists of 158 age-restricted single-family homes within the gated community. The gross density is 1.5 dwelling units per acre for the second phase. Access into this Phase will be via the gated entrance through the full access off of Eola Road which was platted with Phase 1 and then via a non-manned gated entrance from the full access off of Route 30. The development has been broken down into a series of Scenic, Distinctive, and Echelon lots. I believe the Petitioner will go into those a little bit more, so I won't get into that, but the proposed elevations are the same elevations as Phase 1 and they're keeping with the same series of lots. Sidewalk trails are being built throughout the development. There are several stormwater detention facilities being expanded or constructed within this Phase, some of which are located on the adjacent off-site parcels to the south the meet the runoff requirements. The Final Plan proposal also includes a full landscape plan and consisting of street and lot trees, a variety of landscaping around the detention pond and foundation landscaping, and landscaping throughout the open spaces to help buffer the community. I will turn it over to the Petitioner right now. He has a quick presentation, unless there's any questions for me.

Chairman Pilmer said any questions of Staff? Thank you. If the Petitioner will come forward and just please state your name and address please.

Mr. Brolley said yeah, Matt Brolley with Pulte Home Company. Thanks for having us this evening. When she said it's short, it is literally like 5 slides, but I've got plenty of backup if you guys have questions. So, we were originally....but just by way of introduction...Pulte Home Company owns the Pulte Homes brand and also the Del Webb brand and we're building under both brands here in Aurora currently. If you recall, as Tracey stated, a few years ago the City approved this general land use plan for 520 acres. The...it's on the southern tip of Aurora and it includes 487 acres of residential and 39 acres of commercial. The first parcel that we developed is Parcel 1 in there, it's Lincoln Crossing. You've seen that under construction now. We grand opened for sales in 2021. Our first residents moved in last year. We closed 22 homes. We're expected to build out in the next 3 years. The next parcel that we

developed is the first phase of the Del Webb; it's Parcel 2. Phase 1 was 169 units of the 550 total that come in this 3-phase development. We grand opened at the end of last year and we have our first occupants taking residence in March, so next month. The Del Webb Phase 1 also included a model park, which is our model homes up....you can't really see them up to the northeast there....a sales and amenity building, and the guard house, and a couple other things. The guard house is complete, the sales center is complete, if you visit the facility you can see that. Then, obviously, the model homes are open for sales currently. The amenity building broke ground within the last couple of weeks. We expect to have that open at the end of this year. Also, under construction is the Pedestrian Bridge that will span over Eola Road connecting residents from Lincoln Crossing and Lincoln Prairie to Benarcik and Wolf's Crossing and also to hopefully some future commercial on the west side of the road. Today we're here asking for your positive recommendation for the Final Plan and Plat for Phase 2. As she stated, it's 159 units and it does include the direct access to US Route 30. All the plans; floor plans, elevations, everything are all not being changed. Any questions? That's all I've got.

Chairman Pilmer said questions?

Mrs. Vacek said I would recommend you guys go out there and look at the models. They're beautiful.

Mr. Brolley said I can't say that, but she can. (laughs)

Chairman Pilmer said I just have a quick question on the colored...there. Phase 1 is the dark, right?

Mr. Brolley said yeah.

Chairman Pilmer said and then Phase 2 is what's around that?

Mr. Brolley said in the red...yeah. Then Phase 3 are the other 2 little lobes there.

Mrs. Owusu-Safo said I have a quick question. Where would the students from this development go to school? Is it that elementary and right across from there....what is that called?

Mr. Brolley said (unintelligible) Benarcik.

Mr. Sieben said there shouldn't be too many, right?

Mr. Brolley said not from the Del Webb, no. (laughs) We do have an age restriction on it so they're not allowed really to have students. But the Lincoln Crossing, the 162 lots up in the north, I believe that they would be the only students that can walk to their elementary or junior high using the pedestrian bridge, which....

Mrs. Anderson said yeah, when is that going to be constructed actually, the bridge? Is that going to be done when?

Mr. Brolley said um, April...May.

Mrs. Anderson said okay.

Mrs. Owusu-Safo said this year?

Mr. Brolley said it got a little cold on us over the winter but they're getting ready to lift that thing in place.

Mrs. Anderson said that's great.

Mr. Brolley said thank you.

Chairman Pilmer said any other questions? Thank you.

Mr. Brolley said thank you.

Chairman Pilmer said does Staff have a recommendation?

Mrs. Vacek said do you want to take them one at a time?

Chairman Pilmer said sure.

Mrs. Vacek said sorry....Staff would recommend Conditional Approval of the Resolution approving the Final Plat for.....I've got the wrong one. Sorry. (laughs) The Final Plat for Lincoln Prairie by Del Webb Phase 2A on vacant land generally located at south of Wolf's Crossing and east of Eola, with the following conditions:

- 1. That the Final Plat Approval be contingent upon Final Engineering Approval.*
- 2. That the Final Plat be recorded simultaneously with the Plat of Vacation.*

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

MOTION OF APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mrs. Anderson

AYES: Chairman Pilmer, Mrs. Anderson, Mr. Chambers, Mr. Choudhury, Mr. Gonzales, Mrs. Owusu-Safo, Mr. Roberts

NAYS: 0

Motion carried.

Chairman Pilmer said motion carries. And do you want to....

Mrs. Vacek said this will next go to our Building, Zoning, and Economic Development Committee on February 15th here at City Hall at 4 pm here in this room, Council Chambers.

A motion was made by Mr. Chambers, seconded by Mrs. Anderson, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 2/15/2023. The motion carried.

23-0089

A Resolution Approving the Final Plat for Lincoln Prairie by Del Webb Subdivision, Phase 2B on vacant land generally located at South of Wolf's Crossing Road and East of Eola Road

Mrs. Vacek said and then the next recommendation, the Staff would recommend Conditional Approval of the Resolution approving the Final Plat for Lincoln Prairie by

Del Webb Subdivision in Phase 2B on vacant lot, land generally located south of Wolf's Crossing and east of Eola Road with the following conditions:

- 1. That the Final Plat Approval be contingent upon Final Engineering Approval.*
- 2. That the proposed improvements in the US Route 30 right-of-way be contingent upon receiving Illinois Department of Transportation's (IDOT) review and approval. Any modifications to the proposed entrances shall be addressed prior to Final Engineering approval.*
- 3. That the Final Plat be recorded simultaneously with the Plat of Vacation.*

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

MOTION OF APPROVAL WAS MADE BY: Mrs. Anderson

MOTION SECONDED BY: Mr. Gonzales

AYES: Chairman Pilmer, Mrs. Anderson, Mr. Chambers, Mr. Choudhury, Mr. Gonzales, Mrs. Owusu-Safo, Mr. Roberts

NAYS: 0

Motion carried.

Chairman Pilmer said motion carries.

Mrs. Vacek said and then that one will next go to the Building, Zoning, and Economic Development Committee meeting on February 15th here at City Hall, 4 pm in this Council Chambers.

A motion was made by Mrs. Anderson, seconded by Mr. Gonzales, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 2/15/2023. The motion carried.

23-0090

A Resolution Approving a Final Plan for Lincoln Prairie by Del Webb Subdivision, Phase 2A and 2B generally located at South of Wolf's Crossing Road and East of Eola Road

Mrs. Vacek said and then Staff would recommend Approval of the Resolution approving a Final Plan for Lincoln Prairie by Del Webb Subdivision, Phase 2A and 2B generally located south of Wolf's Crossing Road and east of Eola with the following conditions:

- 1. The Final Plan Approval is contingent upon Final Engineering Approval.*
- 2. That the Final Plan be revised to indicate the location of the non-manned gate along Del Webb Boulevard.*

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

MOTION OF APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mr. Choudhury

AYES: Chairman Pilmer, Mrs. Anderson, Mr. Chambers, Mr. Choudhury, Mr. Gonzales, Mrs. Owusu-Safo, Mr. Roberts

NAYS: 0

Motion carried.

Chairman Pilmer said motion carries. If Staff will just state where this also will next be heard.

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

Chairman Pilmer said good luck.

Mr. Brolley said thank you.

A motion was made by Mr. Chambers, seconded by Mr. Choudhury, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 2/15/2023. The motion carried.

ANNOUNCEMENTS

Chairman Pilmer said that concludes our agenda items. Any announcements?

Mr. Sieben said just our next meeting is in 2 weeks, which is February 22nd and I want to welcome Mr. Brennen Roberts. He's a resident of Oakhurst, Ward 8, so welcome to the Planning & Zoning Commission.

Chairman Pilmer said welcome. If nothing else, I'll ask for a motion to adjourn.

ADJOURNMENT

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

MOTION SECONDED BY: Mrs. Anderson

Motion carried by voice vote.

Chairman Pilmer adjourned the meeting at 7:22 pm

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