



## Memo

**File #:** 141-24

**Agenda Date:** 3/19/2024

**TO:** Mayor and City Council

**FROM:** Beth Beatty, City Manager

**SUBJECT:**

**Ordinance Approving a Preliminary Planned Unit Development of Lakewood Prairie Subdivision, Unit 3. (PUD-1-24)**

**BACKGROUND:**

The petitioner is requesting approval of a Preliminary Planned Unit Development of Lakewood Prairie Subdivision, Unit 3, which is located near the southeast corner of Barberry Way and Theodore Street. The subject property was annexed into the City and zoned to its current zoning designation of R-1B (Single-Family Residential) zoning in 2003. The property was annexed and zoned with the greater Lakewood Prairie subdivision and was intended for development of over 200 single-family residences. Development of the subject property was delayed due to unfavorable market conditions. At this time the subject petitioner, CalAtlantic Group, LLC, wishes to develop 214 single-family residences on the subject property.

The proposed subdivision would contain 214 single-family dwelling units. Homes would range between 1,428 and 2,607 square feet and would feature 2-2.5 bathrooms and 2-4 bedrooms per unit. Initial market pricing for the homes would be between \$385,000 and \$405,000 for ranch-style homes, and between \$430,000 and \$465,000 for two-story homes. Draft elevations and floor plans of the proposed models are attached.

Section 47-15A.5 of the City's Zoning Ordinance allows for use exceptions within a PUD, provided that the Plan Commission finds the following:

1. That the uses permitted by such exception are necessary or desirable and are appropriate with respect to the primary purpose of the development.
2. That the uses permitted by such exception are not of such a nature or so located as to exercise a detrimental influence on the surrounding neighborhood.
3. That the uses permitted by such exception constitute less than five percent (5%) of the ground area of the planned unit development.

The petitioner is requesting a use exception to reduce the amount of required masonry (brick or stone) from 50% along gross front elevations of at least one-half of the detached single-family dwelling units to permit construction of the proposed detached single-family homes with masonry and architectural features as depicted on the attached elevations. The previously approved Annexation Agreement (which expired in December 2023) for the subject property required just 25% of all gross

front elevations of not less than one-half of the detached single-family dwelling units on the subject property to be comprised of brick or stone. Staff believes the use exception criteria will be met with the proposed elevations.

The subdivision would feature an extension of Fawnlily Circle to the north from the Lakewood Prairie, Unit 2 subdivision, in addition to six new streets as depicted on the Preliminary PUD Plat. Stormwater would flow to previously built stormwater detention facilities south of the Unit 4 subdivision. A Wetland Delineation Report from October 23, 2023, states that two wetlands totaling 0.61 acres in size were identified on the subject property and are anticipated to be isolated wetlands. Isolated wetland mitigation is not expected to be required for these wetlands, however, a jurisdictional determination from the U.S. Army Corps of Engineers is still required to confirm the findings in the Wetland Delineation Report.

The proposed PUD would have an approximate density of 3.07 dwelling units per acre when including the property's total site area. Outlot "M", located along the east side of Barberry Way, is proposed to act as a common open space that would be maintained by the Unit 3 Homeowner's Association. The petitioner is working with the Joliet Park District to finalize payment in-lieu of parkland dedication obligations, per the City's Subdivision Regulations. This payment will be confirmed before the Final PUD Plat is considered for approval. A 10'-wide bike path also runs along the east side of Barberry Way to provide an additional recreational amenity for the subdivision. The petitioner will form its own Homeowner's Association (HOA) for the proposed subdivision but is requesting that the Lakewood Prairie HOA for the existing subdivision grants its residents access to the central clubhouse and pool. Water and sewer connection fees, school site and facilities donation fees, and development impact fees will be required.

The petitioner conducted a neighborhood meeting at the Lakewood Prairie Clubhouse on January 4, 2024. The meeting was well attended, with most area residents expressing their support of the project.

Approval of the proposed Preliminary Planned Unit Development (PUD) Plat of Lakewood Prairie Subdivision, Unit 3, will allow the petitioner to proceed with preparation of a Final PUD Plat, which would ultimately allow the development of 214 single-family residential units within the subject property. The proposed development meets the intent and character of the underlying R-1B zoning designation and would complement existing residential development in the City's Far West side.

#### **PLAN COMMISSION PUBLIC HEARING:**

The Plan Commission held a public hearing on the preliminary planned unit development on February 15, 2023. Mr. Eric Prechtel, attorney, appeared on behalf of the petition. Ms. Cindy Landsman, an area resident, expressed concerns about increased traffic because of the subdivision. Minutes of the meeting are attached hereto.

#### **RECOMMENDATION OF THE PLAN COMMISSION:**

Mr. Crompton motioned, and Mr. Kella seconded, that the Plan Commission recommend the City Council approve the Preliminary Planned Unit Development of Lakewood Prairie Subdivision, Unit 3.

The motion carried by a vote of 5-0. Voting aye were Dillon, Kella, Cox, Crompton, and Orlando. Commissioners Perez, Roehr, Rousonelos, and Heath were absent.

**RECOMMENDATION OF THE ADMINISTRATION:**

The Administration concurs with the Plan Commission and recommends the Mayor and City Council approves the following:

1. An Ordinance approving a Preliminary Planned Unit Development of Lakewood Prairie Subdivision, Unit 3.