

City of Aurora

Development Services Department | Zoning and Planning Division

44 E. Downer Place | Aurora, IL 60505

Phone: (630) 256-3080 | Fax: (630) 256-3089 | [Web: www.aurora-il.org](http://www.aurora-il.org)



Land Use Petition

Subject Property Information

Address / Location: Southwest Corner of Independence Drive and Constitution Drive

Parcel Number(s): 15-18-301-008; 15-18-301-033; 15-18-301-034; 15-18-301-035; 15-19-126-016; 15-19-126-023

Petition Request

Requesting approval of a Final Plat for Heyday Aurora Subdivision, located at the southwest Corner of Independence Drive and Constitution Drive;

Requesting approval of a Final Plan for Lots 1-2 of Heyday Aurora Subdivision, located at the southwest Corner of Independence Drive and Constitution Drive for a ROW Dwelling (Party Wall) (1130) Use

Attachments Required

(a digital file of all documents is also required)

Development Tables Excel Worksheet - digital only (1-0)
Word Document and PDF of: Legal Description (2-1)

Two Paper and PDF Copy of:

Two Paper and PDF Copy of:

One Paper and pdf Copy of:
Qualifying Statement (2-1)
Plat of Survey (2-1)
Legal Description (2-1)
Letter of Authorization (2-2)

Final Engineering Plans
Wetland Statement
Project Information Sheet
Stormwater Permit Worksheet &
Application & SW Report
Soil Investigation Report
Address Plat
Fire Access Plan

Final Plan (2-4)
Landscape Plan (2-7)
Building and Signage Elevations (2-11)
Final Plat (

Petition Fee: \$1,706.60

Payable to: City of Aurora

I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signatory invites City representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Petition.

The Subject Property Owner must sign this form unless the Contact Person has been authorized to do so per a letter that is attached hereto. If Signator is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.

Authorized Signature: [Signature] Date 03/25/25
Print Name and Company: C. Joshua Wohlrath, CR Aurora Land, LLC

I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 25 day of March, 2025.

State of IL)

County of Lake) SS

NOTARY PUBLIC SEAL

Notary Signature [Signature]



Project Contact Information Sheet

Project Number: DST2024-133

Petitioner Company (or Full Name of Petitioner): CR Aurora Land, LLC

Owner

First Name: Brett Initial: _____ Last Name: Nelson Title: Mr.
Company Name: Commonwealth Development, LLC
Job Title: Beneficiary/Power of Director Holder
Address: 105 Pioneer Street
City: Brooklyn State: NY Zip: 11231
Email Address: frobrettnelson@gmail.com Phone No.: _____ Mobile No.: _____

Main Contact (The individual that signed the Land Use Petition)

Relationship to Project: Land Developer / Builder
Company Name: Heyday
First Name: Josh Initial: _____ Last Name: Wohlreich Title: Mr.
Job Title: Principal
Address: 3400 W Stonegate Blvd Ste 101
City: Arlington Heights State: IL Zip: 60005
Email Address: cjw@heydayco.com Phone No.: _____ Mobile No.: 312-339-6612

Additional Contact #1

Relationship to Project: Architect
Company Name: Vocon
First Name: James Initial: _____ Last Name: Dreger Title: Mr.
Job Title: Senior Project Architect
Address: 3142 Prospect Avenue E
City: Cleveland State: OH Zip: 44115
Email Address: james.dreger@vocon.com Phone No.: 216-539-8041 Mobile No.: _____

Additional Contact #2

Relationship to Project: Engineer
Company Name: RWG Engineering, LLC
First Name: Andrey Initial: V Last Name: Strelkov Title: Mr.
Job Title: Project Engineer
Address: 975 E 22nd St, Suite 400
City: Wheaton State: IL Zip: 60189
Email Address: avs@rwg-engineering.com Phone No.: 630-480-7889 Mobile No.: _____

Additional Contact #3

Relationship to Project: Engineer
Company Name: RWG Engineering, LLC
First Name: Robert Initial: W Last Name: Gudmundson Title: Mr.
Job Title: Managing Member
Address: 975 E 22nd St, Suite 400
City: Wheaton State: IL Zip: 60189
Email Address: rwg@rwg-engineering.com Phone No.: 630-480-7889 Mobile No.: _____

Additional Contact #4

Relationship to Project: _____
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Email Address: _____ Phone No.: _____ Mobile No.: _____

Filing Fee Worksheet

Project Number: DST2024-133

Petitioner: CR Aurora Land, LLC

Number of Acres: 8.05

Number of Street Frontages: 3.00

Non-Profit No

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 8.05

Area of site disturbance (acres): 8.94

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan & Plat	\$	856.60
	Final Engineering Filing Fee	\$	850.00

Total: **\$1,706.60**

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

Verified By: Jill Morgan

Date: 2/28/2025

PARCEL 1:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 18 AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 89 DEGREES 43 MINUTES 29 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 44.22 FEET; THENCE NORTH 08 DEGREES 42 MINUTES 08 SECONDS EAST, A DISTANCE OF 640.40 FEET; THENCE NORTH 64 DEGREES 46 MINUTES 48 SECONDS EAST, A DISTANCE OF 136.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 32 DEGREES 19 MINUTES 19 SECONDS EAST, A DISTANCE OF 102.40 FEET; THENCE SOUTH 36 DEGREES 48 MINUTES 25 SECONDS EAST, A DISTANCE OF 465.33 FEET; THENCE NORTH 50 DEGREES 30 MINUTES 30 SECONDS EAST, A DISTANCE OF 134.70 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF INDEPENDENCE DRIVE AS DEDICATED IN DOCUMENT 1087561; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF INDEPENDENCE DRIVE BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 433.00 FEET, SUBTENDING A CHORD BEARING NORTH 38 DEGREES 14 MINUTES 50 SECONDS WEST, AN ARC DISTANCE OF 21.77 FEET TO A POINT OF TANGENCY; THENCE NORTH 36 DEGREES 48 MINUTES 25 SECONDS WEST, A DISTANCE OF 453.19 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 333.00 FEET, SUBTENDING A CHORD BEARING NORTH 31 DEGREES 42 MINUTES 49 SECONDS WEST, AN ARC DISTANCE OF 59.20 FEET; THENCE SOUTH 64 DEGREES 46 MINUTES 48 SECONDS WEST, A DISTANCE OF 134.00 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 18 AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 38 NORTH 8 EAST OF THE THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 89 DEGREES 43 MINUTES 29 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 44.22 FEET; THENCE NORTH 08 DEGREES 42 MINUTES 08 SECONDS EAST, A DISTANCE OF 640.40 FEET; THENCE NORTH 64 DEGREES 46 MINUTES 48 SECONDS EAST, A DISTANCE OF 136.16 FEET; THENCE SOUTH 32 DEGREES 19 MINUTES 19 SECONDS EAST, A DISTANCE OF 102.04 FEET; THENCE SOUTH 36 DEGREES 48 MINUTES 25 SECONDS EAST, A DISTANCE OF 465.33 FEET; THENCE NORTH 50 DEGREES 30 MINUTES 30 SECONDS EAST, A DISTANCE OF 134.70 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF INDEPENDENCE DRIVE AS DEDICATED IN DOCUMENT 1087561; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF INDEPENDENCE DRIVE BEING A CURVE TO THE LEFT HAVING A RADIUS OF 433.00 FEET, SUBTENDING A CHORD BEARING SOUTH 41 DEGREES 40 MINUTES 26 SECONDS EAST, AN AC DISTANCE OF 30.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 433.00 FEET, SUBTENDING A CHORD BEARING SOUTH 60 DEGREES 33 MINUTES 50 SECONDS EAST, AN ARC DISTANCE OF 255.48 FEET TO A POINT OF TANGENCY; THENCE SOUTH 77 DEGREES 28 MINUTES 02 SECONDS EAST, A DISTANCE OF 385.25 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 333.00 FEET, SUBTENDING A CHORD BEARING SOUTH 83 DEGREES 32 MINUTES 24 SECONDS EAST, AN ARC DISTANCE OF 70.59 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, SUBTENDING A CHORD BEARING SOUTH 44 DEGREES 36 MINUTES 46 SECONDS EAST, AN ARC DISTANCE OF 39.27 FEET TO A POINT OF THE WEST LINE OF CONSTITUTION DRIVE AS DEDICATED IN DOCUMENT 1023544; THENCE SOUTH 00 DEGREES 20 MINUTES 22 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 231.33 FEET; THENCE SOUTH 48 DEGREES 32 MINUTES 41 SECONDS WEST, A DISTANCE OF 13.33 FEET TO NORTH LINE OF NELSON LANE AS DEDICATED PER DOCUMENTS 2006K134918 AND 2008K040026; THENCE NORTH 83 DEGREES 17 MINUTES 00 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 533.96 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 183.00 FEET, SUBTENDING A CHORD BEARING SOUTH 81 DEGREES 43 MINUTES 00 SECONDS WEST, AN ARC DISTANCE 95.82 FEET TO A POINT OF TANGENCY; THENCE SOUTH 66 DEGREES 43 MINUTES 00 SECONDS WEST, A DISTANCE OF 55.24 FEET TO POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING RADIUS OF 117.00 FEET, SUBTENDING A CHORD BEARING SOUTH 81 DEGREES 43 MINUTES 00 SECONDS WEST, AN ARC DISTANCE OF 61.26 FEET TO A POINT OF TANGENCY; THENCE NORTH 83 DEGREE 17 MINUTES 00 SECONDS WEST A DISTANCE OF 143.81 FEET TO THE EAST LINE OF LOT 4 IN ORCHARD LAKE DEVELOPMENT-UNIT 2 PER DOCUMENT 2008K040026; THENCE NORTH 06 DEGREES 43 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 314.26 FEET; THENCE NORTH 50 DEGREES 30 MINUTES 30 SECONDS EAST, A DISTANCE OF 209.81 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

March 12, 2025

From: Michael Christoff, AIA

Memo – Heyday Aurora Narrative Update

The Heyday Aurora 2-story homes nestle between Nelson Lane, North Constitution Drive and Independence Drive in Aurora, Illinois. This 108-home development fills in an important missing tooth of the neighborhood and connects the homes to the north and the retail to the south with new sidewalks, landscape and thoughtfully designed places to live. The master plan has been designed to align to the zoning requirements approved for a previously proposed development with permitted minor adjustments. Multiple access points to both Independence Drive and Nelson drive provide distributed vehicular access to minimize traffic impacts. In addition to the careful placement of the vehicular alleys with rear loaded garages to maximize connectivity between the new homes and the surrounding neighborhood, green spaces have been provided throughout to provide residents places to connect. Full driveways have been provided to all but (02) five-unit buildings and landscaping throughout further softens the edges of the development and base of each building to provide the community with an addition that fits well into the existing neighborhood fabric. An integrated leasing office provides a place that staff can meet with current and potential residents. In addition to the driveway parking spaces (196), (216) garage spaces have been provided (2 per home) as well as (14) surface stalls and (06) land banked spaces.

At Heyday Aurora, our goal is to create a thoughtfully designed community that prioritizes both quality living and long-term value for our residents. After careful consideration, we have chosen not to include a swimming pool in our community's amenities. This decision allows us to focus on features that best serve our residents' needs, such as a safe living environment, natural green spaces and the privacy of living in what feels like a single-family home.

We are committed to providing modern, comfortable, and well-designed living spaces at competitive rates. Our rental prices start at \$2,600 per month, offering exceptional value in a vibrant community.

Since the previously approved plan for this site, minor adjustments within the permitted 10% variance from the original approval have been made to accommodate the Heyday product. These revisions include:

1. Front Yard Setback along Independence Drive
 - a. (04) buildings along the "peninsula" portion of the site facing Independence Drive have been adjusted to 22.5' from 25'
 - b. This variance for the buildings along the "peninsula" allows vehicular access to these buildings from an alley behind them, avoiding what were previously many curb cuts and garages facing the public street.
2. Side Yard Setback along Independence Drive:
 - a. (04) buildings along Independence Drive meet the required 20' separation distance. (04) buildings have been adjusted to 18' to accommodate the Heyday product and roadway configuration.
3. Front to Front Setback
 - a. The Front Yard setbacks for the three groups that face one another vary minimally from the required 40' and those variances are as follows:
 - i. 39.45' (1.375% variance)
 - ii. 39.33' (1.675% variance)
 - iii. 39.72' (0.07% variance)
4. Units / Acre
 - a. At 108 units on 8.04 acres, the units/acre is 13.4, which is a 3.07% variance.

The above permitted variances are essential to accommodate the proposed Heyday development that integrates well into the existing neighborhood.

End of memo



3400 W. Stonegate Blvd / STE 101
Arlington Heights IL, 60005

February 18, 2025

Owner

Chicago Title Land Trust Company as Successor
To Cole Taylor Bank U/T dated 11/5/94 known as Trust 94-6158
c/o Commonwealth Development, LLC
Brett Nelson
Beneficiary/Power of Director Holder
105 Pioneer Street
Brooklyn, NY 11231
frombrettnelson@gmail.com

Applicant/Owner Under Contract

Josh Wohlreich
Principal
CR Aurora Land, LLC
3400 W. Stonegate Blvd Ste 101
Arlington Heights, IL 60005
(312) 339-6612
cjw@heydayco.com

City of Aurora, Planning and Zoning Division

44 E. Downer Place, Aurora IL 60507
630-256-3080
coaplanning@aurora-il-org

Re: Authorization Letter for Independence Drive and Constitution Drive, Aurora, IL 60506

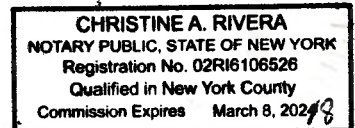
To whom it may concern:

As the record owner of the above stated property, I hereby affirm that I have full legal capacity to authorize CR Aurora Land, LLC, and its representatives, to act as the owner's agent through the Land Use Petition process with the City of Aurora for said property.

Signature: Brett Nelson Date: 2/19/2025

Subscribed And Sworn to Before me this 19 day of February, 2025

Notary Signature Christine A. Rivera



Notary Public Seal