

Land Use Petition

Project Number: 2017.023

Subject Property Information

Address/Location: Verona Ridge, Unit 4

Parcel Number(s): 14-12-374-017; 14-12-325-013, 010, 009; 14-12-348-001, 005, 008, 009; 012; 14-12-349-039, 038, 037, 035, 032, 024, 026, 027, 028

Petition Request(s)

Requesting approval of a Final Plan Revision for additional building elevation options for Lots 93, 97, 100-102, 106, 109, 110, 113, 117-119, 121, 124, 128, 130-132 of The Estate Homes of Verona Ridge Subdivision, Unit Four

Attachments Required

One Paper and pdf Copy of:
Qualifying Statement (2-1)
List of Tax Parcel Numbers
Contact Worksheet (1-5)
Filing Fee Worksheet (1-6)

(a CD of digital files of all documents are also required)

One Paper and pdf Copy of:
Building and Signage Elevations (2-11)



Petition Fee: \$750.00 (Payable to The 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 Aurhorization with owner's Name and contact information is required.

Authorized Signature: [Signature] Date 3-14-17

Print Name and Company: RICK ZIRE, TAYLOR MORRISON OF ILLINOIS, INC.

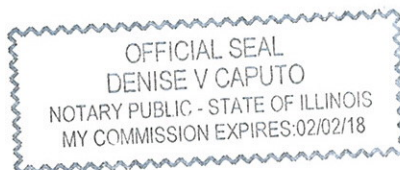
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 14 day of March 2017

State of Illinois)
County of Cook) SS

NOTARY PUBLIC SEAL

Denise V. Caputo
Notary Signature



Verona Ridge, Phase 4, Lots 93, 97, 100-102, 106, 109, 110, 113, 117-119, 121, 124, 128, 130-132

<u>Lot #</u>	<u>Address</u>	<u>PIN #</u>
93	1392 Star Grass Circle	14-12-374-017
97	1432 Star Grass Circle	14-12-325-013
100	1462 Star Grass Circle	14-12-325-010
101	1474 Star Grass Circle	14-12-325-009
102	1484 Star Grass Circle	14-12-348-001
106	1526 Star Grass Circle	14-12-348-005
109	1554 Star Grass Circle	14-12-348-008
110	1562 Star Grass Circle	14-12-348-009
113	1586 Star Grass Circle	14-12-348-012
117	1627 Star Grass Circle	14-12-349-039
118	1617 Star Grass Circle	14-12-349-038
119	1607 Star Grass Circle	14-12-349-037
121	1587 Star Grass Circle	14-12-349-035
124	1525 Star Grass Circle	14-12-349-032
128	1433 Star Grass Circle	14-12-349-024
130	1403 Star Grass Circle	14-12-349-026
131	1393 Star Grass Circle	14-12-349-027
132	1383 Star Grass Circle	14-12-349-028

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Filing Fee Worksheet

Project Number: 2017.023
Petitioner: Taylor Morrison of Illinois, Inc.
Number of Acres: 0.00
Number of Street Frontages: 0.00
Non-Profit: No

Linear Feet of New Roadway: 0
New Acres Subdivided (if applicable): 0.00
Area of site disturbance (acres): 0.00

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan Revision	\$ 750.00
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -

Total: **\$750.00**

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

Verified By:

Date:

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Project Contact Information Sheet

Project Number: 2017.023

Owner

First Name: Rick Initial: A Last Name: Zirk Title: Mr.
 Company Name: Taylor Morrison of Illinois, Inc.
 Job Title: Director of Land Acquisition
 Address: 1834 Walden Office Square, Suite 300
 City: Schaumburg State: IL Zip: 60173
 Email Address: rzirk@taylormorrison.com Phone No.: 847-202-2244 Mobile No.: 847-417-9256

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

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

Additional Contact #1

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

Additional Contact #2

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

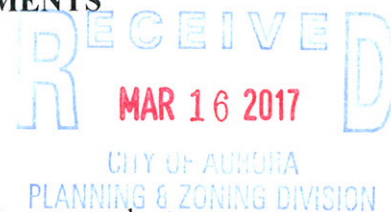
Additional Contact #3

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

QUALIFYING STATEMENT FOR PLAND AMENDMENTS
VERONA RIDGE PHASE 4
CITY OF AURORA



I. *Address the nature of the proposed action.*

The proposed action contemplates the addition of two new house product floorplans with four elevations each to be built on the remaining 18 lots in Verona Ridge Phase 4. The proposed floorplans and elevations are consistent with the approved annexation agreement.

II. *Address the suitability of the subject property for the intended action with respect to health, safety, morals, comfort or general welfare of the area.*

The requested modification does not negatively affect any of the above characteristics of the surrounding area. Proposed elevations and floorplans are consistent in scale and value with adjoining properties, and will further expand diversity in homes in the development.

III. *Address the suitability of the subject property for the intended action with respect to the use and enjoyment of other property already established in the general area.*

As noted above, the proposed action is consistent and in concert with the terms of the previously approved annexation agreement for the parcel. Proposed elevations and floorplans are consistent in scale and value with adjoining properties.

IV. *Address the suitability of the subject property for the intended action with respect to maintaining property values in the neighborhood.*

The proposed homes are consistent with surrounding single family homes in previous phases. The value of the added homes within Unit 4 will continue to enhance the home price values of the surrounding existing homes.

V. *Address the suitability of the subject property for the intended action with respect to the normal and orderly development and improvement of the surrounding property for uses established or permitted within their respective existing zoning district.*

As noted above, the proposed action is consistent and in concert with the terms of the previously approved annexation agreement for the parcel. Proposed elevations and floorplans are consistent in scale and value with adjoining properties.

- VI. *Address the suitability of the subject property for the intended action with respect to Utilities, access roads, drainage and or necessary facilities.*

The proposed property is zoned and developed for single family use. The proposed additional floorplans conform to the standards contained in the Verona Ridge annexation agreement.

- VII. *Address the suitability of the subject property for the intended action with respect to egress and ingress as it relates to traffic congestion in public streets*

We are only adding house plans to the current lineup of available homes. No added traffic is expected. Bedroom counts are consistent with what has been previously approved.

- VIII. *Address the suitability of the subject property for the intended action with respect to the applicable regulations of the zoning district in which the subject property is proposed to be or is located*

The proposed homes remain consistent with the size and aesthetic values contemplated in the annexation agreement approved for this area.

- IX. *Address the suitability of the subject property for the intended action with respect to variations, modifications or exceptions from the Village Code*

Petitioner is not seeking any relief from the approved annexation agreement for Verona Ridge.

Legal Description

LOTS 93, 97, 100, 101, 102, 106, 109, 110, 113, 117, 118, 119, 121, 124, 128, 130, 131, 132 OF THE ESTATE HOMES OF VERONA RIDGE – PHASE 4 BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

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Model **Base Price** **Model** **Base Price**

LEXINGTON

2607 sq. ft. Ranch Home; 2 Bedrooms; Flex Room with optional 3rd Bedroom; 2.5 Baths; Great Room; Formal Dining Room; Basement; 3-Car Sideload Garage

Exterior Elevations:

Arts & Crafts	\$309,990
Low Country	\$319,990
Craftsman	\$325,990
Manor	\$324,990

PRESCOTT

2908 sq. ft. Two-Story Home; 4 Bedrooms; 2.5 Baths; Two-Story Great room; Dining Room; Study; Flex Room; 2nd Floor Laundry; Basement; 3-Car Garage

Exterior Elevations:

Arts & Crafts	\$287,990
Low Country	\$296,990
Craftsman	\$299,990
Manor	\$299,990

FORDHAM

3034 sq. ft. Two-Story Home; 4 Bedrooms; 2.5 Baths; Great Room; Pocket Office; Mudroom; Flex Room; 2nd-Floor Laundry; Basement; 3-Car Garage

Exterior Elevations:

Arts & Crafts	\$305,990
Low Country	\$317,990
Craftsman	\$319,990
Manor	\$317,990

ESSEX

3275 sq. ft. Two-Story Home; 4 Bedrooms; 3 Baths; Great Room; Dining Room; Flex Room; Bonus Room; 2nd Floor Laundry; Butler's Pantry; Basement; 3-Car Garage

Exterior Elevations:

Arts & Crafts	\$305,990
Low Country	\$315,990
Craftsman	\$321,990
Manor	\$317,990

STIRLING

3350 sq. ft. Two-Story Home; 4 Bedrooms; 2.5 Baths; Living Room; Dining Room; Two-Story Great Room; Flex Room; Butler's Pantry; Basement; 3-Car Garage

Exterior Elevations:

Arts & Crafts	\$309,990
Low Country	\$317,990
Craftsman	\$319,990
Manor	\$321,990

STOCKTON (Model)

3797 sq. ft. Two-Story Home; 4 Bedrooms; Master Bedroom Sitting Room; 3.5 Baths; Great Room; 2 Flex Rooms; Pocket Office; Butler's Pantry; Mudroom; Loft; 2nd Floor Laundry; Basement; 3-Car Garage

Exterior Elevations:

Arts & Crafts	\$325,990
Low Country	\$338,990
Craftsman	\$339,990
Manor	\$340,990
Georgian (Model)	\$340,990



Offer void where prohibited or otherwise restricted by law. All information (including, but not limited to prices, availability, incentives, floor plans, site plans, features, standards and options, assessments and fees, planned amenities, programs, conceptual artists' renderings and community development plans) is not guaranteed and remains subject to change or delay without notice. Maps and plans are not to scale and all dimensions are approximate. Please see a Taylor Morrison Sales Associate for details and visit www.taylormorrison.com for additional disclaimers. © June 2014, Taylor Morrison of Chicago, Inc. All rights reserved. 1/6/2017

