

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



Land Use Petition

Subject Property Information

Address / Location: Southeast corner of Ogden Avenue and Farnsworth Avenue

Parcel Number(s): 03-01-127-006; part of 03-01-127-004

Petition Request

Requesting approval of a Final Plat for Wheatland Crossing Subdivision Phase 1, located at the southeast corner of Ogden Avenue and Farnsworth Avenue;

Requesting approval of a Final Plan for Wheatland Crossing Subdivision Phase 1, located at the southeast corner of Ogden Avenue and Farnsworth Avenue for a One Family Dwelling (1110) use, ROW Dwelling (Party Wall) (1130) Use, and future commercial use;

Requesting approval of a Plat of Easement for a City Easement and Temporary Construction Easement on property in Kendall County generally located south of Ogden Road and east of Farnsworth Avenue;

Requesting approval of a Plat of Easement for a City Easement and Temporary Construction Easement on property in Kane County generally located south of Ogden Road and east of Farnsworth Avenue;

Requesting approval of a Plat of Easement for a City Easement and Temporary Construction Easement on property in Kendall County generally located north of Hafenrichter Road, east of Ogden Avenue and north of Keating Drive.

Attachments Required

(a digital file of all documents is also required)

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

One Paper and pdf Copy of:
Qualifying Statement (2-1)
Plat of Survey (2-1)
Legal Description (2-1) - Phase 1
Letter of Authorization (2-2)
Existing or Proposed CC and Rs (2-1)

Final Engineering
Drain Tile Survey
Wetland Delineation Report
Kane County Wetland and Buffer Permit
Stormwater Management Report -
Phase One Only

Two Paper and pdf Copy of:
Final Plan (2-4) - Phase 1
Final Plat (2-5)
Landscape Plan (2-7)
Address Plat
Fire Access Plan

Petition Fee: \$2,550.50

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: _____

Date 02-02-2024

Print Name and Company: Chris Funkhouser - D.R. Horton, Inc. - Midwest, a California corporation

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.

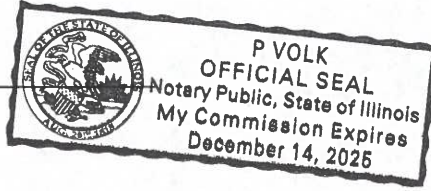
Given under my hand and notary seal this 2 day of February 2024

State of Illinois) SS

NOTARY PUBLIC SEAL

County of Cook)

Notary Signature



Contact Information Data Entry Worksheet

[Back To Index](#)

Fill in all the GREEN Boxes - if Not Applicable Please Leave Blank

Data Entry Fields are indicated in Green

Owner

First Name:	Dave	Initial:		Last Name:	Hamman	Title:	Mr.
Address:	6275 State Route 71						
City:	Oswego	State:	IL	Zip:	60543		
Email Address:		Phone No.:		Mobile No.:			
Company Name:	Keka Farms LLC						
Job Title:	Manager						

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

Relationship to Project	Land Developer / Builder						
First Name:	Chris	Initial:		Last Name:	Funkhouser	Title:	Select One From List
Address:	1750 E. Golf Road, Suite 925						
City:	Schaumburg	State:	IL	Zip:	60173		
Email Address:	CAFunkhouser@drhorton.com	Phone No.:	630-772-3569	Mobile No.:			
Company Name:	DR Horton, Inc. - Midwest,						
Job Title:	Land Acquisition Project Manager						

Additional Contact #1

Relationship to Project	Land Developer / Builder						
First Name:	Patrick	Initial:		Last Name:	Cook	Title:	Select One From List
Address:	1750 E. Golf Road, Suite 925						
City:	Schaumburg	State:	IL	Zip:			
Email Address:	prcook@drhorton.com	Phone No.:		Mobile No.:			
Company Name:	DR Horton						
Job Title:							

Additional Contact #2

Relationship to Project	Attorney						
First Name:	Russell	Initial:		Last Name:	Whitaker, III	Title:	Select One From List
Address:	127 Aurora Avenue						
City:	Naperville	State:	IL	Zip:	60540		
Email Address:	russ@rw-attorneys.com	Phone No.:	630-355-4600	Mobile No.:	630-880-7273		
Company Name:	Rosanova & Whitaker, Ltd.						
Job Title:							

Additional Contact #3

Relationship to Project	Landscape Architect						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:	402 West Liberty Drive						
City:	Wheaton	State:	IL	Zip:	60187		
Email Address:		Phone No.:	(630) 668-7197	Mobile No.:			
Company Name:	Gary R Weber Associates, Inc.						
Job Title:							

Additional Contact #4

Relationship to Project	Engineer						
First Name:	Chris	Initial:		Last Name:	Lindley	Title:	Select One From List
Address:	2280 White Oak Circle, Suite 100						
City:	Aurora	State:	IL	Zip:	60502		
Email Address:	chris.lindley@cemcon.com	Phone No.:	630-862-2100	Mobile No.:			
Company Name:	Cemcon, Ltd.						
Job Title:	Senior Project Engineer						

Additional Contact #5

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

Additional Contact #5

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

Filing Fee Worksheet

Project Number: 2024.017

Petitioner: DR Horton

Number of Acres: 39.300

Number of Street Frontages: 2.00

Non-Profit No

Linear Feet of New Roadway: 7817

New Acres Subdivided (if applicable): 39.300

Area of site disturbance (acres): 0.000

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan & Plat	\$	1,950.50
	Dedications	\$	200.00
	Dedications	\$	200.00
	Dedications	\$	200.00
		\$	-
		\$	-

Total: **\$2,550.50**

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

Verified By: Jill N Morgan

Date: 1/31/2024

December 7, 2022

From: David M. Hamman, Manager
KEKA FARMS, LLC
13365 Townhouse Road
Newark, IL 60541
Phone: 630-336-1040
Email: daveh.hhstone@gmail.com

To: City of Aurora, Planning and Zoning Division
44 E. Downer Place, Aurora IL 60507
630-256-3080
coaplaning@aurora-il-org

Re: Authorization Letter for P.I.N.s 03-01-127-006 & 15-36-400-032

To Whom It May Concern:

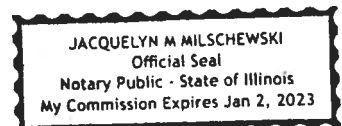
As the record owner of the above-stated property, I hereby affirm that I have full legal capacity to authorize D.R. Horton, Inc. – Midwest, a California corporation, and its representatives, to act as the owner's agent through the Preliminary & Final Land Use Petition process with the City of Aurora for above referenced property.

Signature: Dave Hamman Date: 12-7-2022
Print Name: David M. Hamman, Manager
Company: KEKA FARMS, LLC

Subscribed and sworn to before me this 7th day of December 2022

State of Illinois)
) SS
County of Kendall)

Notary Signature: Jacquelyn M. Milcschewski



Notary Public Seal

WHEATLAND CROSSING PHASE I LEGAL DESCRIPTION

January 29, 2024

THAT PART OF THE SOUTH HALF OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF HAFERICHTER ROAD AND THE WEST LINE OF MISTRY CREEK MULTI-FAMILY SUBDIVISION RECORDED AS DOCUMENT 9906208; THENCE NORTH 65 DEGREES 33 MINUTES 56 SECONDS WEST, 889.46 FEET ALONG THE CENTERLINE OF SAID HAFENRICHTER ROAD TO THE CENTERLINE OF FARNSORTH ROAD; THENCE NORTH 65 DEGREES 29 MINUTES 47 SECONDS WEST, 1461.85 FEET; THENCE NORTH 24 DEGREES 30 MINUTES 13 SECONDS EAST, 33.00 FEET; THENCE NORTH 09 DEGREES 04 MINUTES 17 SECONDS WEST, 42.16 FEET TO THE SOUTHEASTERLY LINE OF ILLINOIS ROUTE 34 (OGDEN AVENUE); THENCE NORTH 47 DEGREES 55 MINUTES 02 SECONDS EAST, 873.82 FEET ALONG SAID SOUTHEASTERLY LINE; THENCE SOUTH 02 DEGREES 54 MINUTES 08 SECONDS WEST, 25.45 FEET; THENCE SOUTH 42 DEGREES 06 MINUTES 46 SECONDS EAST, 121.81 FEET; THENCE SOUTHEASTERLY, 98.18 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 350.13 FEET AND A CHORD BEARING SOUTH 50 DEGREES 08 MINUTES 44 SECONDS EAST; THENCE SOUTH 38 DEGREES 22 MINUTES 54 SECONDS WEST, 40.24 FEET; THENCE SOUTHEASTERLY, 138.95 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 390.13 FEET AND A CHORD BEARING SOUTH 67 DEGREES 42 MINUTES 24 SECONDS EAST; THENCE SOUTH 77 DEGREES 54 MINUTES 37 SECONDS EAST, 570.30 FEET; THENCE SOUTHEASTERLY, 196.66 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 335.00 FEET AND A CHORD THAT BEARS SOUTH 61 DEGREES 05 MINUTES 33 SECONDS EAST; THENCE SOUTH 08 DEGREES 58 MINUTES 03 SECONDS EAST, 22.61 FEET; THENCE NORTH 62 DEGREES 49 MINUTES 08 SECONDS EAST, 115.18 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 39 SECONDS EAST, 32.65 FEET; THENCE SOUTH 00 DEGREES 44 MINUTES 21 SECONDS EAST, 48.30 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 39 SECONDS EAST, 344.68 FEET TO THE WEST LINE OF AFORMENTIONED MISTY CREEK MULTI-FAMILY SUBDIVISION; THENCE SOUTH 00 DEGREES 44 MINUTES 21 SECONDS EAST, 1142.86 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.



February 5, 2024

VIA EMAIL: MorganJ@aurora.il.us

Jill N. Morgan, AICP, Senior Planner
City of Aurora, Zoning and Planning Division
77 S. Broadway, 2nd Floor
Aurora, Illinois 60507

RE: Wheatland Crossing - City of Aurora, IL (SEC U.S. Route 34 and Farnsworth Avenue)
DST2024-017 - D.R. Horton, Inc. - Midwest / SE corner of Ogden Avenue and Farnsworth Avenue /
Final Plan and Plat

Mrs. Morgan:

In response to your Application Completeness Review dated 01-31-2024, D.R. Horton submits the additional documents listed for the required formal application submittal for Phase I of Wheatland Crossing (DST2024-017). Also attached are the documents previously transmitted on 01-25-2024.

Submittal Documents:

- 00. Transmittal Letter
- 01. Land Use Petition – Executed
 - a. Fees – check will be delivered on 2-9-2024
- 02. Authorization Letter – Executed
- 03. Qualifying Statement – This document is currently being updated and will be forwarded once revised**
- 04. Plat of Survey ALTA/NSPS Land Title Survey
- 05. Development Tables Excel Worksheet
- 06. Legal Description (2-1) (PDF & Word file)
- 07. Existing or Proposed CC and Rs (2-1)
- 08. Stormwater Management Report - Phase One Only
- 09. Address Plat
- 10. Fire Access Plan
- 11. Engineer's Estimate of Probable Construction Costs

Submittal Documents (previously transmitted on 01-25-2024 & attached hereto):

- A. 2022.07.06 Wheatland Crossing - Wetland Delineation Report.pdf
- B. 2022.09.12 Wheatland Crossing - Drain Tile Survey.pdf
- C. 2023.10.12 Wheatland Crossing - PLAT OF EASEMENT GRANT-KENDALL.pdf
- D. 2024.01.17 Wheatland Crossing - PLAT OF EASEMENT GRANT-KANE.pdf
- E. 2024.01.18 Wheatland Crossing - SUBPLAT-1.pdf
- F. 2024.01.19 Wheatland Crossing - PLAT OF EASEMENT GRANT-STORM.pdf
- ~~G. 2024.01.23 Wheatland Crossing - FINAL PLAN.pdf~~
- G. Plan was revised – 2024.01.31 Wheatland Crossing - FINAL PLAN.pdf**
- H. 2024.01.24 Wheatland Crossing - Kane County Wetland and Buffer Permit App.pdf
- I. 2024.01.25 Wheatland Crossing - FINAL ENG.pdf



J. 2024.01.25 Wheatland Crossing - FINAL LANDSCAPE PLAN.pdf

Note: Hard Copies of plans submitted under separate cover from Cemcon & GRWA

Please feel free to contact me with any questions or comments that you may have regarding these matters.

Sincerely,

D.R. Horton, Inc. – Midwest

A handwritten signature in black ink, appearing to read "Chris Funkhouser". The signature is fluid and cursive, with a long horizontal stroke at the end.

Chris Funkhouser
Land Acquisition Project Manager

CC: Patrick Cook, Land Acquisition Manager – D.R. Horton
Danielle Dash, Engineering Project Manager – D.R. Horton
Russ Whitaker – Rosanova & Whitaker, Ltd. – Partner