



Land Use Petition

Subject Property Information

Address / Location: North side of Prairie Street, west of N. Kingsway Drive

Parcel Number(s): 15-19-451-001; 15-19-451-002; 15-19-451-010

Petition Request

Requesting the Establishment of a Conditional Use Planned Development on the property located on the north side of Prairie Street, west of N. Kingsway Drive; Requesting approval of a Preliminary Plan and Plat located on the north side of Prairie Street, west of N. Kingsway Drive

Attachments Required

(a digital file of all documents is also required)

Development Tables Excel Worksheet - digital only (1-0)	One Paper and One pdf Copy of: Preliminary Engineering Traffic Study Wetland Report Project Information Sheet Preliminary Stormwater Permit Worksheet & Application & SW Report (2-10) Soil Investigation Report Drain tile survey	Two Paper and pdf Copy of: Plan Description (2-18) (Word Doc & PDF) Preliminary Plan (2-8) Preliminary Plat (2-9) Fire Access Plan (2-6)
One Paper and pdf Copy of: Qualifying Statement (2-1) Plat of Survey (2-1) Legal Description (2-1) Word Doc and PDF Letter of Authorization (2-2)		

Petition Fee: \$3,995.70

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 10/09/2023

Print Name and Company: Michael Stocknell - Entitlements Manager - Learner

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.

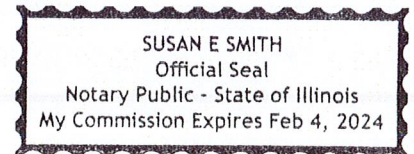
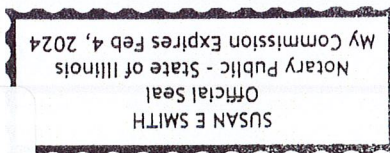
Given under my hand and notary seal this 9 day of October.

State of IL)

County of Cook) SS

[Signature]

NOTARY PUBLIC SEAL



Project Contact Information Sheet

Project Number: _____

Petitioner Company (or Full Name of Petitioner): CalAtlantic Group LLC (Lennar)

Owner

First Name: Multiple - See Attached Initial: _____ Last Name: _____ Title: _____
 Company Name: _____
 Job Title: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Email Address: _____ Phone No.: _____ Mobile No.: _____

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

Relationship to Project: Land Developer / Builder
 Company Name: CalAtlantic Group LLC (Lennar)
 First Name: Mike Initial: _____ Last Name: Stockwell Title: Mr.
 Job Title: Land Entitlements Manager
 Address: 1700 E Golf Rd, Suite 1100
 City: Schaumburg State: IL Zip: _____
 Email Address: michael.stockwell@lennar.com Phone No.: _____ Mobile No.: (708) 334-7764

Additional Contact #1

Relationship to Project: Consultant
 Company Name: Templeton Property Consultants, Inc.
 First Name: Tim Initial: _____ Last Name: Kellogg Title: Mr.
 Job Title: President
 Address: 9660 Schlapp Rd
 City: Yorkville State: IL Zip: 60560
 Email Address: tkellogg@templeton-pc.com Phone No.: (630) 882-0221 Mobile No.: _____

Additional Contact #2

Relationship to Project: Engineer
 Company Name: Cemcon, Ltd.
 First Name: Mike Initial: _____ Last Name: May Title: Mr.
 Job Title: Senior Project Manager
 Address: 2280 White Oak Circle, Suite 100
 City: Aurora State: IL Zip: 60502
 Email Address: mikemay@cemcon.com Phone No.: (630) 862-2100 Mobile No.: _____

Additional Contact #3

Relationship to Project: Landscape Architect
 Company Name: Gary R Weber Associates, Inc.
 First Name: Rich Initial: _____ Last Name: Olson Title: Mr.
 Job Title: Principal
 Address: 402 W Liberty Dr.
 City: Wheaton State: IL Zip: 60187
 Email Address: rolson@grwainc.com Phone No.: (630) 668-7197 Mobile No.: _____

Additional Contact #4

Relationship to Project: Attorney
 Company Name: Dommermuth Cobine West Gensler Philipchuck & Corrigan, Ltd.
 First Name: John Initial: _____ Last Name: Philipchuck Title: Mr.
 Job Title: Partner
 Address: 111 E Jefferson Ave.
 City: Naperville State: IL Zip: 60540
 Email Address: jfp@dbcw.com Phone No.: (630) 355-5800 Mobile No.: _____

Filing Fee Worksheet

Project Number: 0

Petitioner: CalAtlantic Group LLC (Lennar)

Number of Acres: 37.01

Number of Street Frontages: 3.00

Non-Profit: 0

Linear Feet of New Roadway: 4570

New Acres Subdivided (if applicable): 37.01

Area of site disturbance (acres): 37.01

Filing Fees Due at Land Use Petition:

Request(s):	Conditional Use Planned Development	\$ 2,080.37
	Preliminary Plan & Plat	\$ 1,870.33
	Public Hearing Notice Sign(s)	\$ 45.00
		\$ -

Total: **\$3,995.70**

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

Verified By: Tracey Vacek

Date: 9/29/2023



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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 10/06/2023

Print Name and Company: Mike Stockwell - Land Entitlements Manager: Lennar Corp.

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 _____ day of _____.

State of _____)

) SS

County of _____)

NOTARY PUBLIC SEAL

Notary Signature

Project Contact Information Sheet

Project Number:

Petitioner Company (or Full Name of Petitioner): CalAtlantic Group LLC (Lennar)

Owner

First Name: Multiple - See Attached Initial: _____ Last Name: _____ Title: _____
 Company Name: _____
 Job Title: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Email Address: _____ Phone No.: _____ Mobile No.: _____

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

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 Company Name: CalAtlantic Group LLC (Lennar)
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 First Name: Tim Initial: _____ Last Name: Kellogg Title: Mr.
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Verified By: Tracey Vacek

Date: 9/29/2023

PARCEL 1:

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTHERLY 475.25 FEET OF THE EASTERLY 483.21 FEET, ALL IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 89 DEGREES 35 MINUTES 02 SECONDS WEST, 339.92 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER SAID SECTION 19 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 35 MINUTES 02 SECONDS WEST, 143.29 FEET TO THE WEST LINE OF THE EAST 483.21 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 00 DEGREES 23 MINUTES 28 SECONDS WEST, 475.25 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF THE SOUTH 475.25 FEET OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 35 MINUTES 02 SECONDS EAST, 483.21 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 23 MINUTES 28 SECONDS EAST, 40.00 FEET ALONG SAID EAST LINE; THENCE SOUTH 89 DEGREES 35 MINUTES 02 SECONDS WEST, 100.11 FEET THENCE SOUTH 68 DEGREES 58 MINUTES 43 SECONDS WEST, 255.73 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 45 SECONDS EAST, 345.25 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

QUALIFYING STATEMENT

The proposed Lennar single-family Prairie Meadows Planned Development, an age targeted ranch home community, will consist of 74 single-family homes with access via extensions to existing Constitution Drive, Kenilworth Place and Rockwell Road. The homes will be one story in height with two-car attached garages. It is anticipated that the property will require approval of a Conditional Use Planned Development in the R-1 Single-Family Residential District, R-1 (C) and OS-1 (C) Conservation, Open Space and Drainage District for the wetland/open space parcel.

1. The Prairie Meadows development will have a positive effect on the public health, safety, morals and general welfare. Improvement of this vacant parcel will provide new homes for the City of Aurora, complimenting the development of this area that has grown into a primarily residential area within the City. Furthermore, its development will complete the transformation of a property that had been set aside for school purposes but never utilized as such.
2. Use and enjoyment of other established properties will not be adversely affected due to the development of this property in a like-manner to other surrounding single-family lots.
3. The proposed subdivision will benefit the property values within the neighborhood. The introduction of these new homes will complete the trend of a thriving residential community area, and placing the property on the tax rolls will generate new income for all relevant taxing bodies.
4. The proposed development is consistent with the normal and orderly development and improvement of the surrounding properties for uses established or permitted within their respective zoning districts. It is an infill property that will complete the buildout of this greater single-family neighborhood.
5. The site location is well supported by existing utilities, access to existing street stubs, drainage and other facilities. The proposed development will integrate well into this existing infrastructure completing an area where all surrounding properties have previously been developed.
6. Proposed vehicular ingress and egress for the proposed development will utilize the existing Constitution Drive and Kenilworth Place dead-end streets. The streets will be extended within the subdivision and allow for direct access to Prairie Street, which is a major collector roadway. With the surrounding land having been developed, this design will not burden existing residential local neighborhood streets due to the ability to access the property via three separate existing streets.
7. The conditional use shall, in all other respects, conform to the applicable regulations of the R-1, (C) and OS-1(C) zoning districts with the exception of the following exceptions:
 - a. Revised front yard setback from 30 feet to 25 feet.
 - b. Revised the minimum lot size to 8,000 square feet.
 - c. Revised side yard setbacks to 6 feet.

September 27, 2023

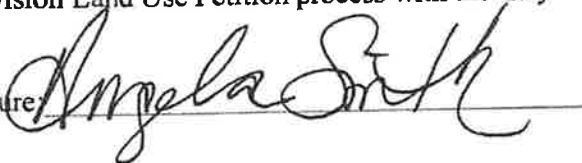
From: West Aurora School District 129
1877 W. Downer Place
Aurora, Illinois 60506
Attn: Dr. Angie Smith
630-301-5032
akdsmith@sd129.org

To: City of Aurora, Planning and Zoning Division
44 East Downer Place
Aurora, Illinois 60507
630-256-3080
coaplanning@aurora-il.org

Re: Authorization Letter for Prairie Meadows Development/West Aurora School District 129

To whom it may concern:

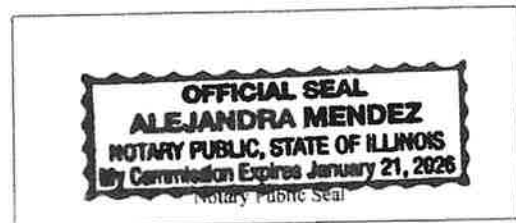
As the record owner of the above-stated property, I hereby affirm that I have full legal capacity to authorize Lennar, and its representatives, to act as the owner's agent through the Rezoning and Subdivision Land Use Petition process with the City of Aurora for said property.

Signature: 

Date: September 27th, 2023

SUBSCRIBED and SWORN to before
me this 27th day of September 2023.


Notary Signature



October 5, 2023

From: Scott D. Voris
2033 Prairie Street
Aurora, Illinois 60506
630-660-7102
scottdvoris@gmail.com

To: City of Aurora, Planning and Zoning Division
44 East Downer Place
Aurora, Illinois 60507
630-256-3080
coaplanning@aurora-il.org

Re: Authorization Letter for Prairie Meadows Development/Voris Property

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 Lennar, and its representatives, to act as the owner's agent through the Rezoning and Subdivision Land Use Petition process with the City of Aurora for said property.

Signature: 

Date: October 5, 2023

SUBSCRIBED and SWORN to before me this 5th day of October 2023.


Notary Signature

Notary Public Seal

