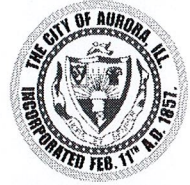


City of Aurora

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

AU3012-23. 261 - Ecd/Epn

Subject Property Information

Address / Location: 1921 Jericho Road

Parcel Number(s): 15-30-277-004

Petition Request

Requesting approval of a Final Plan for Habitat Green Freedom Subdivision, located at 1921 Jericho Road for a One Family Dwelling (1100) use.

Requesting approval of a Final Plat for Habitat Green Freedom Subdivision, located at 1921 Jericho Road.

Attachments Required

(a digital file of all documents is also required)

Digital Copy of:

Development Data Tables (Document 1-0)

Legal Description (Format Guidelines 2-1)

PDF and Paper Copy of:

Qualifying Statement (Format Guidelines 2-1)

Plat of Survey (Format Guidelines 2-1)

Letter of Authorization* (Format Guidelines 2-2)

CC&Rs*

Two Paper and PDF Copy of:

Final Engineering Plan

Stormwater Management Report

Stormwater Permit Application

Soil Report

Project Information Sheet

Fire Access Plan

Address Plat

Two Paper and PDF Copy of:

Final Plan (Format Guidelines 2-4)

Landscape Plan (Format Guidelines 2-7)

Building & Signage Elevations (Format Guidelines 2-11)

Petition Fee: \$1,720.32

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: *Jeffrey J. Barrett*

Date *4-14-2023*

Print Name and Company: *Jeffrey J. Barrett - Fox Valley Habitat For Humanity*

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 *April, 2023*

State of *IL*)

) SS

County of *Kane*)

Deborah L Albright
Notary Signature

NOTARY PUBLIC SEAL



Project Contact Information Sheet

Project Number: 2023.123

Petitioner Company (or Full Name of Petitioner): Fox Valley Habitat for Humanity

Owner

First Name: Jeffrey Initial: _____ Last Name: Barrett Title: _____
Company Name: Fox Valley Habitat for Humanity
Job Title: CEO
Address: 1300 S Broadway Rd., Ste. 101
City: Montgomery State: IL Zip: 60538 ~~60506~~
Email Address: j.barrett@foxvalleyhabitat.org Phone No.: 630-294-8575 Mobile No.: 630-206-5030

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

Relationship to Project: _____ Other
Company Name: Fox Valley Habitat for Humanity
First Name: Jeffrey Initial: _____ Last Name: Barrett Title: _____
Job Title: CEO
Address: 1300 S Broadway Rd., Ste. 101
City: Montgomery State: IL Zip: 60538 ~~60506~~
Email Address: j.barrett@foxvalleyhabitat.org Phone No.: 630-294-8575 Mobile No.: 630-206-5030

Additional Contact #1

Relationship to Project: _____ Engineer
Company Name: MeritCorp Group, LLC
First Name: Clayton Initial: _____ Last Name: Schuler Title: _____
Job Title: Project Manager / Principal
Address: 4222 Meridian Parkway, Suite 112
City: Aurora State: IL Zip: _____ 60504
Email Address: cschuler@meritcorp.com Phone No.: 630-554-6655 Mobile No.: 815-922-2265

Additional Contact #2

Relationship to Project: _____ Attorney
Company Name: GWMW, LLP
First Name: Scott Initial: _____ Last Name: Drumheller Title: _____
Job Title: Senior Counsel
Address: 21 N Fourth St
City: Geneva State: IL Zip: _____ 60134
Email Address: sdrumheller@gwmwlaw.com Phone No.: 630-402-0509 Mobile No.: 630-632-7381

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.: _____

Parking and Stacking Requirement Worksheet

Project Number: 2023.123

Petitioner: Fox Valley Habitat for Humanity

Parking Requirement

Total Parking Requirement	34
Enclosed Parking Spaces	34
Surface Parking Spaces	-

Note: All parking spaces must be individually accessible spaces in order to count towards this requirement

Stacking Requirement

Total Stacking Requirement (number of stacking spaces)	-	
Drive-through facilities	-	5 stacking spaces at each bay, window, lane, ordering station, machine or similar.
Car wash facilities, automated	-	20 stacking spaces or 10 per approach lane, whichever is greater.
Car wash facilities, self-service	-	3 stacking spaces per approach lane, plus 2 drying spaces per stall
Preschool or daycare facilities, drop-off area	-	5 stacking spaces for facilities 5,000 SF or less or 10 spaces for facilities greater than 5,000 SF.

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

OFFICE USE ONLY

Verified By: Stephen Broadwell

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
17	Structure 1110: Detached units	2 enclosed spaces per dwelling unit	34



Planning and Zoning Division, 77 S Broadway, Aurora, IL 60505
phone (630) 256-3080 fax (630) 256-3081 email coaplaning@aurora.il.us

Landscaping CTE Requirement Worksheet

Project Number: 2023.123

Petitioner: Fox Valley Habitat for Humanity

Street Frontage: 1,578 L.F.

Stormwater HWL: 664.00 L.F. Wet Bottom
- L.F. Dry Bottom

Neighborhood Border: 420 L.F.

Dwelling Units: 17 units

Subdivision Name: Habitat Green Freedom Subdivision **Unit/Phase:**

Perimeter Yard

- L.F.

Buffer Yard

- L.F.

Surface Parking Spaces

- spaces

Parking Lot Islands

- Number

Building Foundation

- L.F.

Lot Number

Standard Requirements

Plant Mix Guidelines

		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equivalent Value				
	Total CTEs Required	1	1/3	1/3	1/20	1/20
Street Trees	47.0	47	0	0	0	0
Wet Stormwater Facility	20.0	10	8	7	52	48
Dry/Turf Stormwater Facility	0.0	0	0	0	0	0
Neighborhood Border	17.0	9	8	8	34	34
Dwelling Unit	17.0	17	0	0	0	0
Perimeter Yard	0.0	0	0	0	0	0
Buffer Yard	0.0	0	0	0	0	0
Parking Lot Islands	0.0	0	0	0	0	0
Building Foundation	0.0	0	0	0	0	0
Total:	101.0	83	16	15	86	82

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

Verified By:

Stephen Broadwell

Date:

Filing Fee Worksheet

Project Number: 2023.123

Petitioner: Fox Valley Habitat for Humanity

Number of Acres: 8.44

Number of Street Frontages: 3.00

Non-Profit Yes

Linear Feet of New Roadway: 861

New Acres Subdivided (if applicable): 8.44

Area of site disturbance (acres): 0.00

Filing Fees Due at Land Use Petition:

Request(s):	Final Plat	\$	435.16
	Final Plan	\$	435.16
	Final Engineering Filing Fee	\$	850.00

Total: **\$1,720.32**

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

Verified By: Stephen Broadwell

Date:

Taken from ALTA/NSPS Land Title Survey prepared by Todd Surveying dated May 21, 2021.

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST $\frac{1}{4}$; THENCE NORTH 89 DEGREES 58 MINUTES 35 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST $\frac{1}{4}$, 3.00 FEET TO THE WESTERLY LINE OF EDGELAWN DRIVE EXTENDED SOUTHERLY; THENCE NORTH 00 DEGREES 06 MINUTES 04 SECONDS WEST ALONG SAID WESTERLY LINE, 49.32 FEET TO A LINE DRAWN PARALLEL WITH AND 40.00 FEET NORMALLY DISTANCE NORTH OF THE PRESENT CENTER LINE OF JERICHO ROAD; THENCE SOUTH 89 DEGREES 45 MINUTES 45 SECONDS WEST ALONG SAID PARALLEL LINE, 449.76 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO FIRST CHURCH OF THE NAZARENE BY WARRANTY DEED RECORDED APRIL 22, 1975 AS DOCUMENT NO. 1324874, FOR THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 06 MINUTES 04 SECONDS WEST PARALLEL WITH THE WESTERLY LINE OF EDGELAWN DRIVE, AFORESAID, 596.19 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD COMPANY RIGHT OF WAY; THENCE NORTH 66 DEGREES 30 MINUTES 19 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 607.42 FEET TO THE EASTERLY LINE OF LOT 5 IN LEIGH SUBDIVISION UNIT 8, EXTENDED NORTHERLY; THENCE SOUTH 23 DEGREES 05 MINUTES 15 SECONDS WEST ALONG SAID EASTERLY LINE AND SAID EXTENSION, 217.76 FEET TO THE NORTHWEST CORNER OF LOT 10 IN SAID LEIGH SUBDIVISION, UNIT 8; THENCE SOUTH 66 DEGREES 56 MINUTES 45 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 10, 173.39 FEET TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE SOUTH 00 DEGREES 12 MINUTES 15 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LEIGH SUBDIVISION, UNIT 8, AND THE EASTERLY LINE OF LEIGH SUBDIVISION, UNIT 6, 572.10 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF SAID LEIGH SUBDIVISION, UNIT 6; THENCE NORTH 89 DEGREES 45 MINUTES 45 SECONDS EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID JERICHO ROAD, 485.90 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1921 JERICHO ROAD, AURORA, ILLINOIS.



Jeffrey Barrett, CEO
Fox Valley Habitat for Humanity
1300 S Broadway Rd Ste 101
Montgomery, Illinois 60506
630-206-5030
630-294-8575 (Cell)
www.foxvalleyhabitat.org

September 14, 2022

From: Jeffrey Barrett, CEO
Fox Valley Habitat for Humanity
1300 South Broadway Road. Ste 101
Montgomery, IL 60538
630-292foxvalleyhabitat.org4-8575
j.barrett@foxvalleyhabitat.org

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: 1921 Jericho Road, 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 Senior Counsel Scott Drumheller and the firm of Griffin, Williams, McMahon & Walsh LLP, and its representatives, to act as the owner's agent through the PUD Subdivision of 1921 Jericho Road, Aurora, IL 60506 Land Use Petition process with the City of Aurora for said property.

Signature: _____

Date 9-14-2022

Subscribed And Sworn To Before Me This 14 Day
Of Sept, 2022

Notary Signature _____

Notary Public





Jeffrey Barrett, CEO
Fox Valley Habitat for Humanity FVHFH
1300 S Broadway Rd Ste 101
Montgomery, Illinois 60506
630-206-5030
630-294-8575 (Cell)
j.barrett@foxvalleyhabitat.org
www.foxvalleyhabitat.org

Qualifying Statement: Fox Valley Habitat for Humanity Project Green Freedom

Project Location: 1921 Jericho Road, Aurora, IL 60506

Location Size: The property is 8.5 acres

Number of Homes: Seventeen 17 with home sites lots of approx. 10,000 sq ft (per zoning) and home size of 1350-1650 sq ft built slab on grade – 3-4 bedroom, 2 bath, 2 car garage

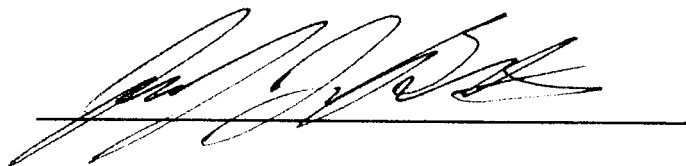
NOTE: This property is fully owned with no loan or debt by FVHFH. The property is undeveloped land. A road will be constructed through the middle of the property allowing homes on either side. Per zoning codes all infrastructure, water, sewer, gas and electric utilities will be underground under the street and underground to the homes.

NO Zoning Variances are being requested.

Project Name: Project Green Freedom

Project Summary: The Fox Valley Habitat Green Freedom subdivision is a breakthrough project for Habitat for Humanity's mission to provide affordable homes for hard working families of low to moderately low income. At FVHFH we are able to build these affordable homes for our families with the help of extraordinary donors, sponsors and partners, and give our homeowner families a zero percent interest mortgage at a cost of just 30% of their income for mortgage, taxes and home insurance. We do not charge PMI for principal mortgage insurance. This makes their monthly payment less than what they were paying in rent. But, there is another critical element of affordability that FVHFH wants and needs to address for our families. As energy cost continue to rise along with food and goods and supplies of all kinds, we feel it is necessary and our responsibility to build homes that are more energy efficient to save ongoing costs for our homeowner families. The Habitat Green Freedom subdivision will build homes to a **net zero to net positive** use of electrical energy. This will be accomplished with established but rarely used construction techniques in the building of affordable homes. Working with national and local partners, FVHFH will build homes with smart energy technology and construction techniques to accomplish this goal. These will be quality built homes that will not adversely affect the value of the homes in the surrounding neighborhoods. We have coordinated with City staff to confirm traffic will not have adverse effect on Jericho Road. In their detailed planning our engineers have been diligent in complying with roadway standards and Fire Access in addition to detailed landscaping and Retention pond. The homes will be built with concrete driveways and sidewalks with concrete public sidewalks connecting each home. There is also an area where we will add a small park and Gazebo in an open area on the northeast side of the property for the enjoyment of the neighborhood.

Value: The homes in this project will be built for stability and sustainability through resilient building using ICF wall construction, extraordinary insulation, special mechanical ventilation system, tankless water heaters, and combi HVAC systems and heat pumps. These homes will also have Solar roof panels with Battery back-up. This results in a safer, stronger, healthier and more affordable home.

A handwritten signature in black ink, appearing to read 'Jeffrey J. Barrett', is written over a horizontal line.

Jeffrey J. Barrett
Executive Director
Fox Valley Habitat for Humanity

10-3-2022

Date