

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: East side of Raddant Road between Sonoma Lane and Butterfield Road

Parcel Number(s): 12-35-400-004

Petition Request

Requesting the Establishment of a Conditional Use Planned Development, and to change the underlying zoning district from R-1 One-Family Dwelling District to R-4A Two-Family Dwelling District and OS-1 Conservation, Open Space And Drainage District on the property located on the east side of Raddant Road between Sonoma Lane and Butterfield Road;

Requesting approval of a Preliminary Plan and Plat for Abbey Meadows Subdivision, located on the east side of Raddant Road between Sonoma Lane and Butterfield Road, 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 of: Legal Description (2-1)

Preliminary Engineering Plans
Wetland Report
Project Information Sheet
Stormwater Permit Worksheet &
Application & SW Report
Soil Investigation Report
Drain Tile Survey
Traffic Impact Study
Fire Access Plan

Two Paper and pdf Copy of:
Word Doc and PDF of Plan Description
(2-18)
Preliminary Plan (2-8)
Preliminary Plat (2-9)

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

Petition Fee: \$3,596.41

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

10/21/24

Print Name and Company

Jessica Cobb, CalAtlantic Group LLC d/b/a Lennar

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 21 day of October 2024.

State of IL

) SS

County of Cook

NOTARY PUBLIC SEAL

Notary Signature



Project Contact Information Sheet

Project Number: 24.317

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

Owner

First Name: Marmion Initial: _____ Last Name: _____ Title: Mr.
Company Name: Andrew E. Kolb, Esq.
Job Title: Attorney
Address: 1000 Butterfield Road
City: Aurora State: IL Zip: 50502
Email Address: akolb@vklawfirm.com Phone No.: (630) 887-1705 Mobile No.: _____

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

Relationship to Project: Land Developer / Builder
Company Name: CalAtlantic Group LLC (d/b/a Lennar)
First Name: Jessica Initial: _____ Last Name: Cobb Title: Mrs.
Job Title: Land Acquisition Manager
Address: 1700 E Golf Rd, Suite 1100
City: Schaumburg State: IL Zip: 60173-5804
Email Address: jessica.cobb@lennar.com Phone No.: _____ Mobile No.: (224) 402-3970

Additional Contact #1

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 #2

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

Additional Contact #3

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.: _____

Additional Contact #4

Relationship to Project: Consultant
Company Name: _____
First Name: Tim Initial: _____ Last Name: Kellogg Title: Mr.
Job Title: _____
Address: 9660 Schlapp Rd.
City: Yorkville State: IL Zip: 60560
Email Address: tkellogg@templeton-pc.com Phone No.: _____ Mobile No.: (630) 364-0221



Planning and Zoning Division 77 S. Broadway, 2nd Floor, Aurora, IL
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora.il.us

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Filing Fee Worksheet

Project Number: 24.317

Petitioner: CalAtlantic Group LLC (Lennar)

Number of Acres: 31.89

Number of Street Frontages: 2.00

Non-Profit 0

Linear Feet of New Roadway: 4217

New Acres Subdivided (if applicable): 31.89

Area of site disturbance (acres): 31.89

Filing Fees Due at Land Use Petition:

Request(s):	Conditional Use Plan Description/Revision	\$ 1,875.42
	Preliminary Plan & Plat	\$ 1,690.99
	Public Hearing Notice Sign(s)	\$ 30.00

Total: **\$3,596.41**

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

Verified By: Jill N Morgan

Date: 10/18/2024

QUALIFYING STATEMENT

The CalAtlantic Group, LLC, a Delaware Limited Liability Company, is proposing the Townes of Abbey Meadows Planned Development, an attached single-family townhome community, that will consist of Two-hundred and twenty-five townhome units. One hundred and thirteen Traditional Style townhomes will be two story in height with front loaded two-car attached garages and the Urban Style townhomes will be two and a half stories in height with rear entry two-car garages. The property is currently zoned R-1(C) One-Family Dwelling District, Conditional Use Planned Development.

1. The Townes of Abbey 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 newer residential area within the City. Furthermore, its development will complete the transformation of a property that had been set aside for future school purposes but never utilized as such by the Marmion Academy.
2. Use and enjoyment of other established properties will not be adversely affected due to the development of this property in like-manner to adjacent single-family attached townhomes.
3. The proposed subdivision will benefit the property values within the neighborhood. The introduction of these new homes will continue 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 development that will continue the buildout of this greater residential 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 the existing infrastructure, and provide a street extension of Mesa Lane to Raddant Road, which will improve vehicular circulation for existing residents and emergency vehicles.
6. Proposed vehicular ingress and egress for the proposed development will extend the existing Mesa Lane dead-end street to Raddant Road. The streets within the subdivision will allow for access to Kirk Road, which is a major collector roadway. With much of the surrounding land having been developed, this design will not burden existing residential local neighborhood streets, but create better and safer traffic circulation.
7. The conditional use shall, in all other respects, confirm to the R-4A zoning district with the following exceptions:

a.

b.

c.

APPOINTMENT OF AGENT

(Abbey Meadows)

Reference is made to that certain Agreement of Purchase and Sale, +/- 32.86 Acres for 227 Townhome Homesites, Marmion East, Aurora, Illinois ("**CalAtlantic Agreement**") between S.R. Jacobson Development Corp., a Michigan corporation ("**SRJ**"), as Seller, and CalAtlantic Group, LLC, a Delaware limited liability company ("**CalAtlantic**"), as Buyer, dated July 30, 2024. Reference is also made to that certain Purchase and Sale Agreement, 53.972 acres, 3 South Raddant Road, Kane County, Il ("**Marmion Agreement**") between Marmion, Inc, an Illinois not for profit corporation ("**Marmion**"), as Seller, and SRJ, as Purchaser, dated January 25, 2023. If not otherwise defined herein, the terms used herein shall have the meanings assigned to them in the CalAtlantic Agreement.

In the Marmion Agreement, SRJ agreed to purchase certain real estate in Kane County, Illinois. In the CalAtlantic Agreement, SRJ agreed to sell to CalAtlantic a portion of the property being acquired by SRJ under the Marmion Agreement ("**CalAtlantic Property**").

In Section 8 of the Marmion Agreement, Marmion acknowledges that as a condition to closing under the Marmion Agreement, SRJ needs to obtain certain governmental approvals for the development of the property being acquired by SRJ and Marmion consents to SRJ and its agents submitting plans and permit applications to the City of Aurora and other governmental agencies in connection with efforts to obtain the approvals as long as (i) Marmion is not required to incur any costs or expenses, and (ii) any agreements entered into with a governmental authority shall become effective only at or after the closing of the sale of the property to SRJ.

SRJ desires to appoint CalAtlantic as its agent for the purposes of submitting plans and permit applications with respect to the CalAtlantic Property and CalAtlantic is willing to accept the appointment.

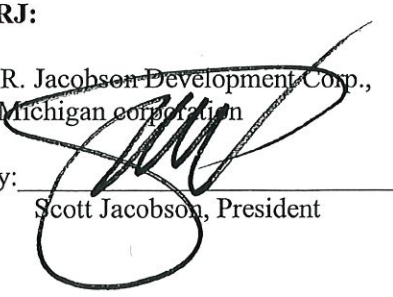
Therefore, SRJ does hereby appoint CalAtlantic, as its agent for the purposes of submitting plans and permit applications with respect to the CalAtlantic Property, provided that (i) Marmion is not required to incur any costs or expenses, and (ii) any agreements entered into with a governmental authority will become effective only at or after the closing of the sale of the property to SRJ, and CalAtlantic shall otherwise comply with the applicable provisions of Section 8 of the Marmion Agreement relating to efforts to obtain Approvals with respect to the CalAtlantic Property.

This appointment shall terminate upon the earlier to occur of the conveyance of the CalAtlantic Property to CalAtlantic or the termination of the CalAtlantic Agreement.

Dated: Oct. 16, 2024

SRJ:

S.R. Jacobson Development Corp.,
a Michigan corporation

By: 
Scott Jacobson, President

Acceptance of Appointment

The undersigned, CalAtlantic, does hereby accept the above appointment and agrees to comply with the applicable provisions of Section 8 of the Marmion Agreement as it relates to the CalAtlantic Property.

Dated: 10/16, 2024

CalAtlantic:

CalAtlantic Group, LLC, a Delaware
limited liability company

By: 

Christopher Gillen, Vice President

October 9th, 2024

From:

Marmion, an Illinois not-for-profit corporation
1000 Butterfield Road
Aurora, IL 60502

Via Attorney for Owner:

Andrew E. Kolb, Esq.
Vanek, Larson & Kolb, LLC
200 W. Main Street
St. Charles, IL 60174
Phone: (630) 513-9800 (ext. 2024)
Email: akolb@vklawfirm.com; kelly@vklawfirm.com

To:

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

Re: Authorization Letter for Parcels 12-35-200-037 and 12-35-400-004, , east of Raddant Road, north of Butterfield Road,

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 S.R. Jacobson Development Corp. and its representatives, to act as the owner's agent through the Rezoning and Land Use Petition process with the City of Aurora for said property.

Signature: Albert Joel Ryzinger, D.S.B.

Date 10/9/2024

Title: Chairman

SUBSCRIBED and SWORN to before me this 9th day of October, 2024

Notary Signature

Ophelia L. Hernandez



PARCEL 2
SOUTH PARCEL

THAT PART OF THE EAST HALF OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF KIRKLAND FARMS SUBDIVISION UNIT 1, RECORDED AS DOCUMENT NUMBER 95K074038, SAID POINT ALSO BEING ON THE NORTH LINE OF SAVANNAH CROSSINGS SUBDIVISION, RECORDED AS DOCUMENT NUMBER 2007K066321; THENCE SOUTH 88 DEGREES 38 MINUTES 13 SECONDS WEST, 282.27 FEET ALONG THE NORTH LINE OF SAID SAVANNAH CROSSINGS SUBDIVISION TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 02 DEGREES 11 MINUTES 46 SECONDS EAST, 1228.52 FEET ALONG THE WEST LINE OF SAID SUBDIVISION AND ALONG THE WEST LINE OF TOWNHOMES AT SAVANNAH CROSSING, RECORDED AS DOCUMENT NUMBER 2007K073137, TO THE SOUTHWEST CORNER OF SAID TOWNHOMES AT SAVANNAH CROSSING SUBDIVISION; THENCE SOUTH 89 DEGREES 49 MINUTES 37 SECONDS WEST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID TOWNHOMES AT SAVANNAH CROSSING 806.52 FEET TO THE EAST LINE OF RADDANT ROAD DEDICATED PER DOCUMENT 96K024895; THENCE NORTH 00 DEGREES 38 MINUTES 30 SECONDS WEST ALONG SAID EAST LINE, 1,620.54 FEET; THENCE NORTH 88 DEGREES 24 MINUTES 42 SECONDS EAST 1044.28 FEET TO A POINT ON THE WESTERLY LINE OF AFOREMENTIONED KIRKLAND FARMS SUBDIVISION UNIT 1; THENCE SOUTH 02 DEGREES 12 MINUTES 24 SECONDS EAST ALONG SAID WESTERLY LINE 419.92 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOS.

October 24, 2024

From: S.R. Jacobson Development Corp.
32400 Telegraph Road, #200A
Bingham Farms, Michigan 48025
Attn: Emmanuel Kniahynycky, Vice President
Telephone: (248) 642-4700 ext. 237
Email: mkianickv@srj.com

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

RE: AUTHORIZATION LETTER FOR ZONING AND SUBDIVISION APPROVAL PROCESS FOR THE 32.8 ACRE SITE LOCATED AT RADDANT ROAD AND MESA LANE EXTENDED (THE "PROPERTY")

To Whom It May Concern:

S.R. Jacobson Development Corp., a Michigan corporation ("SRJ"), is the Contract Purchaser from Marmion of the above-stated Property, hereby authorizes CalAtlantic Group, LLC, a Delaware limited liability company, including its sole members and managing members, and representatives ("CalAtlantic") the Contract Purchaser of this Property from SRJ, in CalAtlantic's pursuit of Zoning and Subdivision approval with the City of Aurora for said Property.

S.R. JACOBSON DEVELOPMENT CORP., a Michigan corporation

By: *Emmanuel Kniahynycky*

Name: Emmanuel Kniahynycky

Title: Vice President

Dated: October 24, 2024

SUBSCRIBED and SWORN to before me this 24TH day of October, 2024.

NOTARY PUBLIC SIGNATURE *Pamela B. VanLozen*

