



City of Aurora

Planning and Zoning Division 44 E. Downer Place, Aurora, IL 60507-2067
phone (630)256-3080 fax (630)-256-3081 email COAPlanning@aurora-il.org

Land Use Petition

Project Number: 2015.139

Petitioner Information

Title: Mr. First Name: Rick Initial: A. Last Name: Zirk
Company: Orleans RHIL, LP
Job Title: _____ Address: 1834 Walden Office Square, Suite 300
City: Schaumburg State: IL Zip: 60173 Email: rzirk@orleanshomes.com
Phone: 847-202-2244 Fax: 847-925-1403 Mobile: 847-417-9256
Petitioner Relationship to Property Owner* Owner

**If Petitioner is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.*

Subject Property Information

Address/Location: Verona Ridge, Phase 4, Star Grass Circle
Parcel Number(s): 14-12-309-022

Petition Request

Requesting approval of a Final Plan Revision for Lots 1-43 of The Estate Homes of Verona Ridge Subdivision Uint 4, for new single family models.

Attachments Required

(hard copies and CD of digital files are required)

One Copy of:
Development Tables (excel 1-0)
Project Contact Info Sheet (1-5)
Filing Fee (1-6)
Qualifying Statement (2-1)
Plat of Survey (2-1)
Legal Description (2-1)
Letter of Authorization* (2-2)

Four Copies of:
Final Plan (2-4)/Models

Petition Fee

(Payable to "The City of Aurora")

Total Fee = \$1,208.15 (Planning and Zoning Fee \$1,208.15 + Engineering Filing Fee \$0.00)

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.

Authorized Signature: [Signature] Date July 27, 2015

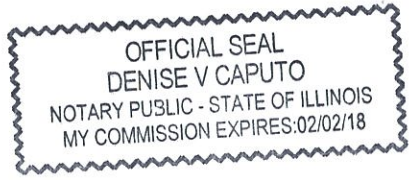
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 27 day of July 2015

State of Illinois)
County of Cook) SS

NOTARY PUBLIC SEAL

Denise V. Caputo
Notary Signature





Project Contact Information Sheet

Project Number: #REF!

Owner

Taylor Morrison of Illinois, Inc.

First Name: Rick Initial: Last Name: Zirk Title: Mr
Email Address: rzirk@orleanshomes.c Phone No.: 847.202.2244 Mobile No.: 847.417.9256

Additional Contact #1

Relationship to Project: Engineer
Company Name: CEMCON
First Name: Mike Initial: Last Name: May Title: Mr
Job Title: Engineer
Address: 2280 White Oak Circle, Suite 100
City: Aurora State: IL Zip: 60502-9675
Email Address: MikeMay@CEMCON.c Phone No.: 630.862.2100 Mobile No.:

Additional Contact #2

Relationship to Project: Attorney
Company Name: Meltzer, Purtill and Steele, LLC
First Name: Chuck Initial: Last Name: Byrum Title: Mr
Job Title: Attorney
Address: 300 South Wacker Drive
City: Chicago State: IL Zip: 60606
Email Address: cbyrum@mpslaw.com Phone No.: 312.987.9900 Mobile No.:

Additional Contact #3

Relationship to Project: ___ Attorney ___ Architect ___ Engineer ___ Landscape Architect ___ Other
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: ___ Attorney ___ Architect ___ Engineer ___ Landscape Architect ___ Other
Company Name:
First Name: Initial: Last Name: Title:
Job Title:
Address:
City: State: Zip:
Email Address: Phone No.: Mobile No.:

Additional Contact #5

Relationship to Project: ___ Attorney ___ Architect ___ Engineer ___ Landscape Architect ___ Other
Company Name:
First Name: Initial: Last Name: Title:
Job Title:
Address:
City: State: Zip:
Email Address: Phone No.: Mobile No.:

Additional Contact #6

Relationship to Project: ___ Attorney ___ Architect ___ Engineer ___ Landscape Architect ___ Other
Company Name:
First Name: Initial: Last Name: Title:
Job Title:
Address:
City: State: Zip:
Email Address: Phone No.: Mobile No.:

**QUALIFYING STATEMENT FOR LAND USE PRETITIONS
VERONA RIDGE
CITY OF AURORA**

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

The proposed action contemplates the approval of a revised development plan for Unit 4 of the Verona Ridge Development. The revision to the plan involves new house product floorplans and elevations to be built in Verona Ridge. The proposed is 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. 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.

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. Unit 4 is a portion of the Verona Ridge development. Units 1, 2 and 3 are fully developed and built out. Uses in Unit 4 are consistent with the uses and activity in previous phases.

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 homes within Unit 4 will continue 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. Unit 4 is a portion of the Verona Ridge development. Units 1, 2 and 3 are fully developed and built out. Homes in Unit 4 are consistent with the homes in previous phases.

- 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 development extends existing facilities and utility in an orderly and managed fashion. Provisions for Unit 4 were provided in the overall drainage and utility design for Verona Ridge. The presented final engineering plans are consistent with those originally approved for this phase of development.

- 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*

Unit 4 remains at the unit count and intensity of use contemplated in the original design plans. Traffic generated from the area is not expected to differ in any way from the initial design assumptions.

- 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 land use and 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 that is not provided for in the approved annexation agreement for Verona Ridge

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Development Data Table: Qualifying Statement					
Description	Value	Unit	Description	Value	Unit
DST Project Number	2015.1		m) Total High-water Line for all Stormwater	0	Linear Footage of Wet Bottom
Petitioner	Taylor Morrison of Illinois, Inc		Detention/Retention Facilities	0	Linear Footage of Dry Bottom
Subdivision Name	Verona Ridge		n) Number of parking spaces provided (individually accessible)		spaces
Subdivision Unit/Phase	4		i. surface parking lot	258	spaces
Subdivision Lot Number	1 through 43		<i>perpendicular</i>		spaces
a) Tax/Parcel Identification Number(s) (PINs): 14-12-349-001-007; 14-12-349-011-020; 14-12-35			<i>parallel</i>		spaces
			<i>angled</i>		spaces
b) Proposed land use(s): Residential Subdivision			<i>handicapped</i>		spaces
			ii. enclosed	258	spaces
c) Total Property Size	17.92	Acres	iii. bike		racks
	780769.00	Square Feet	o) Number of buildings	43	
d) Total Lot Coverage	218,456	Square Feet	i. Number of stories	2	stories
(buildings and pavement)	28%	Percent	ii. Building Square Footage (average)	3,816	square feet
e) open space / landscaping	562,313	Square Feet	iii. Gross Floor Area of commercial use		GFA
	72%	Percent	iv. Building Foundation perimeter (Typical)		Linear Footage
f) Proposed New Right-of-way	3.4	Acres	p) Total Number of Residential Dwelling Units	43	units
	148774	Square Feet	i. Gross Density	2.4	du/acre
	2244	Linear Feet of Centerline	ii. Net Density	2.96	Net Density
g) Proposed New Easements	0	Acres	q) Land to be dedicated to the School District	0	Acres
	0	Square Feet	r) Land to be dedicated to the Park District	0	Acres
h) Total Street Frontage (existing and proposed)	153,390	Linear Footage	s) Construction Value		Dollars
i) Building Foundation perimeter (Typical)	194.00	Linear Footage	t) New Jobs Created		FTE
j) Total Perimeter Yard	475.00	Linear Footage	u) Site Disturbance	17,924	Acres
k) Buffer Yard		Linear Footage	v) School District		
l) Neighborhood Border		Linear Footage	w) Park District		

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Proposed Use Detailed Table: Qualifying Statement

Description	Value	Unit	Description	Value	Unit
a) Total Number of Residential Dwelling Units	43	units	j) Gasoline station, vehicle repair and service structures		GFA
i. Gross Density	2.4	du/acre			No. of Service Bays
ii. Net Density	2.96	Net Density	k) Car wash facilities		No. of Bays
b) Number of Single Family Dwelling Units	43	units	l) Personal service establishments		GFA
i. Gross Density	2.4	du/acre	m) Retail sales and services - Single-tenant Building		GFA
ii. Net Density	2.96	Net Density	n) Retail sales and services - Multi-tenant Building		GFA
iii. Unit Square Footage (average)	3,216	square feet	o) Retail, sale of bulky items		GFA
iv. Bedroom Mix		% 1 bdr	p) Retail with outdoor display/sales		GFA
		% 2 bdr	q) Malls or shopping center		GFA
		% 3 bdr (20% std)	r) Recreational Facilities		GFA
		100% %4 bdr (80% std)	s) Manufacturing and Industrial		GFA
v. Number of Single Family Corner Lots	6	units	t) Warehouse, storage or distribution facility		GFA
c) Number of Single Family Attached Dwelling Units	0	units	u) Electronic Data Storage Center		GFA
i. Gross Density		du/acre	v) Theater		Seats
ii. Net Density		Net Density	w) Sports stadium or arena, auditoriums.		GFA
iii. Unit Square Footage (average)		square feet			Fixed Seats
iv. Bedroom Mix		% 1 bdr	x) Exhibition, convention, or conference center		GFA
		% 2 bdr (90% std)	y) Religious Institutions		Seats in Principal Sanctuary
		% 3 bdr (10% std)	z) Amusement park		GFA
		% 4 bdr	w) Hospital building		GFA
d) Number of Multifamily Dwelling Units		units	x) Medical clinic building		GFA
i. Gross Density		du/acre	y) Community facility		GFA
ii. Net Density		Net Density	z) Grade school / middle schools		Classroom
iii. Unit Square Footage (average)		square feet		Auditoriums	Fixed Seats
iv. Bedroom Mix		Efficiency	aa) High School		Classroom
		% 1 bdr (40% std)			No. of Admin Offices
		% 2 bdr (50% std)		Auditoriums	Fixed Seats
		% 3 bdr (10% std)	bb) College or university facility		Classroom
e) Number of Dormitories		GFA		Residential	GFA
f) Hotels and motels		Guestrooms		Auditoriums	GFA
Single room occupancy units		Guestrooms			Fixed Seats
Bed and breakfast		Guestrooms	cc) Business, trade or specialty school facility		GFA
Lodging house rooming house or boarding house		Guestrooms	dd) Preschool or daycare		GFA
g) Housing services for the elderly		du	ee) Library building		GFA
h) Business or professional offices, including financial institutions		GFA	ff) Museum, exhibition, or similar facility		GFA
i) Food and beverage establishments		Seats	gg) Funeral homes, mortuaries, and cremation facilities		GFA

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Development Data Table: Preliminary/Final Plan

Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 14-12-349-001-007; 14-12-349-011-020;			j) Total Number of Residential Dwelling Units	43	units
b) Proposed land use(s): Residential Subdivision			i. Gross Density	2.4	du/acre
			ii. Net Density	2.96	Net Density
c) Total Property Size	17.924	Acres	k) Number of Single Family Dwelling Units	43	units
	780,769	Square Feet	i. Gross Density	2.4	du/acre
d) Total Lot Coverage (buildings and pavement)	218,456	Square Feet	ii. Net Density	2.96	Net Density
	28%	Percent	iii. Unit Square Footage (average)	3,216	square feet
e) Open space / landscaping	562,313	Square Feet	iv. Bedroom Mix	0%	% 1 bdr
	72%	Percent		0%	% 2 bdr
f) Land to be dedicated to the School District	0	Acres		0%	% 3 bdr
g) Land to be dedicated to the Park District	0	Acres		100%	% 4 bdr
h) Number of parking spaces provided (individually accessible)	-	spaces	v. Number of Single Family Corner Lots	6	units
			l) Number of Single Family Attached Dwelling Units	0	units
i. surface parking lot	258	spaces	i. Gross Density	0	du/acre
perpendicular	0	spaces	ii. Net Density	0	Net Density
parallel	0	spaces	iii. Unit Square Footage (average)	-	square feet
angled	0	spaces	iv. Bedroom Mix	0%	% 1 bdr
handicapped	0	spaces		0%	% 2 bdr
ii. enclosed	258	spaces		0%	% 3 bdr
iii. bike	0	racks		0%	% 4 bdr
i) Number of buildings	43		m) Number of Multifamily Dwelling Units	0	units
i. Number of stories	2	stories	i. Gross Density	0	du/acre
ii. Building Square Footage (average)	3,816	square feet	ii. Net Density	0	Net Density
iii. Gross Floor Area of commercial use	0	GFA	iii. Unit Square Footage (average)	-	square feet
iv. Building Foundation perimeter (Typical)	0	Linear Footage	iv. Bedroom Mix	0%	Efficiency
				0%	% 1 bdr

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Development Data Table: Preliminary/Final Plat		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 14-12-349-001-007; 14-12-349-011-020; 14-12-349-011-021		
b) Subject Property Area	17.924	Acres
	780,769	Square Feet
c) Proposed New Right-of-way	3.4	Acres
	148,774	Square Feet
D) Proposed New Easements	2244	Linear Feet of Centerline
	0	Acres
	-	Square Feet

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Landscape Data Table: Landscap	
<u>Description</u>	<u>Value</u>
a) Tax/Parcel Identification Number(s) (PINs): 14-12-349-001-007; 14-1	
b) Total Property Size	17.92
	780,769
c) Total Lot Coverage	218,456
<i>(buildings and pavement)</i>	28%
d) open space / landscaping	562,313
	72%
e) Total Street Frontage (existing and proposed)	153,390
f) Building Foundation perimeter (Typical)	194
g) Total Perimeter Yard	475
h) Buffer Yard	-
i) Neighborhood Border	-
j) Total High-water Line for all Stormwater Detention/Retention Facilities	-
	-
k) Number of Surface Parking Lot Spaces	258
l) Total Number of Residential Dwelling Units	43
m) Total Number Single Family Corner Lots	6

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e Plan
<u>Unit</u>
12-349-011-020; 14-12-350-001-0
Acres
Square Feet
Square Feet
Percent
Square Feet
Percent
Linear Footage
Linear Footage
Linear Footage
Linear Footage
Linear Footage
Linear Footage
Linear Footage of Wet Bottom
Linear Footage of Dry Bottom
spaces
units
units

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Landscape Material Data Table: Landscape Plan			
Symbol	Description	Value	Unit
	a) Total Canopy Trees		Count
	genus #1: List Potential Species		Percent of Canopy Trees
			Caliper at Installation (inches)
	genus #2: List Potential Species		Percent of Canopy Trees
			Caliper at Installation (inches)
	genus #3: List Potential Species		Percent of Canopy Trees
			Caliper at Installation (inches)
	b) Total Evergreens		Count
	genus #1: List Potential Species		Percent of Evergreens
			Height at Installation (feet)
	genus #2: List Potential Species		Percent of Evergreens
			Height at Installation (feet)
	genus #3: List Potential Species		Percent of Evergreens
			Height at Installation (feet)
	c) Total Understory Trees		Count
	genus #1: List Potential Species		Percent of Understory Trees
			Caliper at Installation (inches)
			Or Multi-stemmed Height at Installation (feet)
	genus #2: List Potential Species		Percent of Understory Trees
			Caliper at Installation (inches)
			Or Multi-stemmed Height at Installation (feet)
	genus #3: List Potential Species		Percent of Understory Trees
			Caliper at Installation (inches)
			Or Multi-stemmed Height at Installation (feet)
	d) Total Deciduous Shrubs		Count
	genus #1: List Potential Species		Percent of Shrubs
			Height at Installation (inches)
	genus #2: List Potential Species		Percent of Shrubs
			Height at Installation (inches)
	genus #3: List Potential Species		Percent of Shrubs
			Height at Installation (inches)
	e) Total Evergreen Shrubs		Count
	genus #1: List Potential Species		Percent of Shrubs
			Height at Installation (inches)
	genus #2: List Potential Species		Percent of Shrubs
			Height at Installation (inches)
	genus #3: List Potential Species		Percent of Shrubs
			Height at Installation (inches)
	f) Ornamental Grasses		Count
	genus #1: List Potential Species		Size
	genus #2: List Potential Species		Size
	genus #3: List Potential Species		Size
	f) Perennials		Count
	genus #1: List Potential Species		Size
	genus #2: List Potential Species		Size
	genus #3: List Potential Species		Size
	g) Annuals		Count
	genus #1: List Potential Species		Size
	genus #2: List Potential Species		Size
	genus #3: List Potential Species		Size
	h) Groundcover		Count
	genus #1: List Potential Species		Size
	genus #2: List Potential Species		Size
	genus #3: List Potential Species		Size

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Planner Count

Landscape Requirement Calculation						
<u>Description</u>	<u>Value</u>	<u>Unit</u>	<u>Deficient</u>	<u>CTE</u>	<u>Canopy</u>	<u>Understory /Evergreen</u>
Stormwater Facility - Wetbottom	0	CTEs	0	0		
<i>Canopy</i>	-					
<i>Non-Canopy</i>	-					
Stormwater Facility - Dry Bottom	0	CTEs	0	0		
<i>Canopy</i>	-					
<i>Non-Canopy</i>	-					
Street Trees	#REF!	CTEs	#REF!	0		
Perimeter Yard	#REF!	CTEs	#REF!	0		
<i>Parking Lot CTE</i>	19.35					
<i>Parking Lot Islands</i>	12.90					
<i>Parking Lot Screening</i>						
<i>Storage Areas</i>						
Foundation	#REF!	CTEs	#REF!	0		
<i>Non-Canopy (100%)</i>	#REF!				Non-Canopy:	0.00
<i>Dumpster Enclosure</i>						
Buffer Yard	#REF!	CTEs	#REF!	0		
<i>Non-Canopy (50%)</i>	#REF!				Non-Canopy:	0.00
Dwelling Unit	46.00	CTEs	-46	0		
<i>Addition for Corner Lots</i>	3.00					
Neighborhood Border	#REF!	CTEs	#REF!	0		
<i>Non-Canopy (50%)</i>	#REF!				Non-Canopy:	0
Total CTEs	#REF!	Total Counted CTEs	#REF!	0.00		

Data Table - Provided 0
 Planner Count - Provided 0
 Difference (Req - Count) #REF!



July 30, 2015

Mr. Ty McCarthy
Associate Planner
City of Aurora
1 South Broadway
Aurora Elgin, IL 60507

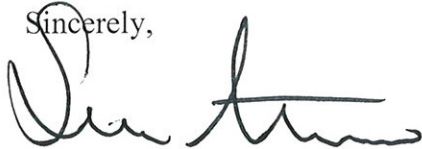
Re: Notice of Consent and Disclosure
Verona Ridge Subdivision Phase 4

Dear Mr. McCarthy:

This correspondence shall serve as authorization by Taylor Morrison of Illinois, Inc, through Orleans Homes RHIL Division President is Steve Atchison, to allow Rick Zirk to act on its behalf regarding the approval of final plat and plans, and revised house plans for Unit 4 of the Verona Ridge Subdivision.

This authorization, and the attached power of attorney affirm that Steve Atchison is the Division President of Orleans Homes RHIL and has been afforded the full authority to allow this authorization.

Sincerely,

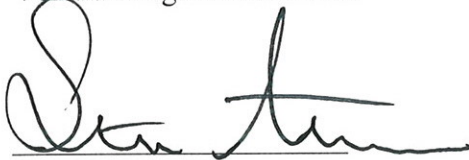


By, Steve Atchison
Division President,
Orleans Homes, RHIL
For Taylor Morrison of Illinois, Inc.

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Statement of Proprietary Interest

Taylor Morrison of Illinois is the sole owner of the property commonly known as Units 4 of the Verona Ridge Subdivision.



By, Steve Atchinson
Midwest Division President
Orleans Homes RHIL
For, Taylor Morrison of Illinois, Inc

UNANIMOUS WRITTEN CONSENT
of the
BOARD of DIRECTORS
of
TAYLOR MORRISON OF ILLINOIS, INC.
[APPOINTMENT OF ADDITIONAL OFFICERS AND AUTHORIZED AGENTS]

The undersigned, constituting all of the members of the Board of Directors (the “**Board**”) of Taylor Morrison of Illinois, Inc., an Illinois corporation (the “**Corporation**”), in lieu of a special meeting of the Board pursuant to the authority of Section 8.45 of the Illinois Business Corporation Act of 1983, as amended, hereby consent to, authorize and adopt the following resolutions with the same force and effect as if the undersigned were personally present at a meeting of the Board and had voted affirmatively for the same, effective as of July 20, 2015:

APPOINTMENT of OFFICERS

RESOLVED, that the following persons are hereby appointed to the offices listed opposite his or her name and shall hold office until such officer’s successor is duly appointed and qualified in accordance with the Bylaws of the Corporation or until such officer’s earlier resignation, removal or death:

Name	Appointment	Current HR Title / Division
Steven Atchison	Vice President	Division President (Chicago)
Robert Meyn, Jr.	Vice President	Vice President - Sales and Marketing (Chicago)
Bernard Pallardy	Vice President	Vice President – Operations (Chicago)
John Stelter	Vice President	Director – Finance (Chicago)

RESOLVED FURTHER, that any of the foregoing officers, acting alone, is authorized and empowered to sign and deliver any agreement in the name of the Corporation and to otherwise obligate the Corporation in connection with the day-to-day matters of the business of the Corporation, and to delegate such authority in his or her discretion, within the budgets approved by the Board; and

RESOLVED FURTHER, that it is within the scope of authority of the President or any Vice President to execute documentation on behalf of the Corporation, including without limitation, contracts, bonds, applications and agreements for utilities, tax district financing documents, subdivision performance agreements, development agreements and permits, governance documents, any and all documents to lease or convey real and personal property (including deeds and Memorandum of Leases), as well as any and all documents and appearances as representatives of the Corporation as required in connection with development, entitlement and construction.

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APPOINTMENT of AUTHORIZED AGENTS

RESOLVED, that the following persons are hereby appointed as Authorized Agents as listed opposite his or her name and shall hold such Authorized Agent position until such Authorized Agent's successor is duly appointed and qualified in accordance with the Bylaws of the Corporation or until such Authorized Agent's earlier resignation, removal or death:

Name	Appointment	Current HR Title
Michael Moore	Authorized Agent – Purchasing	Director – Purchasing (Chicago)
Richard Zirk	Authorized Agent – Land Acquisition	Director – Land Acquisition (Chicago)

RESOLVED FURTHER, that as the Corporation's Authorized Agent-Sales & Marketing and Authorized Agent-Finance for the respective Division of the Corporation set forth above, it is within such above-named Authorized Agent's limited scope of authority to execute on behalf of the Corporation documents and instruments incidental to the closing on the sale of homes and lots to retail homebuyers and other builders, including, but not limited to, preliminary and final escrow instructions, lender documentation (including FHA and VA certifications or anything else that the lender requires), and estimated HUD's, excluding, however, the execution of any document subject to recordation (including, but not limited to deeds), Purchase Agreement, Model Home Lease, Lot Option Contract or any other transactional agreement (or amendment(s) thereto) requiring the approval and execution by a Vice President or President of the Corporation.

RESOLVED FURTHER, that as the Corporation's Authorized Agent – Land Development, Authorized Agent – Land Acquisition, Authorized Agent-Purchasing, and Authorized Agent-Construction for the respective Division of the Corporation to the extent set forth above, it is within such above-named Authorized Agent's limited scope of authority to execute on behalf of the Corporation land development agreements, development approval permits or development agreements (federal, state or local and including but not limited to FDEP and WMD permits and letters of authorizations), non-binding Letters of Intent, nondisclosure agreements, Notice of Commencement forms, regulatory Condominium filings and forms or other state or municipal filings, bonds and surety bonds for public improvement, unrecorded homeowners' association documents, municipal developer and zoning agreements, professional services and consulting agreements, property easements, site development contracts, construction contracts, supply contracts, subdivision performance and maintenance agreements, utility agreements, water management district agreements, subdivision plats, equipment leases, service maintenance agreements, subcontractor agreements and vendor contracts, so long as any such above-referenced document is required in the ordinary course of business for the entitlement, subdivision and development of real property within the responsibility of the respective Division of the Corporation. excluding, however, the execution of any document subject to recordation (including, but not limited to deeds), any Purchase Agreement, Model Home Lease, Lot Option Contract or any other transactional agreement (or amendment(s) thereto) requiring the approval and execution by a Vice President or President of the Corporation.

BANK ACCOUNTS

RESOLVED, that the officers of the Corporation are, and each of them hereby is, authorized and directed to open all such bank accounts or safe deposit boxes in the name of and on behalf of the Corporation at any time and from time to time requiring the signature of any one or more of the officers of the Corporation in such bank, banks or safe deposit companies as they deem necessary and appropriate to facilitate the financial operations and record keeping of the Corporation;

RESOLVED FURTHER, that the officers of the Corporation are, and each of them hereby is, authorized to execute and deliver the standard form of resolutions required by such financial institution(s) for opening corporate bank accounts or safe deposit boxes, which resolutions shall specify the types of accounts and the persons and manner of signing of such persons authorized to draw on the accounts, and that the Secretary of the Corporation is hereby authorized and directed to execute the Certificate of Secretary included with such resolutions and to affix the corporate seal of the Corporation thereto if so required, and that such standard form of resolutions are hereby adopted as the resolutions of the Board as if set forth in full herein; and

RESOLVED FURTHER, that the Secretary of the Corporation shall insert a copy of all said bank resolutions and the Certificate of Secretary included therewith in the minute book of the Corporation.

RATIFICATION of PRIOR ACTS

RESOLVED, that all actions taken by the foregoing officers and authorized agents of the Corporation since its formation be, and they hereby are, ratified, approved and confirmed.

GENERAL AUTHORIZATION

RESOLVED, that the officers and authorized agents of the Corporation are, and each of them hereby is, authorized and directed by and on behalf of the Corporation and in its name to execute and deliver all such documents and to take all such action as they may deem necessary or appropriate in order to carry out and accomplish all of the purposes of these resolutions.

RESOLVED FURTHER, that this consent may be executed in multiple counterparts, each of which shall be deemed an original, but together shall constitute the same instrument; that facsimile signatures hereon or such received by either email delivery of a ".pdf" format data file or pursuant to an electronic digital signature program (such as DocuSign) herein shall be given the same legal force and effect as original signatures.

MINUTE BOOK

RESOLVED, that the Secretary of the Corporation is hereby directed to file this written consent and the resolutions adopted hereby in the minute book of the Corporation.

[THE REMAINDER *of this* PAGE INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, the undersigned, constituting all of the members of the Board of Directors of Taylor Morrison of Illinois, Inc., have caused this unanimous written consent to be executed as of the date first written above.

BOARD of DIRECTORS:


BENJAMIN A. ARONOVITCH


DARRELL C. SHERMAN

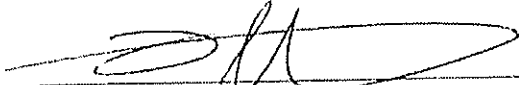
LOUIS E. STEFFENS

IN WITNESS WHEREOF, the undersigned, constituting all of the members of the Board of Directors of Taylor Morrison of Illinois, Inc., have caused this unanimous written consent to be executed as of the date first written above.

BOARD of DIRECTORS:

BENJAMIN A. ARONOVITCH

DARRELL C. SHERMAN



LOUIS E. STEFFENS

Legal Description

LOT 165 OF THE ESTATE HOMES OF VERONA RIDGE 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.



City of Aurora

Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL
Phone: (630) 256-3080 Fax: (630) 256-3081 Email: coaplanning@aurora-il.org

1-6

Filing Fee Form

Project Number: 2015.139

Petitioner: Rick Zirk
Number of Acres: 18.09
Number of Signs: 0

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

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan Revision	\$ 1,208.15

Sub Total: \$1,208.15

Fees Due at Final Engineering Approval:

Request(s):		

Sub Total: \$0.00

Total: **\$1,208.15**

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