

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](http://www.aurora-il.org)



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; 15-19-451-009; 15-19-451-010

Petition Request

Requesting approval of a Final Plan for Prairie Meadows Subdivision located on the north side of Prairie Street, west of N. Kingsway Drive

Requesting approval of a Final Plat for Prairie Meadows Subdivision 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)

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)

Letter of Authorization (2-2)

Proposed CC and Rs OR Lease Restrictions (2-1)

One Paper and One pdf Copy of:

Final Engineering Plans (2-16)

Stormwater Permit Application (App 1-14)

Stormwater Report (2-10)

PE Use Fee Fixture Count Sheet (5-4)

Soil Investigation Report

Wetland Determination Report / Letter by

Design Professional

Two Paper and pdf Copy of:

Final Plan (2-4)

Final Plat (2-5)

Landscape Plan (2-7)

Building and Signage Elevations (2-11)

Two Paper and One pdf Copy of:

Fire Access Plan (2-6)

Address Plat (2-17)

Petition Fee: \$3,120.33

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: Richard L. Murphy Date 3/18/24

Print Name and Company: RICHARD L. MURPHY, CALATLANTIC GROUP, LLC

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 18 day of March, 2024

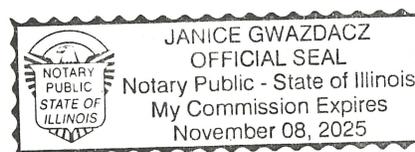
State of Illinois) SS

County of COOK)

Notary Signature

Janice Swaglow

NOTARY PUBLIC SEAL





Project Contact Information Sheet

Project Number: 2024.014

Petitioner Company (or Full Name of Petitioner): CalAtlantic Group, LLC, a wholly owned subsidiary of Lennar

Owner

First Name: Richard (Rick) Initial: _____ Last Name: Murphy Title: Mr.
Company Name: CalAtlantic Group, LLC, a wholly owned subsidiary of Lennar
Job Title: Land Entitlements Manager
Address: 1700 E Golf Rd, Suite 1100
City: Schaumburg State: IL Zip: _____
Email Address: richard.murphy@lennar.com Phone No.: _____ Mobile No.: _____

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

Relationship to Project: Owner
Company Name: CalAtlantic Group, LLC, a wholly owned subsidiary of Lennar
First Name: Richard (Rick) Initial: _____ Last Name: Murphy Title: Mr.
Job Title: Land Entitlements Manager
Address: 1700 E Golf Rd, Suite 1100
City: Schaumburg State: IL Zip: _____
Email Address: richard.murphy@lennar.com Phone No.: _____ Mobile No.: (312) 813-0004

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.: 630-364-0221

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.: _____

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 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, 979.88 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF AFORMENTIONED SECTION 19; THENCE NORTH 00 DEGREES 27 MINUTES 37 SECONDS WEST, 1328.09 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19 TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 89 DEGREES 55 MINUTES 31 SECONDS EAST, 1321.42 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF AFOREMENTIONED SECTION 19, AS ESTABLISHED FROM THE MONUMENTED WEST LINE OF B.P. ALSHULER SUBDIVISION EXTENDED NORTH; THENCE SOUTH 00 DEGREES 23 MINUTES 28 SECONDS EAST, 884.96 FEET ALONG SAID ESTABLISHED 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.



Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org

Filing Fee Worksheet

Project Number: 2024.014

Petitioner: CalAtlantic Group, LLC, a wholly owned subsidiary

Number of Acres: 37.01

Number of Street Frontages: 3.00

Non-Profit No

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): | Final Plan & Plat | \$ | 1,870.33 |
| | Final Engineering Filing Fee | \$ | 1,250.00 |
| | | | |
| | | | |
| | | | |

Total: **\$3,120.33**

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

Verified By: Tracey Vacek

Date: 3/18/2024

QUALIFYING STATEMENT

The CalAtlantic Group, LLC, a Delaware Limited Liability Company, is proposing Prairie Meadows Planned Development, a single-family, age-targeted ranch home community, that 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. The property is currently zoned R-1(C) One-Family Dwelling District and OS-1(C) Conservation, Open Space, and Drainage District, OS-2(C) Open Space and Recreation District with a Conditional Use Planned Development.

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 existing zoning districts with 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.

April 16, 2024

From: AG EHC II (LEN) MULTISTATE 2, LLC, a Delaware limited liability company
8585 E. Hartford Drive, Suite 118
Scottsdale, Arizona 85255

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, Aurora, Illinois

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 CalAtlantic Group, LLC, a Delaware limited liability company, and its representatives, to act as the owner's agent through the Final Plan and Plat Approval process with the City of Aurora for said property.

Signature: Wendy Stoeckel Date: April 16, 2024
Wendy Stoeckel, Authorized Representative of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of AG EHC II (LEN) Multi State 4, LLC

SUBSCRIBED and SWORN to before
me this 16 day of April 2024.

Jaime Marie Adams
Notary Signature

