

## Land Use Petition

Project Number: 2019.243

### Subject Property Information

Address/Location: located at east of the intersection of Ogden Avenue and 75th Street

Parcel Number(s): 07-28-101-007; 07-28-101-008

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### Petition Request(s)

Requesting approval of a Final Plat for Melody Town Center Subdivision located at east of the intersection of Ogden Avenue and 75th Street

### Attachments Required

(a CD of digital files of all documents are also required)

Development Tables Excel Worksheet -  
digital only (1-0)

Two Paper and One pdf Copy of:  
Address Plat (2-17)

Two Paper and pdf Copy of:  
Final Plat (2-5)

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)

### Petition Fee: \$1,631.35 (Payable to The 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.

AURORA TOWN CENTER ASSOCIATES, L.L.C.

By: CSFL Retail Associates, L.L.C.

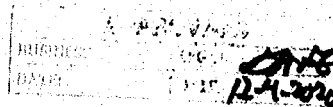
Its: Managing Member

Authorized Signature: [Signature]

Print Name and Company: Andrew R. Duff, Vice President & Secretary

Date 12-4-2020

County of Summit )  
State of Ohio ) SS



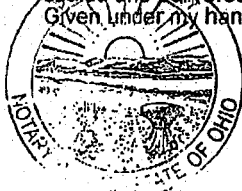
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 12th day of December, 2020

[Signature]  
Notary Signature

NOTARY PUBLIC  
STATE OF OHIO

My Commission Expires  
June 10, 2021  
NOTARY PUBLIC SEAL



## Filing Fee Worksheet

**Project Number:** 0

**Petitioner:** Aurora Town Center Associates, L.L.C.

**Number of Acres:** 30.18

**Number of Street Frontages:** 2.00

**Non-Profit:** No

**Linear Feet of New Roadway:** 966

**New Acres Subdivided (if applicable):** 30.18

**Area of site disturbance (acres):** 30.18

### Filing Fees Due at Land Use Petition:

Request(s):	Final Plan & Plat	\$ 1,631.35
	Final Engineering Filing Fee	\$ 1,250.00
		\$ -

**Total:** **\$2,881.35**

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

Verified By: Tracey M. Vacek

Date: 12/3/2020

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## Project Contact Information Sheet

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**Project Number:**

**Petitioner Company (or Full Name of Petitioner):** Cedarwood Development

**Owner**

First Name: Ron Initial: Last Name: DiNardo Title: Mr.  
Company Name: Aurora Town Center Associates, L.L.C.  
Job Title:  
Address: 3200 West Market Street, Suite 200  
City: Fairlawn State: OH Zip: 44333  
Email Address: rdinardo@cedarwoodd.com Phone No.: (330) 414-8315 Mobile No.:

**Main Contact (The Individual that signed the Land Use Petition)**

Relationship to Project: Owner  
Company Name: Aurora Town Center Associates, L.L.C.  
First Name: Laura Initial: J Last Name: Hester Title: Ms.  
Job Title:  
Address: 3200 West Market St., Suite 200  
City: Fairlawn State: OH Zip: 44333  
Email Address: lhester@CedarwoodD.com Phone No.: (330) 414-8315 Mobile No.:

**Additional Contact #1**

Relationship to Project: Land Developer / Builder  
Company Name: Cedarwood Development, Inc.  
First Name: Ron Initial: Last Name: DiNardo Title: Mr.  
Job Title: Director of Development  
Address: 3200 West Market Street, Suite 200  
City: Fairlawn State: Ohio Zip: 44333  
Email Address: rdinardo@CedarwoodD.com Phone No.: 330-836-9971 x8 Mobile No.: 330-414-8315

**Additional Contact #2**

Relationship to Project: Engineer  
Company Name: Haeger Engineering, LLC  
First Name: Josh Initial: Last Name: Terpstra Title: Mr.  
Job Title: Project Manager  
Address: 100 East State Parkway  
City: Schaumburg State: IL Zip: 60173  
Email Address: josh-t@haegerengineering.com Phone No.: 847-230-3178 Mobile No.:

**Additional Contact #3**

Relationship to Project: 0  
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.:

Melody Town Center  
Phase I: Assisted Living/Memory Care  
Qualifying Statement of Petition

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***The public health, safety, morals, comfort and general welfare:*** The subject property consists of two (2) vacant parcels of land, Parcel #1 with a Property Index Number of 07-28-101-008, consisting of 28.83 Acres and whose address is known as 30W551 Rt34, Naperville, IL 60504 and Parcel #2 with a Property Index Number of 07-28-101-007, consisting of 1.35 Acres and whose address is known as 30W561 Rt34, Naperville, IL 60504. The proposed use is consistent with "Phase I" of Redevelopment Agreement Resolution #R19-053 dated 2-26-2019 and is in substantial conformance with Phase I of the "Preliminary Site Plan for Melody Town Center" approved in Ordinance #019-049 dated August 13, 2019, and will not adversely affect the public health, safety, morals, comfort, and general welfare.

***The use and enjoyment of other property already established or permitted in the general area:*** The surrounding property North and South are commercial, East is apartments, and West is a mix of partial commercial and partial residential. The proposed use is consistent with "Phase I" of Redevelopment Agreement Resolution #R19-053 dated 2-26-2019 and is in substantial conformance with Phase I of the "Preliminary Site Plan for Melody Town Center" approved in Ordinance #019-049 dated August 13, 2019, and will not adversely affect the use and enjoyment of the surrounding properties, and is consistent with the

***The normal and orderly development and improvement of surrounding property for uses established within their respective zoning districts:*** The proposed use is consistent with "Phase I" of Redevelopment Agreement Resolution #R19-053 dated 2-26-2019 and is in substantial conformance with Phase I of the "Preliminary Site Plan for Melody Town Center" approved in Ordinance #019-049 dated August 13, 2019, which is consistent with the nature and character of surrounding developments.

***Utilities, access roads, drainage and/or other necessary facilities:*** All necessary facilities are present or readily available to the subject property.

***Ingress and egress as it relates to traffic congestion in the public streets:*** There is sufficient existing public roadway capacity on the surrounding roadways to accommodate the development of the subject property. In addition, the City of Aurora extension of Commons Drive will connect Ogden Ave. to 75<sup>th</sup> St. to help with traffic flow and allow for access to future commercial properties. The development of the subject property will not significantly impair ingress and egress, nor affect traffic congestion in the public streets.

***The applicable regulations of the zoning district in which the subject property is proposed to be or located:*** The proposed use of licensed Assisted Living/Memory Care is consistent with the zoning district identified as "Phase I" of Redevelopment Agreement Resolution #R19-053 dated 2-26-2019 and is in substantial conformance with Phase I of the "Preliminary Site Plan for Melody Town Center" approved in Ordinance #019-049 dated August 13, 2019.

***Property Values within the neighborhood:*** Any development of the subject property will not diminish the value of the surrounding land and buildings.

***List of Variances/Modifications requested:*** The site plan and use are consistent with variances/modifications identified as "Phase I" of Redevelopment Agreement Resolution #R19-053 dated 2-26-2019 and is in substantial conformance with Phase I of the "Preliminary Site Plan for Melody Town Center" approved in Ordinance #019-049 dated August 13, 2019.

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**EXHIBIT A - LEGAL DESCRIPTION FOR AURORA TOWN CENTER**

**PARCEL 1:**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF FOX VALLEY VILLAGES UNIT 27, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT R85-090787; THENCE SOUTH 88 DEGREES 50 MINUTES 06 SECONDS WEST, 2210.63 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF 75TH STREET (BEING A LINE 100 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION) TO THE EAST LINE OF PROPERTY RECORDED IN BOOK 100, PAGE 506; THENCE NORTH 00 DEGREES 33 MINUTES 30 SECONDS EAST, 145.46 FEET ALONG SAID EAST LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF OGDEN AVENUE (U.S. ROUTE 34) PER PLAT OF HIGHWAY FOR THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION FAP 311 JOB NO. R-91-017-91, THE FOLLOWING THREE COURSES ALONG THE SAID RIGHT OF WAY LINE: THENCE NORTH 66 DEGREES 40 MINUTES 17 SECONDS EAST, 1168.88 FEET; THENCE SOUTH 22 DEGREES 33 MINUTES 37 SECONDS EAST, 5.00 FEET; THENCE NORTH 67 DEGREES 10 MINUTES 48 SECONDS EAST, 1234.63 FEET TO THE EAST LINE OF SAID QUARTER SECTION, BEING THE WEST LINE OF FOX VALLEY VILLAGES UNIT 27, AFORESAID; THENCE SOUTH 00 DEGREES 05 MINUTES 28 SECONDS WEST, 1037.61 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF FOX VALLEY VILLAGES UNIT 27, AFORESAID; THENCE NORTH 00 DEGREES 05 MINUTES 28 SECONDS EAST, 1037.61 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (SAID EAST LINE BEING COINCIDENT WITH THE WEST LINE OF SAID FOX VALLEY VILLAGE UNIT 27) TO THE SOUTHERLY LINE OF OGDEN AVENUE (U.S. ROUTE 34) PER PLAT OF HIGHWAY FOR THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION FAP 311 JOB NO. R-91-017-91 (THE FOLLOWING 3 COURSES ARE ALONG SAID SOUTHERLY LINE); THENCE SOUTH 67 DEGREES 10 MINUTES 48 SECONDS WEST, 1234.63 FEET; THENCE NORTH 22 DEGREES 33 MINUTES 37 SECONDS WEST, 5.00 FEET; THENCE SOUTH 66 DEGREES 40 MINUTES 16 SECONDS WEST, 17.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 28 DEGREES 48 MINUTES 40 SECONDS EAST, 189.89 FEET; THENCE SOUTH 67 DEGREES 10 MINUTES 48 SECONDS WEST, 324.18 FEET; THENCE NORTH 22 DEGREES 49 MINUTES 12 SECONDS WEST, 186.15 FEET TO AFOREMENTIONED SOUTHERLY LINE; THENCE NORTH 66 DEGREES 40 MINUTES 17 SECONDS EAST, 304.37 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING), IN DUPAGE COUNTY, ILLINOIS.

**PARCEL 2:**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN FOX VALLEY VILLAGES UNIT 27 PER DOCUMENT R85-090787; THENCE NORTH 00 DEGREES 05 MINUTES 28 SECONDS EAST, 1037.61 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (SAID EAST LINE BEING COINCIDENT WITH THE WEST LINE OF SAID FOX VALLEY VILLAGE UNIT 27) TO THE SOUTHERLY LINE OF OGDEN AVENUE (U.S. ROUTE 34) PER PLAT OF HIGHWAY FOR THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, FAP 311 JOB NO. R- 91-0117-91 (THE FOLLOWING 3 COURSES ARE ALONG SAID SOUTHERLY LINE); THENCE SOUTH 67 DEGREES 10 MINUTES 48 SECONDS WEST, 1234.63 FEET; THENCE NORTH 22 DEGREES 33 MINUTES 37 SECONDS WEST, 5.00 FEET; THENCE SOUTH 66 DEGREES 40 MINUTES 17 SECONDS WEST, 17.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 28 DEGREES 48 MINUTES 40 SECONDS EAST, 189.89 FEET; THENCE SOUTH 67 DEGREES 10 MINUTES 48 SECONDS WEST, 324.18 FEET; THENCE NORTH 22 DEGREES 49 MINUTES 12 SECONDS WEST, 186.15 FEET TO AFOREMENTIONED SOUTHERLY LINE; THENCE NORTH 66 DEGREES 40 MINUTES 17 SECONDS EAST, 304.37 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

