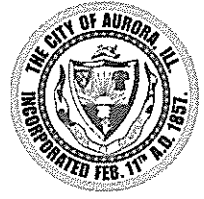


City of Aurora

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: Ogden Avenue near Farnsworth Avenue

Parcel Number(s): 03-01-127-007; 15-36-400-032

Petition Request

Requesting approval of a Final Plan for Wheatland Crossing Subdivision Phase 2 located at Ogden Avenue near Farnsworth Avenue for a One Family Dwelling (1110) Use and ROW Dwelling (Party Wall) (1130) Use;

Requesting approval of a Final Plat for Wheatland Crossing Subdivision, Phase 2A, located at Ogden Avenue near Farnsworth Avenue;

Requesting approval of a Final Plat for Wheatland Crossing Subdivision, Phase 2B, located at Ogden Avenue near Farnsworth Avenue

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) – **Update to be for Phase II Final Plan and Plat only**
Plat of Survey (2-1)
Legal Description (2-1) - Phase 2
Letter of Authorization (2-2) – If required
Existing or Proposed CC and Rs (2-1)

Two Paper and pdf Copy of:
Final Engineering Plans
Wetland Report
Project Information Sheet
Stormwater Permit Worksheet &
Application & SW Report
Soil Investigation Report
Drain Tile Survey
Fire Access Plan

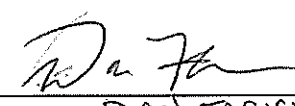
Two Paper and pdf Copy of:
Final Plan (2-4)
Final Plat (2-5)
Landscape Plan (2-7)
Renderings
Address Plat

Petition Fee: \$2,233.21

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 01/06/2025

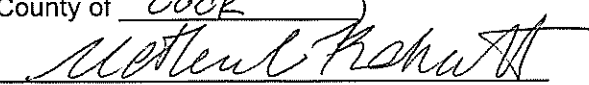
Print Name and Company: DAN FABISH, FORESTAR (USA) REAL ESTATE GROUP LLC

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.

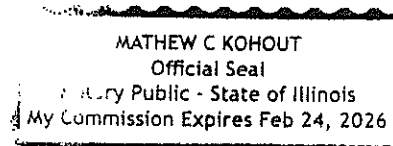
Given under my hand and notary seal this 6th day of January.

State of Illinois) SS

County of COOK)


Notary Signature

NOTARY PUBLIC SEAL



Project Contact Information Sheet

Project Number: DST2024-017

Owner

First Name: Jeff Initial: Last Name: Ende Title: Mr.
Address: 1750 E Golf Road, Suite 925
City: Schaumburg State: Illinois Zip: 60173
Email Address: jeffreyende@forestar.com Phone No.: 847-643-6347 Mobile No.: 0
Company Name: Forestar (USA) Real Estate Group, Inc
Job Title: Development Director

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

Relationship to Project: Land Developer / Builder

Company Name: Forestar (USA) Real Estate Group, Inc
First Name: Dan Initial: Last Name: Fabish Title: Mr.
Job Title: Entitlements & Development Manager
Address: 1750 E. Golf Road, Suite 925
City: Schaumburg State: Illinois Zip: 60173
Email Address: danfabish@forestar.com Phone No.: 480-268-3534 Mobile No.: 0

Additional Contact #1

Relationship to Project: Land Developer / Builder

Company Name: D.R. Horton, Inc. - Midwest, a california corporation
First Name: Chris Initial: Last Name: Funkhouser Title: Mr.
Job Title: Land Acquisition Project Manager
Address: 1750 E. Golf Road, Suite 925
City: Schaumburg State: Illinois Zip: 60173
Email Address: danfabish@forestar.com Phone No.: 630-772-3569 Mobile No.: 0

Additional Contact #2

Relationship to Project: Attorney

Company Name: Rosanova & Whitaker, Ltd.
First Name: Russell Initial: Last Name: Whitaker, III Title: Mr.
Job Title: 0
Address: 127 Aurora Avenue
City: Naperville State: Illinois Zip: 60540
Email Address: russ@rw-attorneys.com Phone No.: 630-355-4600 Mobile No.: 630-880-7273

Additional Contact #3

Relationship to Project: Landscape Architect

Company Name: Gary R. Weber Associates, LLC
First Name: Doug Initial: Last Name: Shannon Title: Mr.
Job Title: Landscape Architect
Address: 402 W. Liberty Drive
City: Wheaton State: Illinois Zip: 60187
Email Address: dshannon@grwainc.com Phone No.: 224-760-1261 ext. 1 Mobile No.: 0

Additional Contact #4

Relationship to Project: Engineer

Company Name: Cemcon, Ltd.
First Name: Chris Initial: Last Name: Lindley Title: Mr.
Job Title: Senior Project Engineer
Address: 2280 White Oak Circle, Suite 100
City: Aurora State: Illinois Zip: 60502
Email Address: chris.lindley@cemcon.com Phone No.: 630-862-2100 Mobile No.: 0

Additional Contact #5

Relationship to Project: #REF!

Company Name: #REF!
First Name: #REF! Initial: #REF! Last Name: #REF! Title: #REF!
Job Title: #REF!
Address: #REF!
City: #REF! State: #REF! Zip: #REF!
Email Address: #REF! Phone No.: #REF! Mobile No.: #REF!

Filing Fee Worksheet

Project Number: DST2024-017	Linear Feet of New Roadway: 2464
Petitioner: Forestar (USA) Real Estate Group, Inc	New Acres Subdivided (if applicable): 18.81
Number of Acres: 18.81	Area of site disturbance (acres): 18.81
Number of Street Frontages: 1.00	
Non-Profit 0	

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan & Plat	\$ 1,233.21
	Final Engineering Filing Fee	\$ 1,000.00

Total: **\$2,233.21**

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

Verified By: Jill Morgan Date: 12/27/2024

KANE COUNTY 2A LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 18 IN FOUR POINTS SUBDIVISION RECORDED AS DOCUMENT 92K65879, SAID POINT BEING ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 88 DEGREES 42 MINUTES 48 SECONDS WEST, 136.52 FEET; THENCE NORTH 74 DEGREES 38 MINUTES 22 SECONDS WEST, 881.96 FEET TO THE SOUTHEASTERLY LINE OF U.S. ROUTE 34 DEDICATED PER DOCUMENT 2007K075742; THENCE NORTH 47 DEGREES 55 MINUTES 02 SECONDS EAST, 1318.23 FEET ALONG SAID SOUTHEASTERLY LINE TO THE WEST LINE OF SAID FOUR POINTS SUBDIVISION; THENCE SOUTH 00 DEGREES 26 MINUTES 29 SECONDS EAST, 1114.08 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

KENDALL COUNTY 2B LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 139 IN MISTY CREEK SUBDIVISION PER DOCUMENT 9901833; THENCE SOUTH 00 DEGREES 44 MINUTES 21 SECONDS EAST, 756.19 FEET TO THE NORTH LINE OF KEATING DRIVE DEDICATED ON THE FINAL PLAT OF SUBDIVISION FOR WHEATLAND CROSSING PHASE 1 PER DOCUMENT 2024_____; THE FOLLOWING SIX COURSES ARE ALONG THE NORTHERLY LINE OF SAID SUBDIVISION; 1) THENCE SOUTH 89 DEGREES 15 MINUTES 39 SECONDS WEST, 272.70 FEET; 2) THENCE WESTERLY, 72.91 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 263.00 FEET AND A CHORD BEARING SOUTH 81 DEGREES 19 MINUTE 09 SECONDS WEST; 3) THENCE NORTH 00 DEGREES 44 MINUTES 21 SECONDS WEST, 128.34 FEET; 4) THENCE SOUTH 89 DEGREES 15 MINUTES 39 SECONDS WEST, 32.65 FEET; 5) THENCE SOUTH 62 DEGREES 49 MINUTES 08 SECONDS WEST, 115.18 FEET; 6) THENCE NORTH 08 DEGREES 58 MINUTES 03 SECONDS WEST, 22.61 FEET TO THE EAST LINE OF A TRACT DESCRIBED IN A WARRANTY DEED RECORDED AS DOCUMENT 200100000255; THENCE NORTH 23 DEGREES 15 MINUTES 43 SECONDS EAST, 727.95 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE NORTH 88 DEGREES 42 MINUTES 48 SECONDS EAST, 187.61 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

KANE COUNTY 2A LEGAL DESCRIPTION

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Qualifying Statement – Wheatland Crossing Phase 2

Petitioner: Forestar (USA) Real Estate Group

Petitioner, Forestar (USA) Real Estate Group, Inc., seeks to continue the development of the Wheatland Crossing project, located at the southeast corner of US-34 and Farnsworth Avenue. The Property is situated in both unincorporated Kane County (PIN# 15-36-400-032) and Kendall County (PIN# 03-01-127-012). Phase 2 will be the final phase of the project. The Annexation Agreement, PUD, & Preliminary Plat & Plan for Wheatland Crossing was approved by Aurora City Council on January 23, 2024. The Phase 1 Final Plat was recorded on December 11, 2024.

Phase 2 of Wheatland Crossing consists of fifty (50) single family attached townhome units and fourteen (14) single family units on 18.8 acres. No substantial changes have been made to the site plan from the approved Preliminary Plat. Proposed site improvements include stormwater storage facilities, public roadways, sidewalks, utilities, landscaping, and a central park amenity with playground structures.

The existing land uses surrounding the Property are as follows:

- a. Northwest: Rush Copley Hospital – PDD; Kendall County Concrete – a portion of which is zoned F in Kane County and a portion of which is zoned M2 in Kendall County; and Aurora at Summerfield Apartments – R-5(S) in the City of Aurora;
- b. East: Four Pointes and Misty Creek subdivisions – PDD, R-1(S), and R-5(S) in the City of Aurora;
- c. Southwest: Heartland Bank and Trust – B-2-(S) in the City of Aurora; the Summerlin subdivision – R-1(S) in the City of Aurora; and the Deerbrook Place subdivision – R-5(S) in the City of Aurora;
- d. South: Wheatland Crossing Phase 1 - R-2 (C) One Family Dwelling District, the R-4A (C) Two-Family Dwelling District, the OS-1 (C) Conservation, Open Space and Drainage District, and the B-2 (C) Business District – General Retail District in the City of Aurora;
- e. Middle: Prairie Materials concrete plant and the adjacent vacant parcel – a portion of which is zoned F in Kane County, and a portion of which is zoned M2 and M2-SU in Kendall County.

There are no new variances being requested for Wheatland Crossing Phase 2, as all necessary variances have already been approved. Petitioner seeks to complete the development of Wheatland Crossing in accordance with the approved Annexation Agreement, PUD, & Preliminary Plat & Plan.

STANDARDS

1. The Qualifying Statement shall provide information on how the proposal relates to the following standards:

a. The public health, safety, morals, comfort or general welfare.

It is essential to the public health, safety, morals, comfort and general welfare to provide diverse housing types and additional housing stock to accommodate the needs of Aurora's population. Not only does Wheatland Crossing Phase 2 satisfy these important objectives, but it is also directly in conformance with the City's vision for the Property. The Comprehensive Plan designates the Property Commercial, Low Density Residential (0-5 DUs / Acre), and Conservation, Open Space, Recreation, and Drainage. Wheatland Crossing improves the public health, safety, morals, comfort and general welfare by developing Phase 2 as fifty (50) front - load townhomes (Gross Density 3.85 DUs / Acre) and fourteen (14) detached single family homes (Gross Density 2.41 DUs / Acre). Total gross density for Phase 2 of the development is 3.40 DUs / Acre. The proposed density is consistent with the Comprehensive Plan and the established residential character to the east (Misty Creek and Four Pointes residential subdivisions) and to the south (Summerlin and Deerbrook Place residential subdivisions) and the approved Wheatland Crossing preliminary plat. Lot sizes of the single-family detached lots will range from approximately 7,500 to 10,800 square feet. Lastly, Wheatland Crossing will improve the Property and create consistency and security by providing a transition between the commercial areas to the west and will not negatively impact the public health, safety, morals, comfort, or general welfare.

b. The use and enjoyment of other property already established or permitted in the general area.

As stated above, the Property is adjacent to Wheatland Crossing Phase 1, Summerlin, and Deerbrook Place residential subdivisions to the south and Misty Creek and Four Pointes residential subdivisions to the east. Kendall County Concrete, the Aurora at Summerfield subdivision, and Rush Copley Medical Center are across US-34 to the northwest. Wheatland Crossing builds upon the established residential character of the neighborhoods to the east and south and Aurora's vision for the Property. By developing the Property consistent with the Comprehensive Plan, Petitioner seeks to preserve consistency of the established residential character of the neighborhood. Petitioner's development of the Property will remove uncertainty in the real estate marketplace and permit construction of high-quality, detached single family homes and townhomes.

c. Property values within the neighborhood.

Petitioner's development of the Property will not be detrimental to the property values

within the neighborhood, nor will it alter the essential character of the neighborhood. Rather, Wheatland Crossing will preserve and increase property values by developing a property which has historically been vacant and underutilized. Wheatland Crossing is consistent with the Comprehensive Plan and the established residential neighborhoods to the south and east and will eliminate uncertainty with development of the Property. In addition to removing uncertainty, the construction of new single-family homes and townhomes will enhance the real estate tax base and will be an overall improvement to the area.

d. The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts.

Petitioner's proposed plans include development of the Property as fifty (50) front-load townhomes and fourteen (14) detached single family homes. Petitioner's proposed plans build upon the existing residential character and will promote compatibility between adjacent developments by introducing a complimentary development with an overall gross density of 3.40 dwelling units per acre. Wheatland Crossing will encourage the orderly development of the surrounding property by developing a historically vacant parcel with townhomes and detached single-family homes. Establishment of Wheatland Crossing, among other things, secures a quiet residential district compatible with the surrounding area and improves property values.

e. Utilities, access road, drainage and/or other necessary facilities.

Fox Metro Water Reclamation sanitary sewer and potable water are available to the Property in the requisite capacity to serve the development. A site access will be constructed allowing Canyon Creek Drive to connect to US Route 34 (Ogden Ave) on the northwest side of the site. Additionally, Phase 2 can be accessed through public roadways constructed in Phase 1 including site entrances at Crop Street, Summerlin Drive and Keating Drive. A roadway stub will be provided at Husk Avenue for future development of the adjacent concrete plant parcel. Sidewalks will be constructed throughout the development consistent with City requirements to encourage walkability and create a connected community. Lots 203, 204, & 206 have been designated for stormwater management areas to provide sufficient storage/drainage to the community.

f. Ingress and egress as it relates to traffic congestion in the public streets.

Ingress and egress shall be provided via US-34 to the north, Keating Drive to the southeast, and South Farnsworth Avenue and Hafenrichter Road to the south. All roadways have been designed consistent with Aurora's Subdivision Control Ordinance and City Code. Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA) performed a traffic study.

g. The applicable regulations of the zoning district in which the subject property is proposed to be or is located.

The Property is currently located in unincorporated Kendall and Kane Counties and is designated R-2 (C) One Family Dwelling District, the R-4A (C) Two-Family Dwelling District, the OS-1 (C) Conservation, Open Space and Drainage District.



January 6th, 2025

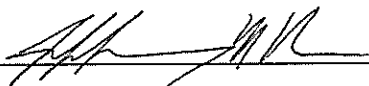
From: Jeff Ende, Development Director
Forestar (USA) Real Estate Group, Inc
1750 E Golf Road, Suite 925 Schaumburg, IL 60173
Phone: 810-623-8935
Email: jeffreyende@forestar.com

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

Re: Authorization Letter for Wheatland Crossing Phase II (Kane County PIN 15-36-400-032 & Kendall County PIN 03-01-127-012)

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 Forestar (USA) Real Estate Group, Inc, and its representatives, including Dan Fabish, to act as the owner's agent through the Final Land Use Petition process with the City of Aurora for said property.

Signature:  Date 01/06/2025

Subscribed And Sworn To Before Me This 6th Day
Of January, 2025

Notary Signature 

