





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:** 2020.124  
**Petitioner:** Aurora University  
**Number of Acres:** 0.25  
**Number of Street Frontages:** 1.00  
**Non-Profit** Yes

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

**Filing Fees Due at Land Use Petition:**

Request(s):	Special Use Planned Development	\$	400.00
	Public Hearing Notice Sign(s)	\$	15.00
		\$	-

**Total:** **\$415.00**

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

Verified By:

Date:

## Project Contact Information Sheet

**Project Number:** 2020.124

**Petitioner Company (or Full Name of Petitioner):** Aurora University

**Owner**

First Name: Sharon Initial: W. Last Name: Maxwell Title: Ms.  
 Company Name: Aurora University  
 Job Title: Vice President for Finance  
 Address: 308 Eckhart Hall  
 City: Aurora State: Illinois Zip: 60506  
 Email Address: smaxwell@aurora.edu Phone No.: 630-844-5630 Mobile No.: 630-546-6625

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

Relationship to Project: Owner  
 Company Name: Aurora University  
 First Name: Sharon Initial: W. Last Name: Maxwell Title: Ms.  
 Job Title: Vice President for Administration  
 Address: 308 Eckhart Hall  
 City: Aurora State: Illinois Zip: 60506  
 Email Address: smaxwell@aurora.edu Phone No.: 630-844-5630 Mobile No.: 630-546-6625

**Additional Contact #1**

Relationship to Project: Attorney  
 Company Name: Dykema Gossett PLLC  
 First Name: Bruce Initial: L Last Name: Goldsmith Title: Mr.  
 Job Title: Attorney for Owner  
 Address: 2300 Cabot Drive, Suite 505  
 City: Lisle State: Illinois Zip: 60532  
 Email Address: bgoldsmith@dykema.com Phone No.: 630-577-2811 Mobile No.: 630-732-8409

**Additional Contact #2**

Relationship to Project:  
 Company Name:  
 First Name: Initial: Last Name: Title:  
 Job Title:  
 Address:  
 City: State: Zip:  
 Email Address: Phone No.: Mobile No.:

**Additional Contact #3**

Relationship to Project:  
 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.:

## Qualifying Statement of Petition

1. *The public health, safety, morals, comfort and general welfare:* The Subject Property consists of a single family dwelling unit on approximately .25 of an acre of land. The Subject Property is located west of the main campus, east of Buell Avenue, south of Marseillaise and north of Kenilworth Place. The address of the Subject Property is 311 S. Evanslawn Avenue. The Petitioner desires to amend and rezone the Subject Property as legally described on Exhibit A from R-1 One-Family Dwelling District to R-1(S) One-Family Dwelling District with a Special Use Planned Development pursuant to Ordinance O18-052 adopted July 3, 2018 ("Master Plan"). The Subject Property is within the Expanded Campus Portion designated on the Master Plan. The Master Plan meets the requirements of Section 10.6-6.2 of the Aurora Zoning Ordinance and is intended to promote and protect the public health, safety, morals and comfort and general welfare of the neighborhood.
2. *The use and enjoyment of other property already established or permitted in the general area:* The surrounding property north, west and immediately south are single family homes built approximately sixty (60) years ago. Aurora University, a private, post-secondary institution of higher education, is east of the Subject Property.
3. *The normal and orderly development and improvement of surrounding property for uses established within their respective zoning districts:* The proposed uses are consistent with the nature and character of surrounding land uses, the Aurora University Plan Description approved by the Master Plan and the comprehensive land use plan of the City of Aurora.
4. *Utilities, access roads, drainage and/or other necessary facilities:* All utilities are present or readily available to the Subject Property.
5. *Ingress and egress as it relates to traffic congestion in the public streets:* There is sufficient roadway capacity on the surrounding public roadways to accommodate the development of the Subject Property; and development of the Subject Property will not significantly impair ingress and egress, nor affect traffic congestion in the public streets.
6. *The applicable regulations of the zoning district in which the Subject Property is proposed to be or is located:* The Subject Property is currently zoned R-1 One-Family Dwelling District located within the City. The Petitioner desires to amend and rezone the Subject Property as legally described on Exhibit A from R-1 to R-1(S) One-Family Dwelling District with a Special Use Planned Development pursuant to the Master Plan, to be added to the existing Campus of Aurora University.
7. *Property values within the neighborhood:* Any development of the Subject Property will not diminish the value of surrounding land and buildings. Development will be consistent with the surrounding uses and will further stabilize property values.

August 12, 2020

From: Aurora University  
347 S. Gladstone Avenue  
Aurora, Illinois 60506  
Attn: Sharon W. Maxwell, Vice President for Finance  
(630) 844-5630 phone  
[smaxwell@aurora.edu](mailto:smaxwell@aurora.edu)

To: City of Aurora, Planning and Zoning Division  
44 East Downer Place  
Aurora, Illinois 60507  
(630) 256-3080  
[coaplanning@aurora-il.org](mailto:coaplanning@aurora-il.org)

Re: Authorization to sign and act on behalf of Owner, Aurora University, in connection with the Land Use Petition requesting to rezone properties located at 311 S. Evanslawn Avenue, Aurora, IL 60506 (Parcel No. 15-20-377-019), referred to as "Subject Property"

To Whom It May Concern:

As an authorized representative of Aurora University, the record owner of the Subject Property, I hereby affirm that I have full legal capacity to authorize Dykema Gossett PLLC to act as the owner's agent with regard to all applications, petitions or other necessary government approvals from the City of Aurora in regard to the Land Use Petition requesting rezoning of the Subject Property from R-1 to R-2(S) with a special use for a planned development according to the Aurora University Master Plan adopted by Ordinance No. O18-052, on July 3, 2018.

AURORA UNIVERSITY,  
an Illinois not-for-profit corporation

By: *Sharon W. Maxwell*  
Sharon W. Maxwell  
Its: Vice President for Finance

*Subscribed and sworn to before me  
this 17<sup>th</sup> day of August, 2020*

*Amy E. Ludwig*  
Notary Signature



**EXHIBIT A TO LAND USE PETITION  
SUBMITTED BY AURORA UNIVERSITY**

**ADDRESS AND LEGAL DESCRIPTION**

311 S. Evanslawn Avenue, Aurora, IL 60506

LOT 171 AND THE NORTH 42 FEET OF LOT 170 IN COUNTRY CLUB ESTATES,  
CITY OF AURORA, KANE COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 15-20-377-019