

Planning and Zoning Division 44 E. Downer Place, Aurora, IL 60507-2067 phone (630)256-3080 fax (630)-256-3089 email COAPlanning@aurora-il.org

## Land Use Petition

Project Number: 2020.124

Subject Property Information

Address/Location: 311 S. Evanslawn Avenue

Parcel Number(s): 15-20-377-019

#### Petition Request(s)

Requesting the Establishment of a Special Use Planned Development on the property located at 311 S. Evanslawn Avenue, to be incorporated under the existing Aurora University Special Use Planned Development

#### **Attachments Required**

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

Development Tables Excel Worksheet digital only (1-0) Word Document of: Legal Description (2-1)

One Paper and pdf Copy of: Contact Worksheet (1-5) Filing Fee Worksheet (1-6) Qualifying Statement (2-1) Plat of Survey (2-1) Legal Description (2-1) Letter of Authorization (2-2) Existing or Proposed CC and Rs OR Lease Restrictions (2-1), if applicable

#### Petition Fee: \$415.00 (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 Aurhorization with owner's Name and contact information is required.

Authorized Signature:	shown lil	Norwell	Date _ <b>6 · / 9 · 10</b>	2
Print Name and Company:	Sharon W	Maxwell,	VP for Finance	=

rtify that the authorized signer is ument and that said person signed et forth.

	37 SAC 18
I, the undersigned, a Notary Public in and for the said C personally known to me to be the same person whose r sealed and delivered the above petition as a free and v	name is subscribed to the foregoing instr
Given under my hand and notary seal this 18th day	of August, 2020.
State of Illinois	NOTARY PUBLIC SEAL
County of Kane  Notary Signature  Notary Signature	OFFICIAL SEAL AMY E LUDWIG NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES: 12/07/23



## 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	Linear Feet of New Roadway: 0
Petitioner: Aurora University	New Acres Subdivided (if applicable): 0.00
Number of Acres: 0.25	Area of site disturbance (acres): 0.00

**Number of Street Frontages:** 1.00

Non-Profit Yes

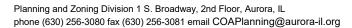
Filling	Fees	Due	at I	Land	Use	<b>Petition:</b>

\$ 400.00
\$ 15.00
\$ -
\$ \$

Total: \$415.00
Total.

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

Verified By:	Date:
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Aurora University



Title:

## **Project Contact Information Sheet**

Petitioner Company (or Full Name of Petitioner):

Project Number: 2020.124

City:

Job Title: Address:

Email Address:

City:

Email Address:

Additional Contact #4
Relationship to Project:
Company Name:
First Name:

**Owner** Initial: First Name: Sharon W. Maxwell Last Name: Title: Ms. Company Name: Aurora University Vice President for Finance Job Title: Address: 308 Eckhart Hall 60506 City: Aurora State: Illinois Zip: 630-546-6625 Email Address: smaxwell@aurora.edu Phone No.: 630-844-5630 Mobile No.: 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 smaxwell@aurora.edu Email Address: Phone No.: 630-844-5630 630-546-6625 Mobile No.: **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 60532 City: State: Illinois Zip: 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:

State:

Initial:

State:

Phone No.:

Phone No.:

Zip:

Zip:

Mobile No.:

Last Name:

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

To:

City of Aurora, Planning and Zoning Division

44 East Downer Place Aurora, Illinois 60507

(630) 256-3080

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

Bv:

Sharon W. Maxwell

Its:

Vice President for Finance

Subscribed and sworn to before me

this 17 day of August, 2020

Notary/Signature

OFFICIAL SEAL AMY E LUDWIG NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES: 12/07/23

# 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