

Land Use Petition

Subject Property Information

Address/Location: 941-951 and 971-981 Old Indian Trail

Parcel Number(s): 15-16-101-024; 15-16-101-025; 15-16-101-026; 15-16-101-027; 15-16-101-028; 15-16-101-029; 15-16-101-030; 15-16-101-031
(attach separate sheet if necessary)

Petition Request(s)

Requesting a Plan Description Revision to the Special Use Planned Development on the property located at 941-951 and 971-981 Old Indian Trail

Requesting approval of a Final Plan for Lots 72-76 of Heritage Subdivision Subdivision Unit 2 located at 941-951 and 971-981 Old Indian Trail for Multi-Family Dwellings (1140)

Attachments Required

(hard copies and CD of digital files are required)

One Copy of:
Development Tables (excel 1-0)
Project Contact Info Sheet (1-5)
Qualifying Statement (2-1)
Plat of Survey (2-1)
Legal Description (2-1)
Letter of Authorization* (2-2)

Two Copies of:
Final Engineering Plans (2-16)

Four Copies of:
Final Plan (2-4)
Fire Access Plan (2-6)
Landscape Plan (2-7)
Landscape CTE Requirement Worksheet (1-22)
Landscape Material Worksheet (1-23)

Petition Fee

(Payable to "The City of Aurora")

Total Fee = \$1,480.00 (Planning and Zoning Fee \$830.00 + Engineering Filing Fee \$650.00)

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 Aurtherization with owner's Name and contact information is required.

Authorized Signature: Craig Wetton Date 2/11/16

Print Name and Company: Craig Wetton OPH Aurora Properties

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 11 day of February 2016.

State of Illinois)
County of Kane) SS

NOTARY PUBLIC SEAL

Notary Signature: [Signature]





City of Aurora

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

Project Contact Information Sheet

Project Number: #REF!

Owner
First Name: David Initial: _____ Last Name: Hovanizing Title: owner
Email Address: dave@mgtdesigns.com Phone No.: (630) 897-8800 Mobile No.: (630) 453-3126

Additional Contact #1
Relationship to Project: _____ Attorney _____ Architect _____ Engineer _____ Landscape Architect Other
Company Name: Craig Watter
First Name: Craig Initial: _____ Last Name: Watter Title: partner
Job Title: Partner
Address: 238 W. Downer
City: Aurora State: IL Zip: 60506
Email Address: watterw@comcast.com Phone No.: (815) 879-7368 Mobile No.: _____

Additional Contact #2
Relationship to Project: _____ Attorney _____ Architect Engineer _____ Landscape Architect _____ Other
Company Name: King Engineering
First Name: Ed Initial: _____ Last Name: King Title: Architect
Job Title: _____
Address: 1056 1st St.
City: LaSalle State: IL Zip: 61301
Email Address: e.king@KENORTH.com Phone No.: (815) 223-0075 Mobile No.: _____

Additional Contact #3
Relationship to Project: _____ Attorney _____ Architect _____ Engineer _____ Landscape Architect _____ Other
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: _____ Attorney _____ Architect _____ Engineer _____ Landscape Architect _____ Other
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Email Address: _____ Phone No.: _____ Mobile No.: _____

Additional Contact #5
Relationship to Project: _____ Attorney _____ Architect _____ Engineer _____ Landscape Architect _____ Other
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Email Address: _____ Phone No.: _____ Mobile No.: _____

Additional Contact #6
Relationship to Project: _____ Attorney _____ Architect _____ Engineer _____ Landscape Architect _____ Other
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Email Address: _____ Phone No.: _____ Mobile No.: _____

Indian Meadows Parking Expansion

DPH Aurora Properties is seeking to expand resident parking into the vacant lot to the west of the building at 981 Old Indian Trail. Over the decades since the apartments on this site were constructed, the percentage of households with multiple vehicles has increased to the point where the original parking is no longer adequate. Insufficient onsite parking leads to higher than normal resident turnover and lower neighborhood stability. This directly affects not only the quality of life for onsite residents but that of the surrounding area as well as the value of area property. Safety health and welfare are indirectly affected when residents find themselves having to park a block or more from home. Not only for the individual having to walk a block after returning home, but from the anxiety created when one group of neighbors crowds out the parking in front of surrounding homes. As shown on the plans submitted drainage will improve not only onsite but from the addition of curb and gutter on the north side of Old Indian Trail.

DPH Aurora Properties LLC Indian Meadows
747 Aurora Avenue
Aurora, Illinois 60505
630-897-8800
davehoughtaling@gmail.com

12-15-15

City of Aurora
Planning & Zoning Division
44 E Downer Place
Aurora, Illinois 60507

Re: Authorization Letter for, Parking Lot Expansion at 941-981 W Old Indian Trail


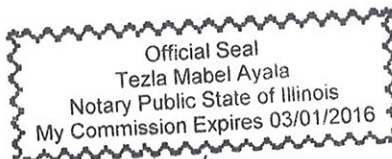
To Whom It May Concern:

As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize Craig A Wetter & Edward King of, K E North Engineering, Inc and its representatives, to act as the owner's agent through the Land Use Petition process with the City of Aurora for said property.

Sincerely,



David Houghtaling, Member



12-15-2015



City of Aurora

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

Authorization Letter Document Format Guidelines

Section One: Format of the Document

1. A 8.5" x 11" document size
2. On Company Letterhead if applicable

Section Two: Data Requirements

1. Date of the Letter
2. Sender's Address Block must include the following:
 - a) Owner's Full Name OR Representative's Full Name, Job Title and Company
 - b) Street Address
 - c) City, State, Zip
 - d) Phone Number:
 - e) Email Address:
3. Receiver Address Block should be:
City of Aurora, Planning and Zoning Division
44 E. Downer Place, Aurora IL 60507
630-256-3080
coaplanning@aurora-il.org
4. Subject Line of "Re: Authorization Letter for: _____"
(Property address)
5. Addressed to "To whom it may concern:"
6. The body of the letter should include a statement such as the following:
"As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize _____, and its representatives, to act as the owner's agent through the _____ Land Use Petition process with the City of Aurora for said property.

(Type of Petition)

7. Notarized Owner's Signature and Date

David P. Houghtaling

October 8, 2015



Section Three: Format Example

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Indian Meadows Legal Description

LOT 72 TO 79, INCLUSIVE, IN HERITAGE UNIT NO. 2, LOCATED IN THE NORTHWEST $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, IN KANE COUNTY, ILLINOIS