

QUALIFYING STATEMENT

The Petitioner, Aurora QOF, L.L.C., is the owner of the property located at 301 W. Galena Blvd., Aurora, Illinois (the "Property"), long improved with the existing bank office building and drive-thru that exists there today. The building was originally constructed in the 1950's and Petitioner plans to remodel it to modernize the interior for general office use, enclose the existing drive-thru for a single-story of additional office space, and improve the existing parking lot and landscaping.

As part of the Petition, and as more fully set forth below, the Petitioner is requesting variances to bring the existing, legal non-conforming improvements on the Property in compliance with the current zoning ordinance. Specifically, the Petitioner is requesting as follows:

1. To reduce the minimum setback on Oak Avenue from 30 feet to 8 feet, 5 inches;
2. To reduce the minimum setback on West Galena Boulevard from 30 feet to 13 feet, 4 inches;
3. To reduce the minimum setback on the western property line from 20 feet to 0 feet; and
4. To reduce the minimum setback on W. New York Street from 15 feet to 0 feet.

In the process of reviewing the title and survey while purchasing the Property, the Petitioner identified an old alleyway, that bisected the Property. The originally platted alley extends through the middle of the parking lot and through the existing bank drive-thru structure on the Property. If the alley existed at the time the original bank building was constructed in the 1950's, it must have been considered vacated as part of the original development plan for the bank building parcel, but no plat of vacation was ever recorded. As part of the instant petition, Petitioner is requesting that the City of Aurora vacate the alley identified in the provided Plat of Vacation and combining the resulting parcels into a single lot, as identified in the attached proposed Plat of Subdivision.

The Petitioner is also requesting a variance from the existing setback requirements along Galena and Oak Avenues. The current 30-foot setback along Galena Avenue runs through the existing building and has likely been impacted by the gradual widening and improvement of Galena Avenue over time, since the bank building was originally constructed. Along Oak Avenue, relief from the 15-foot setback requirement is requested for that part of the existing building along Oak Avenue, and for an approximately 150-foot area of the planned, improved parking area. Again, it is likely the gradual improvement and widening of Oak Avenue since the building was constructed in the 1950's that put the setback line several feet into the building structure.

The existing drive-thru that will be enclosed to provide additional office space and the remainder of the improvements are behind the setback line along Oak Avenue and are otherwise in compliance with the current Zoning Ordinance. The Petition does not include a change to any of the access points to the public rights of way at the Property and includes a grant of an easement to the City of Aurora at the both the corner of Galena Avenue and Oak Avenue and at New York Street and Oak Avenue to provide the City with flexibility with any future maintenance or improvements that might be needed at those intersections.

The items requested by way of the Petition will permit the Petitioner to substantially improve the existing building Property and modernize it for years of future use, to remain a landmark in that area of the City. The right of way vacation, setback variances and the resulting final plat of subdivision will contribute to an overall improvement in the surrounding area and to the nearby properties, and specifically:

1. Will promote the public health, safety, morals, comfort or general welfare of the community as the property will be put back into productive use as office space, and bring office workers and other people into the area to provide an overall economic benefit to the community.
2. The use and enjoyment of other property in the general area will be positively impacted and will continue to be enjoyed in the same manner as currently existing as the use of the building will remain as an office use;
3. It's anticipated that property values within the neighborhood will be positively impacted as a result of the Petitioner's plan for the building remodel and the substantial improvement in the Property;
4. Normal and orderly development of the surrounding properties will be improved as this will eliminate an existing area of confusion and allow development to move forward;
5. Utilities, access roads, drainage or other facilities will not be negatively impacted. Although the request includes the vacation of an alley, it is within the interior of the property and building had not been used in any way since the original bank building was constructed in the 1950s. The Petitioner is not modifying the existing access points from the public rights of ways on Galena Avenue, Oak Avenue and New York Street and will not modify any existing access to the public roads; and
6. The actions requested by way of the Petition will allow the Petitioner to substantially improve the Property so that it may serve as an asset to the community for years to come.