

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: 2323 Liberty Street

Parcel Number(s): '07-19-101-014', '07-19-101-015'

Petition Request

- Requesting the establishment of a Conditional Use Planned Development on the property located at 2323 Liberty Street.
- Requesting approval of a Final Plan for 2323 Liberty Street, for a Special Purpose Recreational Facility (5200) use.
- Requesting approval of a Plat of Easement for a Detention Easement for the property located at 2323 Liberty Street.
- Requesting the Vacation of a Detention Easement for the property located at 2323 Liberty Street.

Attachments Required

Digital Copy of:

Development Data Tables (Document 1-0)

Microsoft Word Copy of:

Legal Description (Format Guidelines 2-1)

Two Paper and One PDF Copy of:

Qualifying Statement (Format Guidelines 2-1)

Plat of Survey (Format Guidelines 2-1)

Letter of Authorization* (Format Guidelines 2-2)

(a digital file of all documents is also required)

Two Paper and One PDF Copy of:

Preliminary Engineering Plans

Stormwater Report

Project Information Sheet

Two Paper and One PDF Copy of:

Final Plan (Format Guidelines 2-4)

Landscape Plan (Format Guidelines 2-7)

Building & Signage Elevations (2-11)

Floor Plan

Plat of Easement

Plat of Vacation

Fire Access Plan

Microsoft Word Copy of:

Plan Description

Petition Fee: \$2,133.12

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: _____

Print Name and Company: _____

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 _____ day of _____, 2024.

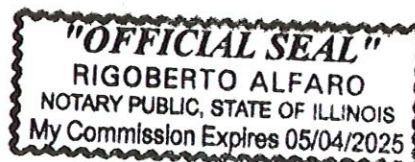
State of _____

) SS

County of _____

Notary Signature

NOTARY PUBLIC SEAL



Project Contact Information Sheet

Project Number: 23.457

Petitioner Company (or Full Name of Petitioner): Wheatland Athletic Association

Owner

First Name: Lisa Initial: _____ Last Name: McClellan Title: _____
Company Name: Wheatland Athletic Association
Job Title: Chief Executive Officer
Address: 2323 Liberty St
City: Aurora State: IL Zip: 60502
Email Address: lisa.mclellan@waasports.org Phone No.: 630-978-2855 Mobile No.: _____

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

Relationship to Project: Owner
Company Name: Wheatland Athletic Association
First Name: Lisa Initial: _____ Last Name: McClellan Title: _____
Job Title: Chief Executive Officer
Address: 2323 Liberty St
City: Aurora State: IL Zip: 60502
Email Address: lisa.mclellan@waasports.org Phone No.: 630-978-2855 Mobile No.: _____

Additional Contact #1

Relationship to Project: Other
Company Name: Wheatland Athletic Association
First Name: Thomas Initial: R. Last Name: Spika Title: _____
Job Title: Director of Fields and Facilities
Address: 2323 Liberty St
City: Aurora State: IL Zip: 60502
Email Address: thomas.spika@waasports.org Phone No.: 630-978-2855 Mobile No.: _____

Additional Contact #2

Relationship to Project: Landscape Architect
Company Name: J. Davito Design, Inc.
First Name: Joseph Initial: D. Last Name: Davito Title: _____
Job Title: Landscape Architect
Address: 2735 Kingston Dr
City: Island Lake State: IL Zip: 60042
Email Address: joe@jdavitodesign.com Phone No.: 847-469-8797 Mobile No.: _____

Additional Contact #3

Relationship to Project: Architect
Company Name: DDCA Architects
First Name: Michael Initial: _____ Last Name: McDow Title: _____
Job Title: Director of Production
Address: 3321 State Route 31
City: Crystal Lake State: IL Zip: 60012
Email Address: mccdow@ddcarchitects.com Phone No.: 773-823-5236 Mobile No.: _____

Additional Contact #4

Relationship to Project: _____
Company Name: Direct Steel and Construction
First Name: Rosemary Initial: A Last Name: Swierk Title: 0
Job Title: President
Address: 3321 State Route 31
City: Crystal Lake State: IL Zip: 60012
Email Address: rswierk@directsteelc.com Phone No.: 847-446-6444 Mobile No.: _____

Additional Contact #4

Relationship to Project: Architect
Company Name: DDCA Architects
First Name: John Initial: F Last Name: Swierk Title: _____
Job Title: Architect
Address: 3321 State Route 31
City: Crystal Lake State: IL Zip: 60012
Email Address: jswierk@ddcaarchitects.com Phone No.: 773-823-5230 Mobile No.: _____

Filing Fee Worksheet

Project Number: 23.457

Petitioner: Wheatland Athletic Association

Number of Acres: 7.88

Number of Street Frontages: 2.00

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):	Final Plan	\$	425.46
	Conditional Use Plan Description/Revision	\$	457.66
	Final Engineering Filing Fee	\$	850.00
	Vacations	\$	200.00
	Dedications	\$	200.00

Total: **\$2,133.12**

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

Verified By: Stephen Broadwell

Date:

Parking and Stacking Requirement Worksheet

Project Number: 23.457

Petitioner: Wheatland Athletic Association

Parking Requirement

Total Parking Requirement	107
Enclosed Parking Spaces	-
Surface Parking Spaces	107

Note: All parking spaces must be individually accessible spaces in order to count towards this requirement

Stacking Requirement

Total Stacking Requirement (number of stacking spaces)	-	
Drive-through facilities	-	5 stacking spaces at each bay, window, lane, ordering station, machine or similar.
Car wash facilities, automated	-	20 stacking spaces or 10 per approach lane, whichever is greater.
Car wash facilities, self-service	-	3 stacking spaces per approach lane, plus 2 drying spaces per stall
Preschool or daycare facilities, drop-off area	-	5 stacking spaces for facilities 5,000 SF or less or 10 spaces for facilities greater than 5,000 SF.

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OFFICE USE ONLY

Verified By: Stephen Broadwell

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
42,716		1 space per 400 Sq Ft of Gross Floor Area	107



Planning and Zoning Division 77 S. Broadway, 2nd Floor, Aurora, IL
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora.il.us

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Landscaping CTE Requirement Worksheet

Project Number: 23.457

Petitioner: Wheatland Athletic Association

Street Frontage 1,089 L.F.

Stormwater HWL - L.F. Wet Bottom

541.00 L.F. Dry Bottom

Neighborhood Border - L.F.

Dwelling Units - units

Subdivision Name: 0

Unit/Phase:

Lot Number

Perimeter Yard

2,261 L.F.

Buffer Yard

465 L.F.

Surface Parking Spaces

114 spaces

Parking Lot Islands

- Number

Building Foundation

992 L.F.

Standard Requirements

Plant Mix Guidelines

		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equivalent Value				
	Total CTEs Required	1	1/3	1/3	1/20	1/20
Street Trees	33.0	33	0	0	0	0
Wet Stormwater Facility	0.0	0	0	0	0	0
Dry/Turf Stormwater Facility	27.0	14	11	10	70	65
Neighborhood Border	0.0	0	0	0	0	0
Dwelling Unit	0.0	0	0	0	0	0
Perimeter Yard	68.0	34	31	31	136	136
Buffer Yard	9.0	5	4	4	18	18
Parking Lot Islands	9.0	6	0	0	30	30
Building Foundation	10.0	0	0	0	100	100
Total:	156.0	92	46	45	354	349

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Verified By:

Stephen Broadwell

Date:

B. Legal Description of Development

LOTS 1 AND 2 OF WHEATLAND ATHLETIC ASSOCIATION DIVISION, IN THE CITY OF AURORA, DUPAGE COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER R96-096857 IN BOOK 177 OF PLATS ON PAGE 73