

Land Use Petition

Project Number: 2018.032

Subject Property Information

Address/Location: 1424 Southlawn Place

Parcel Number(s): 15-20-382-006

Petition Request(s)

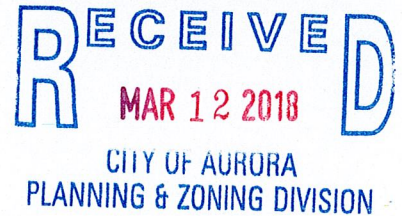
Requesting the Establishment of a Special Use Planned Development on the property located at 1424 Southlawn Place, to be incorporated under the existing Aurora University Special Use Planned Development approved by Ordinance No. 012-007 on February 28, 2012.

Attachments Required

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

Word Document of: Legal Description (2-1)

- One Paper and pdf Copy of:
 - Qualifying Statement (2-1)
 - Plat of Survey (2-1)
 - Legal Description (2-1)
 - Contact Worksheet (1-5)
 - Filing Fee Worksheet (1-6)



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

Authorized Signature: Sharon W Maxwell Date 2-16-18

Print Name and Company: Sharon W Maxwell, Aurora University

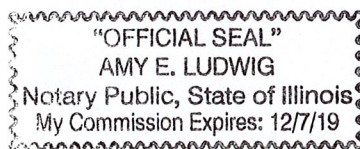
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 16th day of February, 2018.

State of Illinois)
) SS
County of Kane)

Amy E. Ludwig
Notary Signature

NOTARY PUBLIC SEAL



Filing Fee Worksheet

Project Number: 2018.032	Linear Feet of New Roadway: 0
Petitioner: Aurora University	New Acres Subdivided (if applicable): 0.00
Number of Acres: 0.29	Area of site disturbance (acres): 0.00
Number of Street Frontages: 1.00	
Non-Profit: Yes	

Filing Fees Due at Land Use Petition:

Request(s): Rezoning & Special Use	\$	400.00
Public Hearing Notice Sign(s)	\$	15.00
	\$	-
	\$	-
	\$	-
Final Engineering Filing Fee	\$	-

Total: **\$415.00**

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

Verified By:

Date:

RECEIVED
MAR 12 2018
CITY OF AURORA
PLANNING & ZONING DIVISION



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

1-5

RECEIVED
 MAR 12 2018
 CITY OF AURORA
 PLANNING & ZONING DIVISION

Project Contact Information Sheet

Project Number: 2018.032

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

Owner

First Name: Carmella Initial: _____ Last Name: Moran Title: Ms.
 Company Name: Aurora University
 Job Title: Vice President for Administration
 Address: 347 S. Gladstone Avenue
 City: Aurora State: Illinois Zip: 60506
 Email Address: cmoran@aurora.edu Phone No.: 630-844-5132 Mobile No.: _____

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

Relationship to Project: Owner
 Company Name: Aurora University
 First Name: Carmella Initial: _____ Last Name: Moran Title: Ms.
 Job Title: Vice President for Administration
 Address: 347 S. Gladstone Avenue
 City: Aurora State: Illinois Zip: 60506
 Email Address: cmoran@aurora.edu Phone No.: 630-844-5132 Mobile No.: _____

Additional Contact #1

Relationship to Project: Attorney
 Company Name: Dykema Gossett PLLC
 First Name: Bruce Initial: _____ Last Name: Goldsmith Title: Mr.
 Job Title: Lawyer
 Address: 2300 Cabot Drive, Suite 505
 City: Lisle State: Illinois Zip: 60532
 Email Address: bgoldsmith@dykema.com Phone No.: _____ Mobile No.: _____

Additional Contact #2

Relationship to Project: Landscape Architect
 Company Name: W.E. Mundy Landscaping, Inc.
 First Name: Michael Initial: W. Last Name: Mundy Title: Mr.
 Job Title: Vice-President
 Address: 1135 Mitchell Road
 City: Aurora State: Illinois Zip: 60505
 Email Address: mike@mundylandscaping.com Phone No.: 630-896-6900 Mobile No.: 630-514-7192

Additional Contact #3

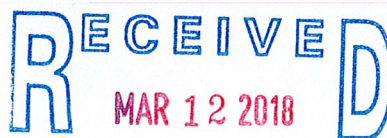
Relationship to Project: Architect
 Company Name: Cordogan, Clark & Associates
 First Name: John Initial: _____ Last Name: Cordogan Title: Mr.
 Job Title: Architect
 Address: 960 Ridgeway Ave
 City: Aurora State: Illinois Zip: 60506
 Email Address: jcordogan@cordoganclark.com Phone No.: 630-896-4678 Mobile No.: _____

Additional Contact #4

Relationship to Project: Engineer
 Company Name: GRAEF
 First Name: James Initial: _____ Last Name: Hayes Title: Mr.
 Job Title: Principal
 Address: 125 South 84th Street, Suite 401
 City: Milwaukee State: WI Zip: 53214-1470
 Email Address: jim.hayes@graef-usa.com Phone No.: 414-266-9039 Mobile No.: 414-412-0297

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 a quarter of an acre of land. The Subject Property is located at 1424 Southlawn. The property is generally located south of Southlawn Place, north of Prairie, west of S. Randall Road and east of Evanslawn Avenue, as depicted on the Plat of Survey attached to the Land Use Petition. The Petitioner desires to amend and rezone the Subject Property as legally described on Exhibit A from R-1 One-Family Dwelling District, as set forth above, to R-1(S) One-Family Dwelling District with a Special Use Planned Development pursuant to Ordinance O12-007 adopted February 28, 2012 (“Master Plan”), to be added to the existing Campus of Aurora University. The property is within the Second Expansion area 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, south and west of the Subject Property is Aurora University, a private, post secondary institution of higher education. The property immediately east of the Subject Property is a single family home built approximately 40 years ago.
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:* Major storm sewers have been installed by the University to take storm water from a structured detention facility under the parking lot on Area 19 to Evanslawn and down to Prairie. All other 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.



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

ADDRESS AND LEGAL DESCRIPTION

1425 Southlawn Place, Aurora, Illinois

Lots 32 and 33 of Country Club Estates, in the City of Aurora, Kane County,
Illinois.

PIN: 15-20-382-006

RECEIVED
MAR 12 2018

**CITY OF AURORA
PLANNING & ZONING DIVISION**