



# Land Use Petition

Project Number: 2015.106

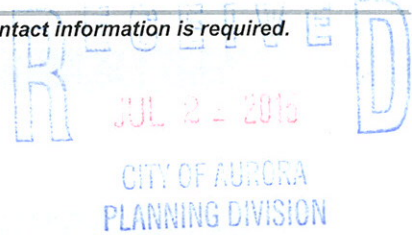
## Petitioner Information

Title: \_\_\_\_\_ First Name: Elizabeth Initial: A. Last Name: Dawson  
Company: St. Paul Lutheran Church  
Job Title: \_\_\_\_\_ Address: 85 S. Constitution Drive  
City: Aurora State: IL Zip: 60506 Email: bdawson@stpaulaurora.org  
Phone: 630-896-3250, ext. 611 Fax: \_\_\_\_\_ Mobile: \_\_\_\_\_  
Petitioner Relationship to Property Owner\* \_\_\_\_\_

*\*If Petitioner is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.*

## Subject Property Information

Address/Location: 85 S. Constitutin Drive  
Parcel Number(s): 15-19-176-037



## Petition Request

Requesting approval of a Special Use Permit for six (6) Modular Classroom Units for a period of seven (7) years, or until a permanent solution to the needed classroom space is provided, whichever occurs first, on the Property located at 85 S. Constitutin Drive.

## Attachments Required

(hard copies and CD of digital files are required)

- One Copy of:
  - Development Tables (excel doc 1-0)
  - Filing Fee Worksheet (Form 1-6)
  - Project Contact Info Sheet (Form 1-5)
  - Letter of Authorization\* (FG2-1)
  - Qualifying Statement (FG2-1)
  - Plat of Survey (FG2-1)
  - Legal Description (FG2-1)

- Four Copies of:
  - Final Plan (FG2-4)

## Petition Fee

(Payable to "The City of Aurora")

Total Fee = \$510.47 (Planning and Zoning Fee \$510.47 + Engineering Filing Fee \$0.00 )

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.

Authorized Signature: Elizabeth A Dawson Date 7/22/2015

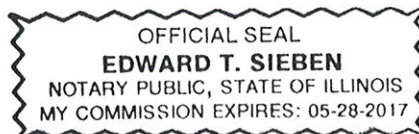
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 21st day of July 2015

State of IL )  
 ) SS  
County of Kane )

NOTARY PUBLIC SEAL

Edward T. Sieben  
Notary Signature





Project Contact Information Sheet

Project Number: 2014.263

Owner

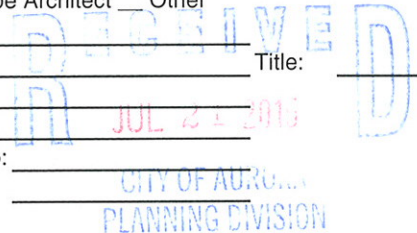
St. Paul Lutheran Church

First Name: Elizabeth Initial: A Last Name: Dawson Title: Director  
Email Address: bdawson@stpaulauror Phone No.: 630-896-3250 Mobile No.: 630-370-2835

Additional Contact #1

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 #2

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 #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.: \_\_\_\_\_



st.paul lutheran *Qualifying Statement*  
church & school

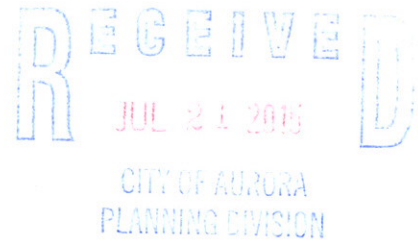
To Whom It May Concern:

St. Paul Lutheran Church and School is requesting a seven year extension of the special use permit to use modular classrooms to house our school. We are not in a position, because of low enrollment and financial pressures, to pursue a permanent solution. We are currently working to determine if we will be transforming the old Cub Foods building into our school. We will be having another Capital Campaign so that we can get the funds needed to move the school. We appreciate your consideration on this matter.

Sincerely,

*Elizabeth A Dawson*


Elizabeth Dawson  
Director of Operations





**Development Data Table: Preliminary/Final Plan**

Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-19-176-037			j) Total Number of Residential Dwelling Units	0	units
b) Proposed land use(s): extend the use of the 6 modular classrooms			i. Gross Density	0	du/acre
			ii. Net Density	0	Net Density
c) Total Property Size	10.5	Acres	k) Number of Single Family Dwelling Units	0	units
	-	Square Feet	i. Gross Density	0	du/acre
d) Total Lot Coverage (buildings and pavement)	456,944	Square Feet	ii. Net Density	0	Net Density
	0%	Percent	iii. Unit Square Footage (average)	-	square feet
e) Open space / landscaping	-	Square Feet	iv. Bedroom Mix	0%	% 1 bdr
	0%	Percent		0%	% 2 bdr
f) Land to be dedicated to the School District	0	Acres		0%	% 3 bdr
g) Land to be dedicated to the Park District	0	Acres	v. Number of Single Family Corner Lots	0	units
h) Number of parking spaces provided (individually accessible)	-	spaces	l) Number of Single Family Attached Dwelling Units	0	units
			i. Gross Density	0	du/acre
i. surface parking lot	0	spaces	ii. Net Density	0	Net Density
perpendicular	0	spaces	iii. Unit Square Footage (average)	-	square feet
parallel	0	spaces	iv. Bedroom Mix	0%	% 1 bdr
angled	0	spaces		0%	% 2 bdr
handicapped	0	spaces		0%	% 3 bdr
ii. enclosed	0	spaces		0%	% 4 bdr
iii. bike	0	racks			
i) Number of buildings	0		m) Number of Multifamily Dwelling Units	0	units
i. Number of stories	0	stories	i. Gross Density	0	du/acre
ii. Building Square Footage (average)	-	square feet	ii. Net Density	0	Net Density
iii. Gross Floor Area of commercial use	0	GFA	iii. Unit Square Footage (average)	-	square feet
iv. Building Foundation perimeter (Typical)	0	Linear Footage	iv. Bedroom Mix	0%	Efficiency
				0%	% 1 bdr


  
 JUL 21 2015

CITY OF AURORA  
 PLANNING DIVISION

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Development Data Table: Qualifying Statement					
Description	Value	Unit	Description	Value	Unit
DST Project Number	2014.263		m) Total High-water Line for all Stormwater Detention/Retention Facilities		Linear Footage of Wet Bottom
Petitioner	St. Paul Lutheran Church		n) Number of parking spaces provided (individually accessible)		Linear Footage of Dry Bottom
Subdivision Name			i. surface parking lot		spaces
Subdivision Unit/Phase			<i>perpendicular</i>		spaces
Subdivision Lot Number			<i>parallel</i>		spaces
a) Tax/Parcel Identification Number(s) (PINs): 15-19-176-037			<i>angled</i>		spaces
b) Proposed land use(s): extend the use of the 6 modular classrooms			<i>handicapped</i>		spaces
			ii. enclosed		spaces
c) Total Property Size	10.50	Acres	iii. bike		racks
	0.00	Square Feet	o) Number of buildings		
d) Total Lot Coverage (buildings and pavement)	456,944	Square Feet	i. Number of stories		stories
		Percent	ii. Building Square Footage (average)		square feet
e) open space / landscaping		Square Feet	iii. Gross Floor Area of commercial use		GFA
		Percent	iv. Building Foundation perimeter (Typical)		Linear Footage
f) Proposed New Right-of-way		Acres	p) Total Number of Residential Dwelling Units		units
		Square Feet	i. Gross Density		du/acre
		Linear Feet of Centerline	ii. Net Density		Net Density
g) Proposed New Easements		Acres	q) Land to be dedicated to the School District		Acres
		Square Feet	r) Land to be dedicated to the Park District		Acres
h) Total Street Frontage (existing and proposed)		Linear Footage	s) Construction Value		Dollars
i) Building Foundation perimeter (Typical)		Linear Footage	t) New Jobs Created		FTE
j) Total Perimeter Yard		Linear Footage	u) Site Disturbance	0	Acres
k) Buffer Yard		Linear Footage	v) School District		
l) Neighborhood Border		Linear Footage	w) Park District		

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Development Data Table: Preliminary/Final Plat		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-19-176-037		
b) Subject Property Area	10.5	Acres
	-	Square Feet
c) Proposed New Right-of-way	0	Acres
	-	Square Feet
	0	Linear Feet of Centerline
d) Proposed New Easements	0	Acres
	-	Square Feet

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<b>Landscape Data Table: Landscape Plan</b>		
<u>Description</u>	<u>Value</u>	<u>Unit</u>
a) Tax/Parcel Identification Number(s) (PINs): 15-19-176-037		
b) Total Property Size	10.50	Acres
	-	Square Feet
c) Total Lot Coverage <i>(buildings and pavement)</i>	456,944	Square Feet
	0%	Percent
d) open space / landscaping	-	Square Feet
	0%	Percent
e) Total Street Frontage (existing and proposed)	-	Linear Footage
f) Building Foundation perimeter (Typical)	-	Linear Footage
g) Total Perimeter Yard	-	Linear Footage
h) Buffer Yard	-	Linear Footage
i) Neighborhood Border	-	Linear Footage
j) Total High-water Line for all Stormwater Detention/Retention Facilities	-	Linear Footage of Wet Bottom
	-	Linear Footage of Dry Bottom
k) Number of Surface Parking Lot Spaces	-	spaces
l) Total Number of Residential Dwelling Units	-	units
m) Total Number Single Family Corner Lots	-	units



st.paul lutheran  
church & school



Mr. Ed Sieben  
Zoning Administrator  
Planning & Zoning Division  
City of Aurora  
1 S. Broadway  
Aurora, IL 60507

Dear Mr. Sieben,

I am the chairman of St. Paul Lutheran Church and School Board of Directors.

Ms. Elizabeth Dawson has been granted permission to act on the behalf of St. Paul Lutheran Church and School in matters concerning the modular classroom units presently on our property located at 85 S. Constitution Drive.

If you need further information or have any questions, please contact me through the church's main phone number listed below.

Sincerely,

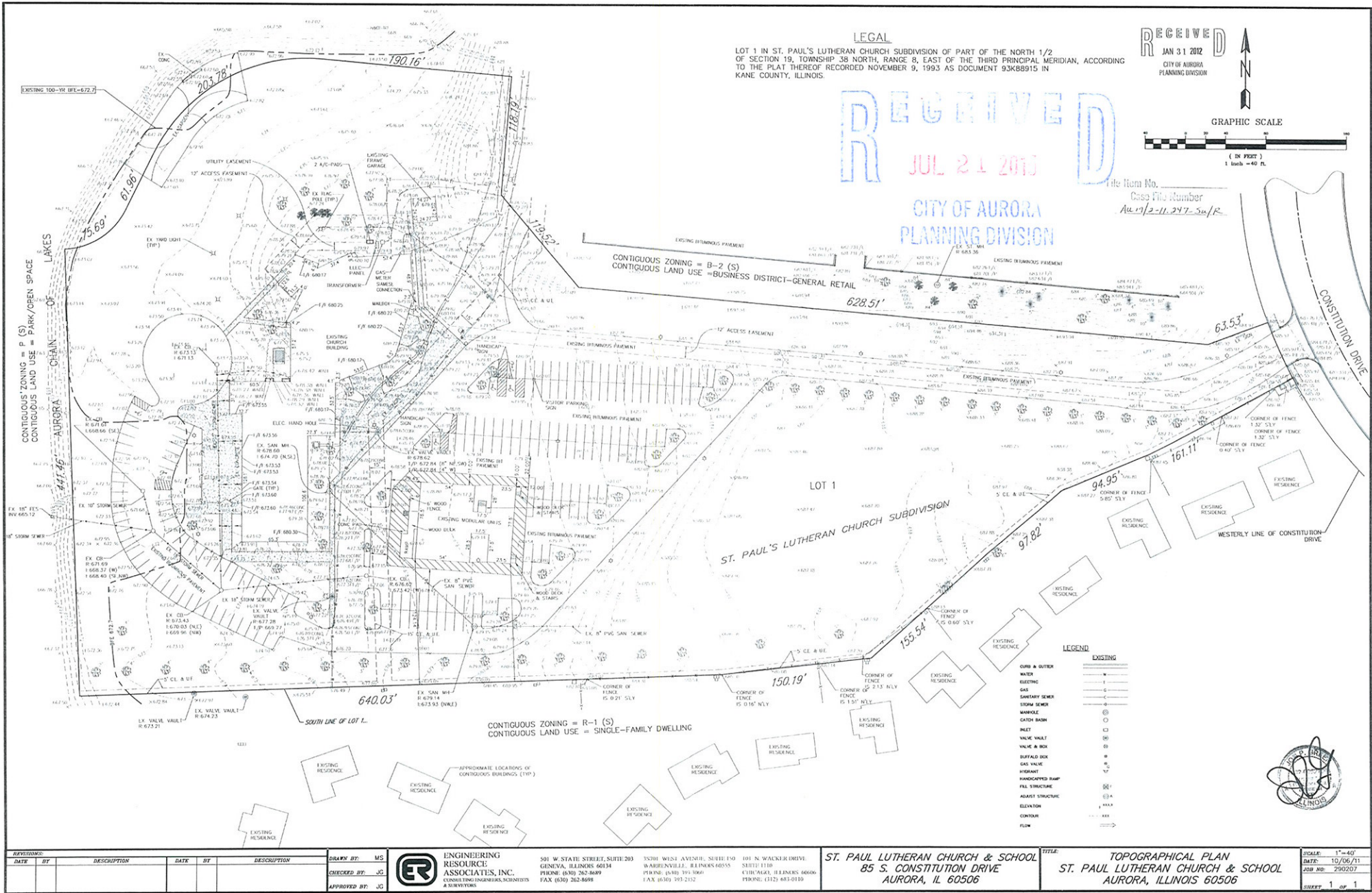
Ann West, Chairman  
Board of Directors

85 south constitution dr.  
aurora, il 60506

[www.stpaulaurora.org](http://www.stpaulaurora.org)

phone: (630) 896.3250  
fax : (630) 896.1329



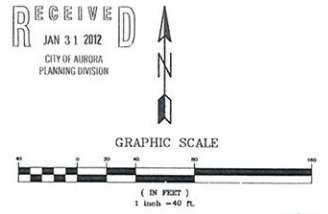


**LEGAL**

LOT 1 IN ST. PAUL'S LUTHERAN CHURCH SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 9, 1993 AS DOCUMENT 93K88915 IN KANE COUNTY, ILLINOIS.

**RECEIVED**  
 JAN 31 2012  
 CITY OF AURORA  
 PLANNING DIVISION

**RECEIVED**  
 JUL 21 2015  
 CITY OF AURORA  
 PLANNING DIVISION



the Item No. \_\_\_\_\_  
 Case File Number  
 Au 13/2-11.247-3a/R

EXISTING RETAINMENT WALL  
 CONTIGUOUS ZONING = B-2 (S)  
 CONTIGUOUS LAND USE = BUSINESS DISTRICT-GENERAL RETAIL  
 628.51'

EXISTING RETAINMENT WALL  
 12' ACCESS EASEMENT  
 63.53'  
 94.95'  
 161.11'  
 97.82'  
 155.54'  
 150.19'

CONTIGUOUS ZONING = R-1 (S)  
 CONTIGUOUS LAND USE = SINGLE-FAMILY DWELLING

- LEGEND**
- EXISTING
- CURB & DUTTER
  - WATER
  - SEWER
  - GAS
  - SANITARY SEWER
  - STORM SEWER
  - MANHOLE
  - CATCH BASIN
  - INLET
  - VALVE VAULT
  - VALVE & BOX
  - BUFFALO BOX
  - GAS VALVE
  - HYDRANT
  - HANDICAPPED RAMP
  - FILL STRUCTURE
  - ADAPT STRUCTURE
  - ELEVATION
  - CONTOUR
  - FLOW

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION



**ENGINEERING RESOURCE ASSOCIATES, INC.**  
 CONSULTING ENGINEERS, SCIENTISTS & SURVEYORS

301 W. STATE STREET, SUITE 203  
 GENEVA, ILLINOIS 60134  
 PHONE: (630) 262-8499  
 FAX: (630) 262-8099

3200 W. WACKER DRIVE, SUITE 110  
 WILMINGTON, ILLINOIS 60095  
 PHONE: (630) 391-9060  
 FAX: (630) 391-2152

101 N. WACKER DRIVE, SUITE 1110  
 CHICAGO, ILLINOIS 60606  
 PHONE: (312) 683-0110

**ST. PAUL LUTHERAN CHURCH & SCHOOL**  
 85 S. CONSTITUTION DRIVE  
 AURORA, IL 60506

**TOPOGRAPHICAL PLAN**  
**ST. PAUL LUTHERAN CHURCH & SCHOOL**  
 AURORA, ILLINOIS 60506

SCALE: 1"=40'  
 DATE: 10/06/11  
 JOB NO: 290207  
 SHEET 1 OF 1



# 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

## Filing Fee Worksheet

Project Number: 2015.106

Petitioner: Elizabeth Dawson

Number of Acres: 10.46

Number of Signs: 1

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 0

Area of site disturbance: 10.46

### Filing Fees Due at Land Use Petition:

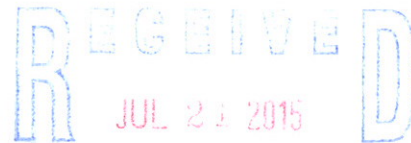
Request(s):	Public Hearing Notice Sign	\$ 15.00
	Special Use Revision	\$ 495.47
	Sub Total:	\$510.47

### Fees Due at Final Engineering Approval:

Request(s):	Select One	0.00
	Sub Total:	\$0.00

**Total:** \$510.47

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

  
 RECEIVED  
 JUL 23 2015  
 CITY OF AURORA  
 PLANNING DIVISION