

CITY OF AURORA Planning and Zoning Division 44 E. Downer Place, Aurora, IL 60507-2067
phone (630)256-3080 fax (630)-256-3089 email COAPlanning@aurora-il.org

Land Use Petition

Project Number: 2015.172

Subject Property Information

Address/Location: Aurora University / west of Gladstone Avenue, east and west side of Evanslawn Avenue, north and s
Parcel Number(s): 15-20-451-006; 15-20-382-020; 15-20-382-011; 15-20-454-019; 15-20-382-012; 15-20-381-004; 15-20-381-008; 15-20-405-013; 15-20-405-020; 15-20-405-021

Petition Request(s)

Requesting a Plan Description Revision to the Aurora University Special Use Planned Development and Master Plan For Property Located west of Gladstone Avenue, east and west side of Evanslawn Avenue, north and south side of Marsellaise Place and north and south side of Prairie Street

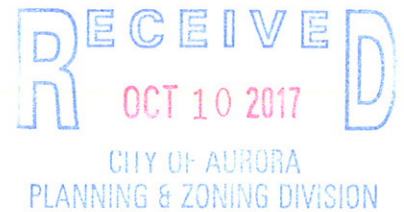
Attachments Required

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

Word Document of: Legal Description (2-1)

Four Paper and pdf Copy of:
Revised Master Plan (2-4)
Revised Plan Description including Exhibits (2-18)

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



Petition Fee: \$1,108.68 (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 Aurhorization with owner's Name and contact information is required.

Authorized Signature: Sharon W Maxwell Date 10/6/17

Print Name and Company: Sharon W Maxwell, VP for Finance, Aurora University

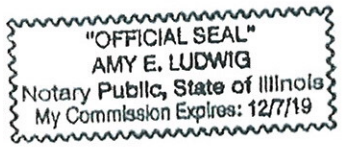
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 6th day of October, 2017

State of Illinois)
County of Kane) SS

NOTARY PUBLIC SEAL

Amy E. Ludwig
Notary Signature





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

1-6

Filing Fee Worksheet

Project Number: 2015.172

Petitioner: Aurora University

Number of Acres: 39.50

Number of Street Frontages: 7.00

Non-Profit Yes

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 38.00

Area of site disturbance (acres): 0.00

Filing Fees Due at Land Use Petition:

Request(s):	Special Use Revision	\$ 1,003.68
	Public Hearing Notice Sign(s)	\$ 105.00
		\$ -
		\$ -
		\$ -
	Final Engineering Filing Fee	\$ -

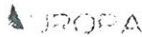
Total: \$1,108.68

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

Verified By:

Date:

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OCT 10 2017
 CITY OF AURORA
 PLANNING & ZONING DIVISION



Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL
 phone (830) 256-3090 fax (830) 256-3081 email COAPlanning@aurora-il.org

RECEIVED 1-5
 OCT 10 2017

CITY OF AURORA
 PLANNING & ZONING DIVISION

Project Contact Information Sheet

Project Number: 2015.172

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: _____
 Address: 347 S. Gladstone Avenue
 City: Aurora State: IL Zip: 60506
 Email Address: cmoran@aurora.edu Phone No.: _____ Mobile No.: _____

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

Relationship to Project: Operator
 Company Name: Aurora University
 First Name: Carmella Initial: _____ Last Name: Moran Title: Ms.
 Job Title: _____
 Address: 347 S. Gladstone Avenue
 City: Aurora State: IL Zip: 60506
 Email Address: cmoran@aurora.edu Phone No.: _____ 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: 4200 Commerce Court, Suite 300
 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
 First Name: _____ Initial: _____ Last Name: _____ Title: _____
 Job Title: Landscape Architect
 Address: 1135 Mitchell Road
 City: Aurora State: Illinois Zip: 60505
 Email Address: _____ Phone No. 630-896-6900 Mobile No.: _____

Additional Contact #3

Relationship to Project: Architect
 Company Name: Cordogan, Clark & Associates
 First Name: _____ Initial: _____ Last Name: _____ Title: _____
 Job Title: Architect
 Address: 960 Ridgeway Ave
 City: Aurora State: Illinois Zip: 60508
 Email Address: _____ Phone No.: 630-896-4678 Mobile No.: _____

Additional Contact #4

Relationship to Project: _____
 Company Name: _____
 First Name: _____ Initial: _____ Last Name: _____ Title: _____
 Job Title: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Email Address: _____ Phone No: _____ Mobile No: _____

Qualifying Statement of Petition

Future development of the Subject Property will relate to the following:

1. *The public health, safety, morals, comfort and general welfare.* The Subject Property is currently zoned R-1(S) for Planned Unit Development as a University Campus pursuant to Ordinance O12-007, an Ordinance Approving a Revision to the Aurora University Plan Description and Master Plan for 40 Acres of Property, adopted February 28, 2012 (“Aurora University Master Plan”). The University is seeking similar zoning in the Expansion Areas. The approved Aurora University 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, comfort and general welfare of the neighborhood.
2. *The use and enjoyment of other property already established or permitted in the general area:* The Subject Property is generally surrounded by open space and by single family homes, built 50-60 years ago. Parcels 15-20-382-011 and 15-20-454-019 are also surrounded by the campus of Aurora University, a private, post-secondary institution of higher education. Aurora University has been in operation in the neighborhood for over 100 years.
3. *The normal and orderly development and improvement of surrounding property for uses established within their respective zoning districts:* The proposed use is consistent with the nature and character of surrounding land uses, the Aurora University Master Plan, and the comprehensive land use plan of the City of Aurora.
4. *Utilities, access roads, drainage and/or other necessary facilities:* 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:* Parcels 15-20-451-006 and 15-20-382-020 are zoned R-1(S) in accordance with the Aurora University Master Plan. Parcels 15-20-382-011, 15-20-454-019 and 15-20-454-019 are presently zoned R-1 and Aurora University is requesting that these properties be rezoned R-1(S) with a special use for a planned development according to the Aurora University Master Plan. The proposed requests set forth in the Land Use Petition are authorized by the Aurora University Master Plan.

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 protect and enhance those assets and values that establish the desirable quality and general livability of the City of Aurora. Aurora University's prior expansions have resulted in stabilized prices for neighboring properties.

**ATTACHMENT TO LAND USE PETITION
SUBMITTED BY AURORA UNIVERSITY
(to Amend Master Plan)**

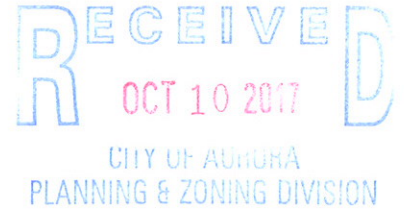


EXHIBIT A

**CAMPUS PORTION OF THE SUBJECT PROPERTY (AURORA UNIVERSITY
LEGAL DESCRIPTION)**

LOTS 1 AND 2 OF THE FINAL PLAT OF AURORA UNIVERSITY 1ST RESUBDIVISION, BEING A RESUBDIVISION OF AURORA UNIVERSITY SUBDIVISION AND PART OF LOTS 22, 26 AND 27 IN COUNTRY CLUB ESTATES BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, RECORDED ON SEPTEMBER 27, 2013, AS DOCUMENT NUMBER 2013K070089.

Parcel Numbers: 15-20-451-006 and 15-20-382-020
Address: 347 S. Gladstone and 430 S. Evanslawn, Aurora, IL 60506

LOTS 20, 21, 23 AND 24 IN NEW DOWNER PLACE ADDITION, IN THE CITY OF AURORA, COUNTY OF KANE, ILLINOIS

Parcel Numbers (and Addresses): 15-20-405-020
S. Gladstone Avenue, Aurora, IL 60506
15-20-405-013
1317 Marseillaise Place, Aurora, IL 60506
15-20-405-021
1307 Marseillaise Place, Aurora, IL 60506

LOTS 21, 22 AND 23 IN COUNTRY CLUB ESTATE, IN THE CITY OF AURORA, COUNTY OF KANE, ILLINOIS.

Parcel Numbers (and Addresses): 15-20-382-011
Address: 1433 Prairie Street, Aurora, IL 60506
15-20-382-012
Address: 1419 Prairie Street, Aurora, IL 60506

LOT 16 IN BLOCK 36 OF NEW DOWNER PLACE ADDITION TO AURORA, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

Parcel Number: 15-20-454-019
Address: 431 S. Gladstone Avenue, Aurora, IL 60506

PROPERTIES BEING REZONED AND THEN INCLUDED IN THE AMENDED
MASTER PLAN

LOTS 21, 22 AND 23 IN COUNTRY CLUB ESTATE, IN THE CITY OF AURORA,
COUNTY OF KANE, ILLINOIS.

Parcel Numbers (and Address): 15-20-382-011 (1433 Prairie Street, Aurora, IL 60506)
 15-20-382-012 (1419 Prairie Street, Aurora IL 60506)

LOT 16 IN BLOCK 36 OF NEW DOWNER PLACE ADDITION TO AURORA, IN THE
CITY OF AURORA, KANE COUNTY, ILLINOIS.

Parcel Number: 15-20-454-019
Address: 431 S. Gladstone Avenue, Aurora, IL 60506