

Land Use Petition

Project Number: 2016.092

Subject Property Information

Address/Location: 85 S. Constitution Drive / west of Constitution Drive, south of Galena Boulevard

Parcel Number(s): 15-19-176-037

Petition Request(s)

Requesting approval of a Final Plan Revision for Lot 1 of St Paul's Lutheran Church Subdivision located at 85 S. Constitution Drive being west of Constitution Drive, south of Galena Boulevard for a Religious Institutions (6400) and Educational services (6100) Use

Requesting approval of a Special Use Revision to extend the use of the six (6) Modular Classroom Units until September 2018 on the Property located at 85 S. Constitution Drive

Attachments Required

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

- Word Document of: Legal Description (2-1) Two Paper and One pdf Copy of: One Paper and pdf Copy of:
- Qualifying Statement and Timeline for Implementation (2-1) Fire Access Plan (2-6) Final Plan (2-4)
- Plat of Survey (2-1) Final Engineering Plans (2-16) Landscape Plan (2-7)
- Legal Description (2-1) Building and Signage Elevations (2-11)
- Letter of Authorization (2-2)
- Contact Worksheet (1-5)
- Filing Fee Worksheet (1-6)
- Parking Worksheet (1-8)
- Landscape Requirement Worksheet (1-22)
- Landscape Materials Worksheet (1-23)



Petition Fee: \$1,425.00 (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: Howard A Koop Date 8/14/17

Print Name and Company: Howard A Koop for St Paul Lutheran Church School

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.

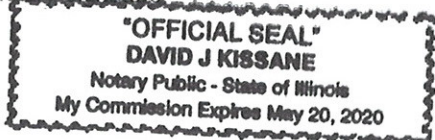
Given under my hand and notary seal this 14th day of August, 2017.

State of Illinois)

NOTARY PUBLIC SEAL

County of Madison) SS

[Signature]
Notary Signature



Filing Fee Worksheet

Project Number: 2016.092
Petitioner: St. Paul Lutheran Church
Number of Acres: 3.61
Number of Street Frontages: 1.00
Non-Profit: Yes

Linear Feet of New Roadway: 0
New Acres Subdivided (if applicable): 0.00
Area of site disturbance (acres): 3.61

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan	\$	375.00
	Special Use	\$	400.00
		\$	-
		\$	-
		\$	-
	Final Engineering Filing Fee	\$	650.00

Total: **\$1,425.00**

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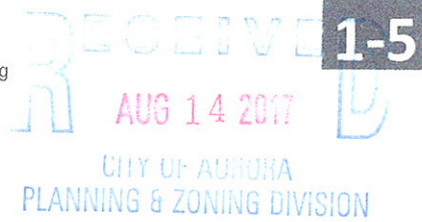
Verified By:

Date:

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



Project Contact Information Sheet

Project Number: 2016.092

Petitioner Company (or Full Name of Petitioner): St. Paul Lutheran Church

Owner

First Name: Howard Initial: _____ Last Name: Koop Title: Mr.
 Company Name: St. Paul Lutheran Church and School
 Job Title: Owners Representative
 Address: _____
 City: _____ State: _____ Zip: _____
 Email Address: koophoward@att.net Phone No.: _____ Mobile No.: _____

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

Relationship to Project: Consultant
 Company Name: St. Paul Lutheran Church and School
 First Name: Howard Initial: _____ Last Name: Koop Title: Mr.
 Job Title: Owners Representative
 Address: _____
 City: _____ State: _____ Zip: _____
 Email Address: koophoward@att.net Phone No.: _____ Mobile No.: _____

Additional Contact #1

Relationship to Project: Surveyor
 Company Name: William E. Hanna Surveyors
 First Name: _____ Initial: _____ Last Name: _____ Title: _____
 Job Title: _____
 Address: 508 Pine Street
 City: DeKalb State: Illinois Zip: 60115
 Email Address: info@hannasurveyors.com Phone No.: 815-756-2189 Mobile No.: _____

Additional Contact #2

Relationship to Project: Architect
 Company Name: Oppermann Architects Ltd
 First Name: Terry Initial: D. Last Name: Oppermann Title: Mr.
 Job Title: Architect
 Address: 516 N Washington St.
 City: Naperville State: IL Zip: 60563
 Email Address: OppermannArchitectsLtd@gmail Phone No.: 630-778-8900 Mobile No.: _____

Additional Contact #3

Relationship to Project: Engineer
 Company Name: ER Engineering Resource Associates
 First Name: John Initial: _____ Last Name: Green Title: Mr.
 Job Title: President
 Address: _____
 City: Warrenville State: _____ Zip: 60555
 Email Address: jgreen@eraconsultants.com Phone No.: 630-393-3060 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.: _____



D. Qualifying Statement

St. Paul Lutheran Church and School has been providing Christian worship, fellowship, outreach and education in Aurora for over 150 years, after several years with the school at this location, the Church and School are at the point of expanding their facilities to better serve the community. We are asking for approval for modifications to the FINAL PLAN including additions to the Church and School as well as extension of the special-use for maintaining the School functions in the modular classrooms for the school year 2017/2018 with the removal upon completion of the school addition.

Adjustments to the FINAL PLAN include a two story addition to the School with three classrooms per floor. The fire department turnabout is being revised from circular to hammerhead. On the Church side, a single story fellowship hall addition is being proposed for special meetings, events, and dinners for the congregation. Additionally, a low scaled covered entrance is proposed for the main entrance to the church.

The neighboring properties to the North are zoned B-2(s) Business District-General Retail with a Special Use, and P(S) Park and Recreation District with a Special Use. The neighboring properties to the South are zoned R-1 (s) One Family Dwelling District with a special Use and P(S) Park and recreation District with a Special Use. The south properties are separated by a previously landscaped buffer. The view from these residences will be impacted in positive way in that the less than attractive modular classrooms will be replaced by a building additional matching the existing building in material and shape and will only be visible to the neighbor to the far west.

The adjacent residential property values are in the range of \$240,000-\$270,000.

Drainage around the building additions are being adjusted for positive drainage to existing ponds.

No ingress and egress changes are proposed.

The Special Use Revision is for a religious institution with a daycare use, and to extend the use of the six (6) Modular Classroom Units through November 2019 on the Property Located at 85 South Constitution Drive. The St. Paul Lutheran School, located at 85 S Constitution is zoned R-1(S) One Family Dwelling District. We are not anticipating any variances required to achieve the proposed outcomes.

TIME FRAME

September 2017	Receive city special use permit and final plan approval
September/October 2017	Receive Building permit/begin construction of school addition
August 2018	Complete Construction of school addition
August 2018	begin classes in new building
September 2018	Remove modular classrooms upon completion of school addition
April 2019	Receive building permit/begin construction of fellowship addition (estimated)
November 2019	Complete construction of fellowship addition (estimated)

Sincerely,

Howard Koop, Building Committee Chairman



st.paul lutheran
church & school

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August 3, 2017

From: Rev. Danny Tutwiler, Senior Pastor
St. Paul Lutheran Church
85 S Constitution Drive
Aurora, IL 60506
630-896-3250

To: City of Aurora, Planning and Zoning Division
44 E. Downer Place
Aurora, IL 60507
coaplanning@aurora-il.org

Re: Authorization Letter for: 85 S Constitution Drive Aurora IL 60506

To whom it may concern:

As the record owner of the above state property, I hereby affirm that I have full legal capacity to authorize Oppermann Architects Ltd, and it representatives, or Howard A Koop, to act as the owner's agent through the St. Paul Lutheran Church Land Use Petition process with the City of Aurora for the said property.

Signature: Danny Tutwiler

Date: 8/3/2017

Subscribed And Sworn To Before Me This 3 Day Of August, 2017

Notary Signature: Elizabeth A. Dawson



LEGAL DESCRIPTION:

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.

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Parking and Stacking Requirement Worksheet

Project Number: 2016.092
Petitioner: St. Paul Lutheran Church

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Parking Requirement

Total Parking Requirement	150
Enclosed Parking Spaces	-
Surface Parking Spaces	150

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: Alex Minnella

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>	
600	Structure 3400: Religious Institutions	1 space per 4 seats in the principal sanctuary.	150	
	Structure 4210: Educational facilities		94	244
10	Structure 4211: Grade school / middle schools / High Schools	2 spaces per grade school or middle school classroom	20	
-		5 spaces per high school classroom	0	
1		AND 3 space per room used for administration	3	
5,616	OR Open Assembly Space	OR 1 space per 4 seats (1 space per 60 sqft) in assembly areas	94	
-	AND Theater or Auditorium incidental to AND Theaters at	1 space per 4 school seats, whichever is greater	0	



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Landscaping CTE Requirement Worksheet

Project Number: 2016.092

Petitioner: St. Paul Lutheran Church

Street Frontage - L.F.

Stormwater HWL - L.F. Wet Bottom

- L.F. Dry Bottom

Neighborhood Border - L.F.

Dwelling Units - units

Subdivision Name: St. Paul's Lutheran Church

Perimeter Yard - L.F.

Buffer Yard - L.F.

Surface Parking Spaces - spaces

Building Foundation 452 L.F.

Unit/Phase:

Lot Number

Lot 1

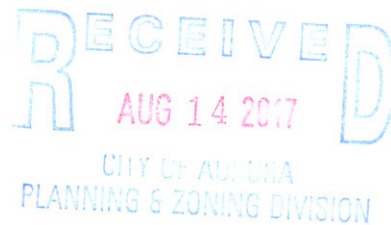
Standard Requirements

	Total CTEs Required	Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs	CTE Equivalent Value
Street Trees	0.0	0	0	0	0	0	
Wet Stormwater Facility	0.0	0	0	0	0	0	
Dry/Turf Stormwater Facility	0.0	0	0	0	0	0	
Neighborhood Border	0.0	0	0	0	0	0	
Dwelling Unit	0.0	0	0	0	0	0	
Perimeter Yard	0.0	0	0	0	0	0	
Buffer Yard	0.0	0	0	0	0	0	
Parking Lot Islands	0.0	0	0	0	0	0	# of Islands: 0
Building Foundation	5.0	0	0	0	60	60	
Total:	5.0	0	0	0	60	60	

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Verified By:

Date:



Landscape Material Worksheet

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Petitioner: St. Paul Lutheran Church

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Proposed Street Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name

Proposed Canopy Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name

Proposed Evergreen Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name

Proposed Understory Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name

Proposed Deciduous Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Rosaceae	Physocarpus	opulifolius	Summer Wine Ninebark
Oleaceae	Syringa	meyeri	Dwarf Korean Lilac
Adoxaceae	Viburnum	dentatum	Blue Muffin Viburnum
Myricaceae	Myrica	pennsylvanica	Northern Bayberry

Proposed Evergreen Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cypress	Juniperus	chinensis	Sea Green Juniper
Buxaceae	Buxus	Glencoe'	Chicagoland Green Boxwood
Pinaceae	Picea	glauca	Dwarf Alberta Spruce
Taxaceae	Taxus	media	Dense Intermediate Yew

For Trees no more than three of the same species shall be clustered together. And the goal should be that no Family shall account for more than 30%, no Genus shall account for more than 20%, and no Species shall account for more than 10% of any Planting Material Type.

The Landscape Materials are subject to review and approval by the Review Planner.

Verified By: _____ Date: _____