

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](http://www.aurora-il.org)



Land Use Petition

Subject Property Information

Address / Location: 758 Shoreline Drive
Parcel Number(s): 07-29-410-006

Petition Request

Requesting approval of a Final Plan for Lot 1 of Meadow Lakes, Unit 26, Phase I Resubdivision, located at 758 Shoreline Drive, for a Day Care (6310) use.

Attachments Required

(a digital file of all documents is also required)

Digital Copy of:

Development Tables Excel Worksheet (Document 1-0)

Microsoft Word Copy of:

Legal Description (Format Guidelines 2-1)

One Paper and PDF Copy of:

Qualifying Statement (Format Guidelines 2-1)
Plat of Survey (Format Guidelines 2-1)
Letter of Authorization (Format Guidelines 2-2)

Two Paper and PDF Copy of:

Final Plan (Format Guidelines 2-4)
Landscape Plan (Format Guidelines 2-7)
Building and Signage Elevations (Format Guidelines 2-11)

Fire Access Plan

Petition Fee: \$750.00

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: [Signature] Date 04/18/24

Print Name and Company: LITTLE BLOSSOM MONTESSORI SCHOOL Inc.

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 18 day of April, 2024.

State of ILLINOIS)

) SS

County of DuPage)

Notary Signature [Signature]

NOTARY PUBLIC SEAL



Project Contact Information Sheet

Project Number: 2022.347

Petitioner Company (or Full Name of Petitioner): Little Blossoms Montessori School

Owner

First Name: Matthew Initial: _____ Last Name: George Title: _____
 Company Name: Little Blossoms Montessori
 Job Title: _____
 Address: 758 Shoreline Dr
 City: Aurora State: IL Zip: 60504
 Email Address: mgeorge@littleblossommontessor Phone No.: _____ Mobile No.: _____

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

Relationship to Project: Architect
 Company Name: Torch Architecture
 First Name: Erik Initial: _____ Last Name: Witt Title: _____
 Job Title: Project Architect
 Address: 300 E 5th Ave, Ste. 102
 City: Naperville State: IL Zip: 60563
 Email Address: erik@torcharchitecture.com Phone No.: 630-420-1900 Mobile No.: 708-703-2527

Additional Contact #1

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

Filing Fee Worksheet

Project Number: 2022.347
Petitioner: Little Blossoms Montessori School
Number of Acres: 1.49
Number of Street Frontages: 2.00
Non-Profit: No

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	\$	750.00
		\$	-

Total: **\$750.00**

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: 2022.347

Petitioner: Little Blossoms Montessori School

Parking Requirement

Total Parking Requirement	35
Enclosed Parking Spaces	-
Surface Parking Spaces	35

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)	10	
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	10	5 stacking spaces for facilities 5,000 SF or less or 10 spaces for facilities greater than 5,000 SF.

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

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>
8,672	Structure 4215: Preschool or daycare	1 space per 250 SF of GFA, with additional requirements for stacking	35

Landscaping CTE Requirement Worksheet

Project Number: 2022.347

Petitioner: Little Blossoms Montessori School

Street Frontage

525 L.F.

Stormwater HWL

- L.F. Wet Bottom

- L.F. Dry Bottom

Neighborhood Border

- L.F.

- units

Dwelling Units

Subdivision Name: Meadow Lakes

Unit/Phase:

nit 26, Phase Or Lot Number

Lot 1

Perimeter Yard

1,045 L.F.

Buffer Yard

- L.F.

Surface Parking Spaces

37 spaces

Parking Lot Islands

- Number

Building Foundation

584 L.F.

Standard Requirements

Plant Mix Guidelines

	CTE Equivalent Value					Total CTEs Required
	Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs	
Street Trees	16	0	0	0	0	16.0
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	16	14	14	62	62	31.0
Buffer Yard	0	0	0	0	0	0.0
Parking Lot Islands	2	0	0	10	10	3.0
Building Foundation	0	0	0	60	60	6.0
Total:	34	14	14	132	132	56.0

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

Verified By:

Stephen Broadwell

Date:

LEGAL DESCRIPTION

LOT 1 MEADOW LAKES UNIT 26 PHASE ONE
RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE
SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 38
NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL
MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED
JUNE 17, 1997 AS DOCUMENT NO. R97-86429, IN DUPAGE
COUNTY, ILLINOIS.

LOCAL MAILING ADDRESS:
758 SHORELINE DRIVE
AURORA, IL

PIN: 07-29-410-006-0000

April 5, 2024

Qualifying Statement for:

Little Blossom Montessori School
Addition & Renovation
758 Shoreline Drive
Aurora, IL 60504

Project Summary:

The Little Blossom Montessori School at 758 Shoreline is applying to expand their school by constructing a three-classroom addition to the west of the existing building with a link to the existing building near the front of the building. A new trash enclosure is planned to be constructed in the parking lot near the building. The existing playgrounds would be reconfigured.

April 3, 2024


From: Mathew George
Little Blossom Montessori School, Inc.
758 Shoreline Drive
Aurora, IL 60504

To: City of Aurora, Planning and Zoning Division
44 E. Downer Place, Aurora IL 60507
630-256-3080
coaplanning@aurora-il.org

Re: Authorization Letter for: 758 Shoreline Drive, Aurora IL 60504

To whom it may concern:

As the record owner of the above stated property, I hereby affirm that I have full legal capacity to authorize Torch Architecture, Inc. and its representatives, to act as the owner's agent through the Land Use Petition process with the City of Aurora for said property.

Signature:  Date 4/4/2024

Subscribed And Sworn To Before Me This 4 Day
Of April, 2024

Notary Signature 

