

# 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)



2022.067

## Land Use Petition

I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits

### Subject Property Information

Address / Location: Southern end of Wolverine Road

Parcel Number(s): 07-19-101-021

### Petition Request

Requesting the Establishment of a Conditional Use Planned Development, and to change the underlying zoning district from ORI(C) Office, Research, and Light Industrial District with a Conditional Use to R-4A(C) Two-Family Dwelling District with a Conditional Use and OS-1 (C) Conservation, Open Space, and Drainage District with a Conditional Use District on the property located at southern end of Wolverine Road;

Requesting approval of a Preliminary Plan and Plat for the property located at the southern end of Wolverine Road for a ROW Dwelling (Party Wall) (1130) Use

### Attachments Required

(a digital file of all documents is also required)

Development Tables Excel Worksheet - digital only (1-0)	Two Paper and pdf copy of: Preliminary Engineering Plans (2-16)	Word Document of: Plan Description (2-18)
Word Document of: Legal Description (2-1)	Fire Access Plan	
One Paper and pdf Copy of: Qualifying Statement (2-1)	Stormwater Permit Worksheet, Application, and Project Information Sheet (1-14)	Two Paper and pdf Copy of: Plan Description (2-18)
Plat of Survey (2-1)	Stormwater Report (2-10)	Preliminary Plat (2-8)
Legal Description (2-1)	Soil Investigation Report	Preliminary Plat (2-9)
Letter of Authorization (2-2)	Drain Tile Survey	Draft Elevations/Renderings
Existing or Proposed CC&Rs	Wetland Determination	
	Traffic Impact Study	
	Dormant SSA for Long-Term	
	Maintenance of Stormwater Facilities	

Petition Fee: \$3,364.15

Payable to: City of Aurora

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: TS Kellogg, manager Date 3/15/22  
Print Name and Company: TIMOTHY KELLOGG, PT LAND LLC

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 15th day of March, 2022.

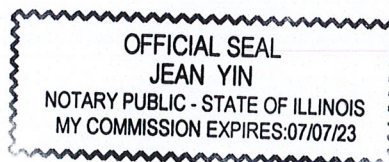
State of Illinois

) SS

County of Darke

Notary Signature

NOTARY PUBLIC SEAL







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

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**Project Number:** 2021.357  
**Petitioner:** PT Land LLC  
**Number of Acres:** 15.66  
**Number of Street Frontages:** 1.00  
**Non-Profit** No

**Linear Feet of New Roadway:** 1296.5  
**New Acres Subdivided (if applicable):** 15.66  
**Area of site disturbance (acres):** 11.77

**Filing Fees Due at Land Use Petition:**

Request(s):	Plan Description/Revision	\$	1,226.21
	Preliminary Plan & Plat	\$	1,122.93
	Public Hearing Notice Sign(s)	\$	15.00
	Final Engineering Filing Fee	\$	1,000.00

**Total:** **\$3,364.15**

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

Verified By: Jill N Morgan

Date: 3/11/2022



### Project Contact Information Sheet

**Project Number:** 2021.357

**Petitioner Company (or Full Name of Petitioner):** PT Land LLC

**Owner**

First Name: Tim Initial: \_\_\_\_\_ Last Name: Kellogg Title: Mr.  
Company Name: PT Land LLC  
Job Title: Manager  
Address: 12 Salt Creek Ln, Suite 400  
City: Hinsdale State: IL Zip: 60521  
Email Address: tkellogg@templeton-pc.com Phone No.: (630) 887-1705 Mobile No.: \_\_\_\_\_

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

Relationship to Project: Owner  
Company Name: PT Land LLC  
First Name: Tim Initial: \_\_\_\_\_ Last Name: Kellogg Title: Mr.  
Job Title: Manager  
Address: 12 Salt Creek Ln, Suite 400  
City: Hinsdale State: IL Zip: 60521  
Email Address: tkellogg@templeton-pc.com Phone No.: (630) 887-1705 Mobile No.: \_\_\_\_\_

**Additional Contact #1**

Relationship to Project: Engineer  
Company Name: Cemcon, Ltd.  
First Name: Mike Initial: \_\_\_\_\_ Last Name: May Title: Mr.  
Job Title: Senior Project Manager  
Address: 2280 White Oak Circle, Suite 100  
City: Aurora State: IL Zip: 60502  
Email Address: mikemay@cemcon.com Phone No.: (630) 862-2100 Mobile No.: \_\_\_\_\_

**Additional Contact #2**

Relationship to Project: Planner  
Company Name: Schoppe Design Associates, Inc.  
First Name: Mike Initial: \_\_\_\_\_ Last Name: Schoppe Title: \_\_\_\_\_  
Job Title: Principal  
Address: 126 S. Main Street  
City: Oswego State: IL Zip: 60543  
Email Address: mike@schoppedesign.net Phone No.: (630) 551-3355 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.: \_\_\_\_\_



### Qualifying Statement

The proposed Liberty Meadows attached single-family community is proposed to consist of 93 townhomes with access via a southern extension to existing Wolverine Drive, just south of the intersection of Liberty Street and Wolverine Drive. The homes will be 2 ½ stories in height in the front and 3 stories with a 1st floor 2-car garage in the rear. It is anticipated that the property will require approval of a Conditional Use Planned Development with Rezoning to R-4A (C) and OS-1 (C).

1. Liberty Meadows will have a positive effect on the public health, safety, morals and general welfare. Improvement of this long-neglected parcel will provide new homes for the City of Aurora, complimenting the development of this area that has grown into a primarily residential area within the City. Furthermore, its development will complete the transformation of a property that had been neglected for decades, becoming overgrown with signs of unauthorized entry and use, potentially having harbored less-than-safe unmonitored activities.
2. Use and enjoyment of other established properties will not be adversely affected due to the development of this property in a like-manner to the majority of other surrounding properties.
3. The proposed development will benefit the property values within the neighborhood. The introduction of these new homes will continue the trend of growing a thriving residential community in this greater area, locally having a strong townhome identity, while removing the concern of future industrial use for the buyers of existing adjacent townhome resales.
4. The proposed development is consistent with the normal and orderly development and improvement of the surrounding property for uses established or permitted within their respective zoning districts. The proposed zoning continues the trend of other properties in the area, whose zoning were other than residential, and were rezoned based upon the needs of the community.
5. The site location is well supported by existing utilities, access to an existing road stub, drainage, and other facilities. The proposed development will integrate well into this existing infrastructure, filling in the remaining hole in an area where all surrounding properties have been developed.
6. Proposed vehicular ingress and egress for the proposed development will utilize the existing Wolverine Drive dead-end. The street will be extended within Liberty Meadows and allow for direct access to Liberty Street, which is a major collector roadway. With the surrounding land having been developed as smaller self-contained neighborhoods, this design will continue that trend of not burdening existing residential local neighborhood streets with additional pass-through traffic, either during construction or by future residents.

7. The conditional use shall, in all other respects, conform to the applicable regulations of the R-4A (C) and OS-1(C) zoning districts with the exception of the following variances:

- a. *None know at this time. Any required variances to be determined after City of Aurora review and included here.*

# PT LAND, LLC

February 17, 2022

From: Tim Kellogg, Manager  
PT Land  
12 Salt Creek Ln, Suite 400, Hinsdale IL 60521  
Phone: (630) 887-1705  
Email: tkellogg@templeton-pc.com

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

Re: Authorization Letter for: Property at the South End of Wolverine Dr

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 Tim Kellogg, and its representatives, to act as the owner's agent through the CUPD Preliminary Plan & Plat Land Use Petition process with the City of Aurora for said property.

Signature: \_\_\_\_\_

Tim Kellogg, Manager Date 2/17/22

**LEGAL DESCRIPTION**

LOT 2 IN LIBERTY STREET BUSINESS PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH ½ OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 21, 2001 AS DOCUMENT NUMBER 2001-283291, IN DUPAGE COUNTY, ILLINOIS.

**Parking and Stacking Requirement Worksheet**

**Project Number:** 2021.357  
**Petitioner:** PT Land LLC

**Parking Requirement**

<b>Total Parking Requirement</b>	<b>186</b>
Enclosed Parking Spaces	186
Surface Parking Spaces	

*Note: All parking spaces must be individually accessible spaces in order to count towards this requirement*

**Stacking Requirement**

<b>Total Stacking Requirement (number of stacking spaces)</b>	<b>-</b>	
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: \_\_\_\_\_

**Requirement Based On:**

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
93	Structure 1130: Townhouses	2 spaces per dwelling unit	186
93	Structure 1130: Townhouses	2 driveway spaces per unit	