

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



Land Use Petition

Subject Property Information

Address / Location: 3055 East New York Street

Parcel Number(s): 07-20-302-080

Petition Request

Requesting approval of a Final Plan Revision for Lot 1 of PDA Resubdivision, located at 3055 East New York Street, for an Offices, business and professional, including medical clinics Use

Attachments Required

(a digital file of all documents is also required)

Development Tables Excel Worksheet - digital only (1-0)
Word Document and PDF of: Legal Description (2-1)

Two Paper and pdf Copy of:
Final Plan (2-4)
Landscape Plan (2-7)
Building and Signage Elevations (2-11)

One Paper and pdf Copy of:
Qualifying Statement (2-1)
Plat of Survey (2-1)
Legal Description (2-1)
Letter of Authorization (2-2)
Filing Fee Worksheet
Contact Information Sheet

Petition Fee: \$750.00 \$375.00

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: Julie A. Garofalo Date 5-11-24
Print Name and Company: WATERLEAF WOMEN'S CENTER

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 11 day of May.

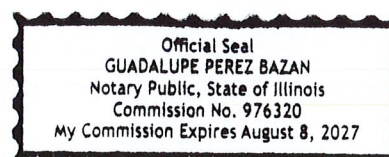
State of Illinois

) SS

County of KANE

Notary Signature: Guadalupe Perez Bazan

NOTARY PUBLIC SEAL



NA20/3-24.210 - Fpn/R - Item Number: 1

Date Received: 5/16/2024

Land Use Petition and Supporting Documents

Project Contact Information Sheet

Project Number:

Petitioner Company (or Full Name of Petitioner):

Waterleaf Women's Center

Owner

First Name: Julie Initial: _____ Last Name: Garofalo Title: Ms.
Company Name: Waterleaf Women's Center
Job Title: _____
Address: 3055 E. New York Street
City: Aurora State: IL Zip: 60504
Email Address: julieg@waterleafwc.org Phone No.: 630-864-6657 Mobile No.: 701-6270

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

Relationship to Project: Owner
Company Name: Waterleaf Women's Center
First Name: Julie Initial: _____ Last Name: Garofalo Title: Ms.
Job Title: _____
Address: 3055 E. New York Street
City: Aurora State: IL Zip: 60504
Email Address: julieg@waterleafwc.org Phone No.: 630-864-6657 Mobile No.: 701-6270

Additional Contact #1

Relationship to Project: Architect
Company Name: _____
First Name: Randy Initial: B Last Name: Pruyn Title: Mr.
Job Title: _____
Address: 407 S. Edson Avenue
City: Lombard State: IL Zip: 60148
Email Address: archran@aol.com Phone No.: 630-212-4408 Mobile No.: 630-212-4408

Additional Contact #2

Relationship to Project: Engineer
Company Name: Haeger Engineering
First Name: Kimberly Initial: _____ Last Name: Lask Title: Mrs.
Job Title: Project Manager
Address: 100 East State Parkway
City: Schaumburg State: IL Zip: 60173
Email Address: kim-l@haegerengineering.com Phone No.: 847-230-3176 Mobile No.: 630-532-9503

Additional Contact #3

Relationship to Project: Land Developer / Builder
Company Name: Phoenix Builders
First Name: Dan Initial: _____ Last Name: Dickson Title: Mr.
Job Title: Vice President
Address: 1558 Todd Farm Drive
City: Elgin State: IL Zip: 60123
Email Address: dand@phoenixbuilders.com 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: 0

Petitioner: Waterleaf Women's Center

Number of Acres: 2.03

Number of Street Frontages: 2.00

Non-Profit Yes

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 0.00

Area of site disturbance (acres): 0.16

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan Revision	\$ 375.00
		\$ -

Total: **\$375.00**

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

Verified By: Jill N Morgna

Date: 5/7/2024

LEGAL DESCRIPTION

LOT 1 IN PDA RESUBDIVISION BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED DECEMBER 18, 2002 AS DOCUMENT NUMBER R2002-351500, IN DUPAGE COUNTY, ILLINOIS.

WATERLEAF WOMEN'S CENTER
1,808 SF BUILDING ADDITION
3055 E. NEW YORK STREET, AURORA, IL
QUALIFYING STATEMENT

Overall Description:

The proposed addition to the existing 5,984 sf Waterleaf facility will add three new administrative offices, two new exam rooms, one new doctor's office, and one new nurses office to the northwest corner of the existing building, which will include a small internal courtyard to help provide natural light in to the existing facility and the new office areas.

How the development relates to the following standards:

1. The Public health, safety, morals, comfort or general welfare.

This addition will help the existing women's center operate more efficiently and provide their clients more efficient services.

2. The use and enjoyment of other property already established or permitted in the general area

This addition is being constructed on the northwest corner of the existing building in an area that was previously approved for future expansion. The addition is being constructed with materials that will match the existing building construction materials, and will appear to be an extension of the original facility to the general observer.

3. Property values within the neighborhood

This addition to the existing facility will have no negative impact on the existing neighborhood as every step has been considered to blend it seamlessly with the existing facility, and it is located on the opposite side of the building from the nearby neighborhood.

4. The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective zoning districts.

No zoning changes are required by the proposed addition, and it is being constructed within a portion of the property which was previously approved for future expansion.

5. Utilities, access roads, drainage and/or other necessary facilities.

The addition to the existing facilities will have no adverse impact on the existing Utilities, access roads, drainage and/or other necessary facilities; as the facility was originally approved for future expansion, and the addition has been designed within the approved parameters.

6. Ingress and egress as it relates to traffic congestion in the public streets.

No changes are needed or being proposed to the existing facility's existing ingress and egress as it relates to traffic congestion in the public streets.

7. The applicable regulations of the zoning district in which the subject property is proposed to be or is located.

The existing facility conforms to the local zoning regulations, and the changes proposed do not change that in any way.

8. A bullet point list of any variances, modifications or exceptions that you are seeing from the city's Codes and Ordinances.

No changes are being requested.