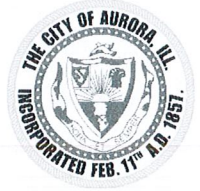


# City of Aurora

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

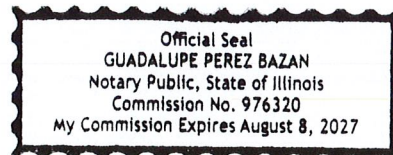
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

NOTARY PUBLIC SEAL

County of KANE)  
Notary Signature Guadalupe Perez Bazan



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.: \_\_\_\_\_

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

701-6270

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.: \_\_\_\_\_



Planning and Zoning Division 77 S. Broadway, 2nd Floor, Aurora, IL  
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora.il.us

### 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.