

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: 301 W. Galena Boulevard

Parcel Number(s): 15-21-283-006

Petition Request

Requesting approval of a Plat of Vacation for Right-of-way along the property located at 301 West Galena Boulevard.

Requesting approval of a Final Plat for Associated Bank Subdivision, located at 301 West Galena Boulevard.

Requesting approval of a Plat of Dedication of Right-of-way for West Galena Boulevard, West New York Street, and Oak Avenue, for the property located at 301 West Galena Boulevard.

Requesting approval of a Major Variance to reduce setbacks for the property located at 301 West Galena Boulevard.

Attachments Required

(a digital file of all documents is also required)

Digital Copy of:

Development Tables Excel Worksheet - digital only
(Document 1-0)

Two Paper and PDF Copies of:

Site Plan showing proposed building
addition/parking modification
Stormwater permit application
Project information sheet
PE Use Fee Fixture Count Sheet (5-4)

Two Paper and PDF Copy of:

Site Plan
Final Plat (Format Guidelines 2-5)
Plat of Vacation (Format Guidelines 2-14)
Plat of ROW Dedication

Word Document of:

Legal Description (Format Guidelines 2-1)

Fire Access Plan

One Paper and PDF Copy of:

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

Petition Fee: \$2,550.00

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: _____

Date: 4/11/2023

Print Name and Company: _____

Aurora QOF, L.L.C. c/o First Midwest Group

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 11th day of April
State of Illinois

County of DuPage) SS

Notary Signature [Signature]

NOTARY PUBLIC SEAL



Project Contact Information Sheet

Project Number: 22.086

Petitioner Company (or Full Name of Petitioner): First Midwest Group

Owner

First Name: Sunil Initial: _____ Last Name: Puri Title: _____
Company Name: Aurora QOF, LLC
Job Title: Manager
Address: 6801 Spring Creek Rd
City: Rockford State: IL Zip: 61114
Email Address: _____ Phone No.: _____ Mobile No.: _____

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

Relationship to Project: Other
Company Name: First Midwest Group
First Name: Marvin Initial: _____ Last Name: Keys Title: _____
Job Title: _____
Address: 6801 Spring Creek Dr
City: Rockford State: IL Zip: 61114
Email Address: marvin@firstmidwestgroup.com Phone No.: 815-229-3000 Mobile No.: _____

Additional Contact #1

Relationship to Project: Other
Company Name: First Midwest Group
First Name: Bill Initial: _____ Last Name: Brodzinski Title: _____
Job Title: Corporate Counsel
Address: 6801 Spring Creek Dr
City: Rockford State: IL Zip: 61114
Email Address: bbrodzinski@firstmidwestgroup.com Phone No.: 815-229-3300 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: 22.086

Petitioner: First Midwest Group

Number of Acres: 1.51

Number of Street Frontages: 3.00

Non-Profit: No

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 1.51

Area of site disturbance (acres): 0.00

Filing Fees Due at Land Use Petition:

Request(s):	Vacations	\$ 200.00
	Final Plat	\$ 750.00
	Dedications	\$ 200.00
	Variance (Non-Residential)	\$ 750.00
	Final Engineering Filing Fee	\$ 650.00

Total: **\$2,550.00**

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: 22.086

Petitioner: First Midwest Group

Parking Requirement

Total Parking Requirement	82
Enclosed Parking Spaces	-
Surface Parking Spaces	82

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.

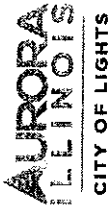
This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

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>
24,726	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA	82



Planning and Zoning Division, 77 S Broadway, Aurora, IL 60505
phone (630) 256-3080 fax (630) 256-3081 email coaplaning@aurora.il.us

1-22

Landscaping CTE Requirement Worksheet

Project Number: 22.086

Petitioner: First Midwest Group

Street Frontage 640 L.F.

Stormwater HWL

- L.F. Wet Bottom

- L.F. Dry Bottom

- L.F.

- units

Neighborhood Border

Dwelling Units

Subdivision Name: 0

Perimeter Yard

Buffer Yard

Surface Parking Spaces

Parking Lot Islands

Building Foundation

792 L.F.

319 L.F.

107 spaces

- Number

466 L.F.

Unit/Phase: Lot Number

Standard Requirements

	Plant Mix Guidelines				
	Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
	CTE Equivalent Value				
	1	1/3	1/3	1/20	1/20
Street Trees	19.0	0	0	0	0
Wet Stormwater Facility	0.0	0	0	0	0
Dry/Turf Stormwater Facility	0.0	0	0	0	0
Neighborhood Border	0.0	0	0	0	0
Dwelling Unit	0.0	0	0	0	0
Perimeter Yard	24.0	11	11	48	48
Buffer Yard	6.0	3	3	12	12
Parking Lot Islands	8.0	0	0	27	27
Building Foundation	5.0	0	0	50	50
Total:	62.0	14	14	137	137

Verified By:

Stephen Broadwell

Date:

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

QUALIFYING STATEMENT

The Petitioner, Aurora QOF, L.L.C., is the owner of the property located at 301 W. Galena Blvd., Aurora, Illinois (the "Property"), long improved with the existing bank office building and drive-thru that exists there today. The building was originally constructed in the 1950's and Petitioner plans to remodel it to modernize the interior for general office use, enclose the existing drive-thru for a single-story of additional office space, and improve the existing parking lot and landscaping.

As part of the Petition, and as more fully set forth below, the Petitioner is requesting variances to bring the existing, legal non-conforming improvements on the Property in compliance with the current zoning ordinance. Specifically, the Petitioner is requesting as follows:

1. That the platted alley that runs through the existing parking lot and extends through the drive-thru structure be vacated;
2. That relief be granted from the current thirty (30) foot building setback line along Galena Avenue, an arterial street, as set forth in 49-108.5(e)(12) of the Zoning Ordinance of the City of Aurora, which bisects the existing office building; and
3. That relief be granted from the fifteen (15) foot building setback line along Oak Avenue, a collector or local street, for the part of the existing office building that fronts Oak Avenue and for an approximately 150-foot area of the improved parking lot, as set forth in 49-108.5(e)(12) of the Zoning Ordinance of the City of Aurora, which will improve access to the building.

In the process of reviewing the title and survey while purchasing the Property, the Petitioner identified an old alleyway, that bisected the Property. The originally platted alley extends through the middle of the parking lot and through the existing bank drive-thru structure on the Property. If the alley existed at the time the original bank building was constructed in the 1950's, it must have been considered vacated as part of the original development plan for the bank building parcel, but no plat of vacation was ever recorded. As part of the instant petition, Petitioner is requesting that the City of Aurora vacate the alley identified in the provided Plat of Vacation and combining the resulting parcels into a single lot, as identified in the attached proposed Plat of Subdivision.

The Petitioner is also requesting a variance from the existing setback requirements along Galena and Oak Avenues. The current 30-foot setback along Galena Avenue runs through the existing building and has likely been impacted by the gradual widening and improvement of Galena Avenue over time, since the bank building was originally constructed. Along Oak Avenue, relief from the 15-foot setback requirement is requested for that part of the existing building along Oak Avenue, and for an approximately 150-foot area of the planned, improved parking area. Again, it is likely the gradual improvement and widening of Oak Avenue since the building was constructed in the 1950's that put the setback line several feet into the building structure.

The existing drive-thru that will be enclosed to provide additional office space and the remainder of the improvements are behind the setback line along Oak Avenue and are otherwise in compliance with the current Zoning Ordinance. The Petition does not include a change to any of the access points to the public rights of way at the Property, and includes a grant of an easement to the City of Aurora at the both the corner of Galena Avenue and Oak Avenue and at New York Street and Oak Avenue to provide the City with flexibility with any future maintenance or improvements that might be needed at those intersections.

The items requested by way of the Petition will permit the Petitioner to substantially improve the existing building Property and modernize it for years of future use, to remain a landmark in that area of the City. The right of way vacation, setback variances and the resulting final plat of subdivision will contribute to an overall improvement in the surrounding area and to the nearby properties, and specifically:

1. Will promote the public health, safety, morals, comfort or general welfare of the community as the property will be put back into productive use as office space, and bring office workers and other people into the area to provide an overall economic benefit to the community;
2. The use and enjoyment of other property in the general area will be positively impacted and will continue to be enjoyed in the same manner as currently existing as the use of the building will remain as an office use;
3. It's anticipated that property values within the neighborhood will be positively impacted as a result of the Petitioner's plan for the building remodel and the substantial improvement in the Property;
4. Normal and orderly development of the surrounding properties will be improved as this will eliminate an existing area of confusion and allow development to move forward;
5. Utilities, access roads, drainage or other facilities will not be negatively impacted. Although the request includes the vacation of an alley, it is within the interior of the property and building had not been used in any way since the original bank building was constructed in the 1950s. The Petitioner is not modifying the existing access points from the public rights of ways on Galena Avenue, Oak Avenue and New York Street and will not modify any existing access to the public roads; and
6. The actions requested by way of the Petition will allow the Petitioner to substantially improve the Property so that it may serve as an asset to the community for years to come.

February 16, 2023

Aurora QOF, L.L.C.
Sunil Puri, Manager
6801 Spring Creek Road
Rockford, IL 61114
Attn: Marvin Keys
Phone: (815) 299-3000
E-mail: marvin@firstmidwestgroup.com

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

Re: Authorization Letter for: 301 West Galena Boulevard, Aurora, IL

To Whom it May Concern:

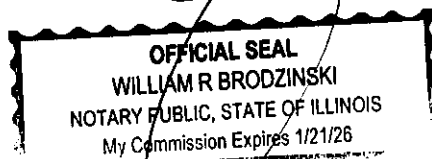
As the principal of the record owner of the above-stated property, I hereby affirm that I have the full legal capacity to authorize Aurora QOF, L.L.C., and any of its representatives, to act as the owner's agent through the Variance and Land Use Petition process with the City of Aurora for said property.

Very Truly Yours,
AURORA QOF, L.L.C.

By: 
Sunil Puri
Its Manager

Subscribed and Sworn to before me this 16th day of
February, 2023.


Notary Public



301 WEST GALENA, AURORA, ILLINOIS

LEGAL DESCRIPTION OF DEVELOPMENT PARCEL

LOTS 3, 4, 5, 6, 9, 10 AND 11 IN BLOCK 16 OF GALE'S ADDITION TO AURORA, IN THE EAST-HALF OF THE NORTHEAST QUARTER OF SECTION 21 AND IN THE WEST-HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, SUBJECT TO AN EXISTING ALLEY EASEMENT, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.