

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: 1231 Mitchell Road, 1215 Mitchell Road, 500 E Indian Trail

Parcel Number(s): 15-10-476-011; 15-10-476-023; 15-11-351-014

Petition Request

Requesting approval of a Final Plat for Aurora Turners Subdivision

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 Plat (2-5)

One Paper and pdf Copy of:
Qualifying Statement (2-1)
Plat of Survey (2-1)
Legal Description (2-1)
Letter of Authorization (2-2)

Petition Fee: \$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: Gale Verdick Date 03/06/2025

Print Name and Company: Gale Verdick Aurora Turners

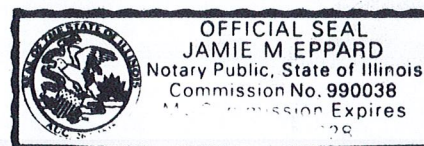
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 06 day of March.

State of ILLINOIS)
County of Kane) SS

Jamie M Eppard
Notary Signature

NOTARY PUBLIC SEAL



Project Contact Information Sheet

Project Number: DST2024-215 Final Plat

Petitioner Company (or Full Name of Petitioner): Turn-Verein Frisch-Auf Corp (dba Aurora Turners Club)

Owner

First Name: Turn-verein Frisch-Auf Corp (d/b/ Initial: _____ Last Name: _____ Title: _____
Company Name: Turn-verein Frisch-Auf Corp (d/b/a Aurora Turners Club)
Job Title: _____
Address: 1335 Mitchell Road
City: Aurora State: IL Zip: 60505
Email Address: _____ Phone No.: _____ Mobile No.: _____

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

Relationship to Project: Other
Company Name: Turn-verein Frisch-Auf Corp (d/b/a Aurora Turners Club)
First Name: Gale Initial: _____ Last Name: Verdick Title: Mr.
Job Title: President
Address: 1335 Mitchell Road
City: Aurora State: IL Zip: 60505
Email Address: gdaverdick@gmail.com Phone No.: 630-723-9587 Mobile No.: 630-723-9587

Additional Contact #1

Relationship to Project: Other
Company Name: Turn-verein Frisch-Auf Corp (d/b/a Aurora Turners Club)
First Name: Dina Initial: R Last Name: Weiss Title: Mrs.
Job Title: Financial Secretary
Address: 1053 Foran Lane
City: Aurora State: IL Zip: 60506
Email Address: dina.weiss69@gmail.com Phone No.: 815-786-4981 Mobile No.: 815-786-4981

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.: _____



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

1-6

Filing Fee Worksheet

Project Number: DST2024-215 Final Plat

Linear Feet of New Roadway: 3775

Petitioner: Turn-Verein Frisch-Auf Corp (dba Aurora Turners

New Acres Subdivided (if applicable): 5.77

Number of Acres: 0.00

Area of site disturbance (acres): 0.00

Number of Street Frontages: 2 Existing/2 Proposed

Non-Profit Yes

Filing Fees Due at Land Use Petition:

Request(s):	Final Plat	\$ 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: Emma Field

Date: 1/17/2025

11/18/2024
ASM 677152

AURORA TURNERS CLUB SUBDIVISION

Legal Description:

That part of the Southeast Quarter of Section 10, Township 38 North, Range 8 East of the Third Principal Meridian described as follows: commencing at the Southeast corner of said Southeast Quarter; thence North 00° 43' 30" West along the East line of said Southeast quarter, 255.10 feet; thence South 89° 02' 57" West parallel with the South line of said Southeast Quarter, 180.60 feet to the Westerly right-of-way line of High Street and the Point of Beginning; thence continuing South 89° 02' 52" West, 728.15 feet to the original centerline of Mitchell Road; thence South 32° 50' 13" West along said centerline 106.34 feet; thence North 89° 02' 57" East, 41.30 feet to the existing Easterly right-of-way of Mitchell Road; thence South 34° 05' 02" West along said Easterly right-of-way, 63.46 feet; thence South 28° 22' 17" East along said Easterly right-of-way, 24.51 feet to the North right-of-way line of Indian Trail Road; thence North 89° 02' 57" East along said North right-of-way line 782.36 feet to said Westerly right-of-way line of High street; thence Northeasterly, Northerly and Northwesterly along said Westerly right-of-way line, 174.12 feet to the Point of Beginning, all in the City of Aurora, Kane County, Illinois;

Together with that part of the Southeast Quarter of Section 10 and the Southwest Quarter of Section 11 in Township 38 North, Range 8 East of the Third Principal Meridian described as follows; commencing at the Southeast corner of said Southeast quarter; thence North 00° 43' 40" West along the East line of the Southeast quarter 96.00 feet to the North line of Eminent Domain Case 86EDKA025 of Indian Trail Road and the Point of Beginning; thence South 89° 02' 57" West along said North right-of-way line, 75.73 feet to the Easterly right-of-way line of High Street; thence North 45° 57' 03" West along said Easterly right-of-way line 16.98 feet; thence North 00° 57' 03" West along said Easterly right-of-way line, 69.79 feet to a point of curve; thence Northerly on a curve to the left, 78.56 feet, said curve having a radius of 193.00 feet and forming a chord that has a bearing of North 12° 36' 43" West; thence North 03° 28' 15" East, 298.31 feet to a found iron pipe; thence South 87° 56' 25 East, 293.84 feet; thence South 00° 43' 30" East, 383.09 feet to the Northwesterly line of the former Chicago, Aurora and Elgin Railway; thence South 54° 00' 55" West along said Northwesterly line, 97.86 feet to said North line; thence South 88° 35' 58" West along said North right-of-way line, 131.43 feet to the Point of Beginning, all in the City of Aurora, Kane County, Illinois.

11/18/2024
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Qualifying Statement – Subdivision Land Use Petition

Properties: 1215 Mitchell Road, Aurora IL 60505 and 500 East Indian Trail, Aurora IL 60505

Proposal: Subdivide properties listed above, redrawing parcels for potential future development/sale

Turn-Verein Frisch-Auf Corp, hereinafter referred to as “Aurora Turners Club,” owns the properties noted above. The purpose of this petition is to subdivide the properties located at 1215 Mitchell Road and 500 East Indian Trail, redrawing parcel lines to create two separate properties. The property/parcel located at 500 East Indian Trail currently bisects the building located on the property (gymnasium), with the northern 2/3rds of the building situated on 500 East Indian Trail, and the southern 1/3rd of the building situated on the 1215 Mitchell Road property/parcel. The purpose of redrawing the parcels is to have the gymnasium on just the property located at 500 East Indian Trail, with the western edge of the property being the eastern edge of the High Street easement that bisects the 1215 Mitchell Road property. The property to the west of the easement (including the proposed annexation of 1231 Mitchell Road property outlined in a separate Annexation Land Use Petition) will then constitute 1215 Mitchell Road.

There is no proposed development for either property, or the resulting subdivided properties. The purpose of the subdivision is as outlined above, and to ultimately make the property at 1215 Mitchell Road more attractive for potential future development or sale. However, at this time, there are no proposed plans for either.

As there will be no change in use in either property (or the resulting property following annexation), there will be **zero impact on the following:**

1. Public health, safety, morals, comfort or general welfare.
2. The use and enjoyment of other property already established or permitted in the general area.
3. Property values within the neighborhood.
4. The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts.
5. Utilities, access roads, drainage and/or other necessary facilities.
6. 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 located.