

Land Use Petition

Project Number: 2018.125

Subject Property Information

Address/Location: Part of 347 S. Gladstone, 1424 Southlawn, 1419 Prairie, 1433 Prairie / north of Prairie Street, east of S. Evanslawn Avenue, and south of Southlawn Place

Parcel Number(s): 15-20-451-006; 15-20-382-006; 15-20-382-012; 15-20-382-011

Petition Request(s)

Requesting approval of a Final Plat Revision consolidating the Aurora University Property into 1 Lot.

Requesting approval of a Final Plan for a Parking Deck located north of Prairie Street, east of S. Evanslawn Avenue, and south of Southlawn Place

Attachments Required

(a CD of digital files of all documents are also required)

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

Two Paper and One pdf Copy of:

One Paper and pdf Copy of:

- ✓ Fire Access Plan (2-6)
- Address Plat (2-17)
- ✓ Final Engineering Plans (2-16)
- ✓ Stormwater Permit Application (App 1-14)
- ✓ Stormwater Report (2-10)
- ✓ Soil Investigation Report
- ✓ Wetland Determination Report / Letter by Design Professional

- Final Plan (2-4) ✓
- Landscape Plan (2-7) ✓
- Building and Signage Elevations (2-11) ✓

- One Paper and pdf Copy of:
- ✓ Qualifying Statement (2-1)
- ✓ Contact Worksheet (1-5)
- ✓ Filing Fee Worksheet (1-6)

Two Paper and One pdf Copy of:
Final Plat (2-5)



Petition Fee: \$1,025.00 (Payable to The 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 Aurhorization with owner's Name and contact information is required.

Authorized Signature: Carmella M Moran Date August 28, 2018

Print Name and Company: Carmella M Moran Aurora University

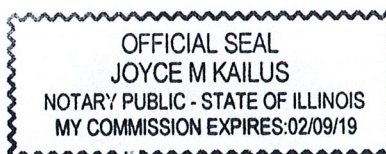
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 28th day of AUGUST 2018.

State of Illinois)
) SS
County of Will)

NOTARY PUBLIC SEAL

Joyce M. Kailus
Notary Signature



Filing Fee Worksheet

Project Number: 2018.125

Petitioner: Aurora University

Number of Acres: 1.00

Number of Street Frontages: 4.00

Non-Profit: Yes

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 38.86

Area of site disturbance (acres): 1.50

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan & Plat	\$	375.00
	Final Engineering Filing Fee	\$	650.00
		\$	-
		\$	-
		\$	-
		\$	-

Total: **\$1,025.00**

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

Verified By: Tracey Vacek

Date: 8/23/2018

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CITY OF AURORA
PLANNING & ZONING DIVISION



Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL
 phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org



CITY OF AURORA
 PLANNING & ZONING DIVISION

Project Contact Information Sheet

Project Number: 2018.125
Petitioner Company (or Full Name of Petitioner): Aurora University

Owner

First Name: Carmella Initial: _____ Last Name: Moran Title: Ms.
 Company Name: Aurora University
 Job Title: Vice President of Administration
 Address: 347 S. Gladstone
 City: Aurora State: Illinois Zip: 60506
 Email Address: cmmoran@aurora.edu Phone No.: 630-844-5132 Mobile No.: _____

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

Relationship to Project: Attorney
 Company Name: Dykema Gossett PLLC
 First Name: Bruce Initial: L Last Name: Goldsmith Title: Mr.
 Job Title: Attorney for Owner
 Address: 2300 Cabot Drive, Suite 505
 City: Lisle State: Illinois Zip: 60532
 Email Address: bgoldsmith@dykema.com Phone No.: 630-577-2811 Mobile No.: 630-732-8409

Additional Contact #1

Relationship to Project: Architect
 Company Name: Cordogan Clark & Associates
 First Name: Kelly Initial: _____ Last Name: Schomer Title: Ms.
 Job Title: Architect
 Address: 960 Ridgeway Avenue
 City: Aurora State: Illinois Zip: 60506
 Email Address: Kschomer@cordoganclark.com Phone No.: 630-896-4678 Mobile No.: _____

Additional Contact #2

Relationship to Project: Engineer
 Company Name: Graef
 First Name: Terry Initial: _____ Last Name: Foster Title: Mr.
 Job Title: Project Engineer
 Address: 125 South 84th Street, Suite 401
 City: Milwaukee State: Wisconsin Zip: 53214
 Email Address: terry.foster@graef-usa.com Phone No.: 414-266-9194 Mobile No.: 414-426-2016

Additional Contact #3

Relationship to Project: Land Developer / Builder
 Company Name: Boldt
 First Name: Charlie Initial: _____ Last Name: Dahl Title: Mr.
 Job Title: Sr. Project Manager
 Address: 205 W. Wacker Drive, Suite 250
 City: Chicago State: Illinois Zip: 60606
 Email Address: Charlie.Dahl@Boldt.com Phone No.: 608-250-8432 Mobile No.: _____

Additional Contact #4

Relationship to Project: Landscape Architect
 Company Name: W E Mundy Landscaping
 First Name: Mike Initial: _____ Last Name: Mundy Title: Mr.
 Job Title: Landscape Architect
 Address: 1135 Mitchell Road
 City: Aurora State: Illinois Zip: 60505
 Email Address: mike@mundylandscaping.com Phone No.: 630-896-6900 Mobile No.: _____

Qualifying Statement of Petition

Development of the Subject Property for a Parking Deck will relate to the following:

1. *The public health, safety, morals, comfort and general welfare.* The Subject Property is currently zoned R-1(S) for Planned Unit Development as a University Campus pursuant to Ordinance O12-007, an Ordinance Approving a Revision to the Aurora University Plan Description and Master Plan for 40 Acres of Property, adopted February 28, 2012 (“Aurora University Master Plan”). The University is seeking similar zoning in the Expansion Areas. The approved Aurora University Master Plan meets the requirements of Section 10.6-6.2 of the Aurora Zoning Ordinance and is intended to promote and protect the public health, safety, morals, comfort and general welfare of the neighborhood. The construction of the parking deck is specifically meant to relieve parking congestion on the neighboring streets.
2. *The use and enjoyment of other property already established or permitted in the general area:* The Subject Property is generally surrounded by open space and by single family homes, built 50-60 years ago. Parcels 15-20-382-011 and 15-20-454-019 are also surrounded by the campus of Aurora University, a private, post-secondary institution of higher education. Aurora University has been in operation in the neighborhood for over 100 years.
3. *The normal and orderly development and improvement of surrounding property for uses established within their respective zoning districts:* The proposed parking deck is consistent with the nature and character of surrounding land uses, the Aurora University Master Plan, and the comprehensive land use plan of the City of Aurora.
4. *Utilities, access roads, drainage and/or other necessary facilities:* Utilities are present or readily available to the Subject Property.
5. *Ingress and egress as it relates to traffic congestion in the public streets:* There is sufficient roadway capacity on the surrounding public roadways to accommodate the development of the parking deck; and development of the parking deck will not significantly impair ingress and egress, nor affect traffic congestion in the public streets.
6. *The applicable regulations of the zoning district in which the Subject Property is proposed to be or is located:* The Subject Property is zoned R-1(S) in accordance with the Aurora University Master Plan. The proposed requests set forth in the Land Use Petition are authorized by the Aurora University Master Plan.
7. *Property values within the neighborhood.* The development of the Subject Property by the construction of a parking deck will not diminish the value of

surrounding land and buildings. Development will be consistent with the surrounding uses and will protect and enhance those assets and values that establish the desirable quality and general livability of the City of Aurora. Aurora University's development has stabilized prices for neighboring properties and the parking deck fulfills an important need for off-street parking.

**ATTACHMENT TO LAND USE PETITION
SUBMITTED BY AURORA UNIVERSITY
(to Amend Master Plan)**



EXHIBIT A

CAMPUS PORTION OF THE SUBJECT PROPERTY (AURORA UNIVERSITY

LEGAL DESCRIPTION

LOTS 1 AND 2 OF THE FINAL PLAT OF AURORA UNIVERSITY 1ST RESUBDIVISION, BEING A RESUBDIVISION OF AURORA UNIVERSITY SUBDIVISION AND PART OF LOTS 22, 26 AND 27 IN COUNTRY CLUB ESTATES BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, RECORDED ON SEPTEMBER 27, 2013, AS DOCUMENT NUMBER 2013K070089.

Parcel Numbers: 15-20-451-006 and 15-20-382-020

Address: 347 S. Gladstone and 430 S. Evanslawn, Aurora, IL 60506

LOTS 20, 21, 23 AND 24 IN NEW DOWNER PLACE ADDITION, IN THE CITY OF AURORA, COUNTY OF KANE, ILLINOIS

Parcel Numbers (and Addresses): 15-20-405-020
S. Gladstone Avenue, Aurora, IL 60506
15-20-405-013
1317 Marseillaise Place, Aurora, IL 60506
15-20-405-021
1307 Marseillaise Place, Aurora, IL 60506

LOTS 21, 22 AND 23 IN COUNTRY CLUB ESTATE, IN THE CITY OF AURORA, COUNTY OF KANE, ILLINOIS.

Parcel Numbers (and Addresses): 15-20-382-011
Address: 1433 Prairie Street, Aurora, IL 60506
15-20-382-012
Address: 1419 Prairie Street, Aurora, IL 60506

LOT 16 IN BLOCK 36 OF NEW DOWNER PLACE ADDITION TO AURORA, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

Parcel Number: 15-20-454-019
Address: 431 S. Gladstone Avenue, Aurora, IL 60506

**PROPERTIES BEING REZONED AND THEN INCLUDED IN THE AMENDED
MASTER PLAN**

LOTS 21, 22 AND 23 IN COUNTRY CLUB ESTATE, IN THE CITY OF AURORA,
COUNTY OF KANE, ILLINOIS.

Parcel Numbers (and Address): 15-20-382-011 (1433 Prairie Street, Aurora, IL 60506)
15-20-382-012 (1419 Prairie Street, Aurora IL 60506)

LOT 16 IN BLOCK 36 OF NEW DOWNER PLACE ADDITION TO AURORA, IN THE
CITY OF AURORA, KANE COUNTY, ILLINOIS.

Parcel Number: 15-20-454-019
Address: 431 S. Gladstone Avenue, Aurora, IL 60506

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