



City of Aurora

Planning and Zoning Division 44 E. Downer Place, Aurora, IL 60507-2067
phone (630)256-3080 fax (630)-256-3081 email COAPlanning@aurora-il.org

Land Use Petition

Project Number: 2015.057

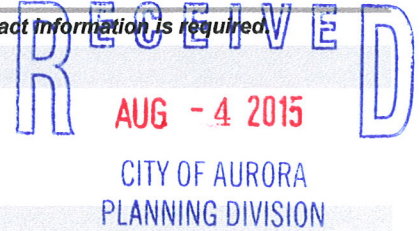
Petitioner Information

Title: Mr First Name: Keith Initial: L Last Name: Gregory
Company: Northern Lights Development Corporation
Job Title: Address: 75 Executive Drive
City: Aurora State: IL Zip: 60504 Email: kgregory@nldcorp.org
Phone: 630-740-6852 Fax: Mobile: 630-740-6852
Petitioner Relationship to Property Owner* Contract Purchaser

**If Petitioner is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.*

Subject Property Information

Address/Location: 551 4th Ave
Parcel Number(s): 15-27-257-048



Petition Request

Requesting to Rezone property at 551 4th Ave, Aurora, IL 60505 from R-2 - One Family Dwelling District to O - Office District.

Attachments Required

(hard copies and CD of digital files are required)

- One Copy of:
 - Project Contact Info Sheet (1-5)
 - Filing Fee (1-6)
 - Qualifying Statement (2-1)
 - Legal Description (2-1)
 - Letter of Authorization* (2-2)

- Four Copies of:
 - Plat of Survey (2-1)
 - Floor Plan (Conceptual)

Petition Fee

(Payable to "The City of Aurora")

Total Fee = \$415.00 (Planning and Zoning Fee \$415.00 + Engineering Filing Fee \$0.00)

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.

Authorized Signature: [Signature] Date 8/4/15

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 4th day of August, 2015.

State of ILL
County of Kane) SS

NOTARY PUBLIC SEAL
Laura A. McAnelly





City of Aurora

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

RECEIVED 1-5
AUG - 4 2015

CITY OF AURORA
PLANNING DIVISION

Project Contact Information Sheet

Project Number: #REF!

Owner

First Name: Keith Initial: L Last Name: Gregory Title: Mr.
Email Address: kgregory@nldcorp.org Phone No.: 630-361-0015 Mobile No.: 630-740-6852

Additional Contact #1

Relationship to Project: Owner
Company Name: Northern Lights Development Corporation
First Name: Keith Initial: L Last Name: Gregory Title: Mr.
Job Title: President/CEO
Address: 75 Executive Drive, Suite 345
City: Aurora State: IL Zip: 60504
Email Address: kgregory@nldcorp.org Phone No.: 630-361-0015 Mobile No.: 630-740-6852

Additional Contact #2

Relationship to Project: ___ Attorney ___ Architect ___ Engineer ___ Landscape Architect ___ Other
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: ___ Attorney ___ Architect ___ Engineer ___ Landscape Architect ___ Other
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: ___ Attorney ___ Architect ___ Engineer ___ Landscape Architect ___ Other
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Email Address: _____ Phone No.: _____ Mobile No.: _____

Additional Contact #5

Relationship to Project: ___ Attorney ___ Architect ___ Engineer ___ Landscape Architect ___ Other
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Email Address: _____ Phone No.: _____ Mobile No.: _____

Additional Contact #6

Relationship to Project: ___ Attorney ___ Architect ___ Engineer ___ Landscape Architect ___ Other
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____

Northern Lights Development Corporation

75 Executive Drive, Suite 345, Aurora, IL 60504

Phone (630) 361-0015

RECEIVED
AUG - 4 2015

CITY OF AURORA
PLANNING DIVISION

Qualifying Statement for Land Use Petitions

The Northern Lights Development Corporation (NLDC) purchased the property located at 551 4th Avenue, Aurora, IL 60505 on July 17, 2015. The NLDC proposes to use this property as an office/administrative building which will house all operations of the NLDC, and offer for lease rental office space to other entities, preferably non-profit entities in the City of Aurora.

1. The NLDC's use of the property will not have any adverse impact on the overall public health, safety, morals, comfort or general welfare of the community, and should have a positive impact as it relates to the overall welfare of the community by returning a large vacant building in a residential neighborhood to regular use and upkeep.
2. The property was previously given a zoning variance by the City of Aurora for its use as a school by the Emmanuel Lutheran Church, and has been vacant for at least 10 years. The parking lot has provided overflow parking for the church's services, which is something that the NLDC was agreed to continue to allow, and has provided a license to the church for the continued use of the parking lot to help mitigate parking concerns in the neighborhood.
3. By improving the property and returning it to use, the property will likely receive a higher property valuation, which should aid in increasing the valuations of the properties nearest to the subject property. Also, in the course of its use the building will be well maintained, and improvements will be made to the exterior and grounds that will improve curb appeal for the property and the surrounding community.
4. The subject property will have no adverse impact on the any surrounding properties' ability to operate or improve in accordance with their zoning district.
5. The property is currently fully connected for public utilities, and will not require any additional utility changes to be in accordance with its current or requested future zoning. No exterior grounds changes are being planned or requested, and as such no changes to drainage, storm water retention or other grounds related changes will be necessary. The building will also not require any utility work to add or remove service lines, thereby having no impact on the greater community in the course of the zoning change request.
6. With the office being used as the headquarters of the NLDC, there will be additional vehicular traffic in and out of the parking lot of the property. While this is an increase over the current traffic at the property, the NLDC employ an extremely small number of staff (total 6 employees) and business hours are limited (8am to 4:30pm). Overall impact on public streets would be minimal, and would be considerably less than the amount of impact already experienced through the church's use of the parking lot for church services.
7. The NLDC does not believe that a change of zoning from R-2 residential to O office will have any negative impact as or be in violation of any applicable regulations for the zoning district. No hazardous materials will be stored at the site and with the exception of the property's use as an

Northern Lights Development Corporation

75 Executive Drive, Suite 345, Aurora, IL 60504

Phone (630) 361-0015

office instead of a residential apartment complex or housing complex, no major differences will exist in the care and upkeep of the property.

8. Beyond the change in zoning from R-2 to O, the NLDC is not seeking any further variances, modifications or exemptions from the City of Aurora's codes and ordinances. We believe that the zoning change in and of itself will allow the NLDC to successfully operate the property as desired.

Northern Lights Development Corporation

75 Executive Drive, Suite 345, Aurora, IL 60504

Phone (630) 361-0015

August 4, 2015

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



Re: Authorization Letter for 551 4th Avenue, Aurora, IL 60505

To Whom It May Concern,

As the President/CEO of the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize the Northern Lights Development Corporation, and its representatives, to act as the owner's agent through the zoning variance Land Use Petition process with the City of Aurora for said property.

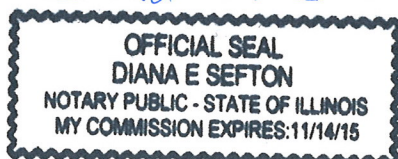
If you have any questions regarding this letter or any other matter please do not hesitate to contact me via phone at (630) 740-6852, or via email at kgregory@nldcorp.org.

Thank you,

A handwritten signature in black ink that appears to read "K. L. Gregory".

Keith L. Gregory
President/Chief Executive Officer
Northern Lights Development Corporation
75 Executive Drive, Suite 345
Aurora, IL 60504
Email: kgregory@nldcorp.org
Phone: (630) 361-0015

A handwritten signature in blue ink that appears to read "Diana E. Sefton".





City of Aurora

Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL
Phone: (630) 256-3080 Fax: (630) 256-3081 Email: coaplanning@aurora-il.org

1-6

Filing Fee Form

Project Number: 2015.057

Petitioner: Keith Gregory
Number of Acres: 0.59
Number of Signs: 1

Linear Feet of New Roadway: 0
New Acres Subdivided (if applicable): 0
Area of site disturbance: 0.00

Filing Fees Due at Land Use Petition:

Request(s):	Public Hearing Notice Sign	\$	15.00
	Rezoning	\$	800.00
	Non-Profit	\$	(400.00)
	Sub Total:		\$415.00

Fees Due at Final Engineering Approval:

Request(s):			
	Sub Total:		\$0.00

Total: **\$415.00**

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

RECEIVED
AUG - 4 2015
CITY OF AURORA
PLANNING DIVISION