

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

Parcel Number(s): 15-10-476-011

Petition Request

Requesting the Annexation of 0.3 acres located at 1231 Mitchell Road

Requesting the Establishment of a Conditional Use Planned Development on the property located at 1231 Mitchell Road, to be incorporated under the existing Conditional Use Planned Development for Turn Verein "Frishc Auf" A/K/A/ Aurora Turners and to change the underlying zoning district from R-1 One-Family Dwelling District to B-2 Business District, General Retail

Attachments Required

(a digital file of all documents is also required)

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

Word Document of: Legal Description (2-1)

One Paper and pdf Copy of:

Plat of Survey (2-1)

Legal Description (2-1)

Letter of Authorization* (2-2)

One Paper and pdf Copy of:

Annexation Plat (2-3)

IDNR Endangered Species Report-EcoCAT (App 6-1)

Soil and Water District Report (App 6-2; 6-3; 6-4)

Petition Fee: \$790.00

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 Signor 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)

) SS

County of Kane)

Notary Signature



Project Contact Information Sheet

Project Number: DST2024-215 Annexation

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.: 630-723-9587 Mobile No.: 630-723-9587

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: gverdick@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 Annexation

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

Number of Acres: 3.72

Number of Street Frontages: 1.00

Non-Profit Yes

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 0.00

Area of site disturbance (acres): 0.00

Filing Fees Due at Land Use Petition:

Request(s):	Annexation	\$ 375.00
	Rezoning	\$ 400.00
	Public Hearing Notice Sign(s)	\$ 15.00

Total: **\$790.00**

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

8/29/2024 df

677152

The Land is described as follows:

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 West along the South line of said quarter section 1078.44 feet to the center line of Mitchell Road; thence North 35 degrees East along said center line 199.11 feet for the point of beginning; thence North 35 degrees East along said center line 109.77 feet; thence East parallel with the South line of said quarter section 151.98 feet; thence South parallel with the East line of said quarter section 90 feet to a line drawn East, parallel with the South line of said quarter section, from the point of beginning, thence West along said parallel line 215 feet to the point of beginning, in the Township of Aurora, Kane County, Illinois.

8/29/2024 df

677152

The Land is described as follows:

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 West along the South line of said quarter section 1078.44 feet to the center line of Mitchell Road; thence North 35 degrees East along said center line 199.11 feet for the point of beginning; thence North 35 degrees East along said center line 109.77 feet; thence East parallel with the South line of said quarter section 151.98 feet; thence South parallel with the East line of said quarter section 90 feet to a line drawn East, parallel with the South line of said quarter section, from the point of beginning, thence West along said parallel line 215 feet to the point of beginning, in the Township of Aurora, Kane County, Illinois.

Qualifying Statement – Annexation Land Use Petition

Property: 1231 Mitchell Road, Aurora IL 60505

Proposal: Annex property listed above into property located at 1215 Mitchell Road, Aurora IL 60505

Turn-Verein Frisch-Auf Corp, hereinafter referred to as “Aurora Turners Club,” owns the property noted above. In addition, Aurora Turners Club also owns the property located at 1215 Mitchell Road, Aurora IL 60505. The purpose of this petition is to annex the property located at 1231 Mitchell Road into the property located at 1215 Mitchell Road. The two properties are adjacent, with 1231 Mitchell Road located in the northwest corner of 1215 Mitchell Road. This annexation will result in one seamless property, and will involve annexing 1231 Mitchell Road into the 1215 property, which will additionally bring 1231 into the jurisdiction of the City of Aurora.

There is no proposed development for either property, nor the resulting combined property. The purpose of the annexation is to consolidate properties owned by Aurora Turners Club, 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.