



PZ Review Memo - September 25, 2018

Plan Reviewer: Tracey M. Vacek, Senior Planner • tvacek@aurora-il.org

Subject: 2018.125 – Aurora University / Part of 347 S. Gladstone, 1424 Southlawn, 1419 Prairie, 1433 Prairie / Parking Deck / Final Plan and Plat Revision / Final Plat Revision

Petitioner Contact: Carmella Moran, Aurora University • cmoran@aurora.edu

CC: Bruce Goldsmith (bgoldsmith@dykema.com); Bruce Goldsmith (bgoldsmith@dykema.com); Kelly Schomer (kschomer@cordoganclark.com); Terry Foster (terry.foster@graef-usa.com); Charlie Dahl (charlie.dahl@boldt.com);

Review Comments: The materials submitted have been reviewed and a few items have been found that need to be addressed, requiring a subsequent submittal and review. This re-submittal (in paper and digital form), should be delivered to the Planning and Zoning Offices by **October 3, 2018**.

A. Please include the following changes to the **Final Plan** document submitted:

1. The dimensions should be shown on the plan in accurate **engineering** scale.
2. Remove “for address plat for Aurora University 2nd Resubdivision 503 Spaces City of Aurora Kane County Illinois” in the title of Final Plan.
3. Please relocate the sidewalk at the corner of Prairie St and Randall Rd extended so that the fire hydrant is not on top of the sidewalk.

B. Please include the following changes to the **Final Plat** document submitted:

1. Move the Owner’s name and address and the Original and revision dates into the **Title Bar or Block**.
2. Change the title of the proposed City Easement over the area of Southlawn Place to “CITY EASEMENT HEREBY GRANTED”
3. Change the label over the area of Southlawn Place that is being vacated to “SOUTHLAWN VACATED BY DOCUMENT _____”.

C. Please include the following changes to the **Landscape Plan** document submitted:

1. The **Landscape Implementation Data Table: Plant List by Category** should be add to the Plan
2. Label all plant material with the Plant Symbol.
3. A total of the 190 shrubs should be install to meet the **Foundation** planting requirement for the parking deck. Please use a variety deciduous and evergreen shrubs:
 - a) Replace the 120 blue hosta along the north side of the parking lot with 63 shrubs for a total of 70 shrubs.

- b) Add additional 14 shrubs along the south side of the deck for a total of 70 shrubs.
 - c) Add an additional 13 shrubs along the west side of the deck for a total of 25 shrubs
 - d) Add an additional 12 shrubs along the west side of the deck for a total of 25 shrubs
- D. Please include the following content changes to the Building and Signage Elevations document submitted:

1. Remove “for address plat for Aurora University 2nd Resubdivision 503 Spaces City of Aurora Kane County Illinois” in the title of Final Plan.

- E. Please include the following **content** changes (pursuant to Format Guidelines 2-1) to the **Street Name and Address Plat** document submitted:

1. Move the Owner’s name and address into the Title Bar or Block.
2. Add the full address for the Centennial hall building pad at 1363 Prairie Street.

- B. Please include the following **content** changes (pursuant to Format Guidelines 2-1) to the **Plat of Vacation** document submitted:

1. A label (in a large font) of “City Ordinance: _____ Passed on: _____ “ should be added near the upper right-hand corner of the first page of the plat. (Sec. 1.7)
2. Move the Owner’s name and address & Original and revision dates into the Title Bar or Block
3. Add the bearing to the external boundary at the vacation.
4. Remove the arrow and label “Hereby Grant a City Easement” as this is being granted on the Plat of Resubdivision.
5. Remove the City Easement Provisions as this is not needed.

Please include the following documents with your next submittal (in paper and digital form) to the Planning and Zoning Offices.

- Revised Final Plan with the modifications made as stated above.
- Revised Final Plat with the modifications made as stated above.
- Revised Landscape Plan with the modifications made as stated above.
- Revised Building and Signage Elevations with the modifications made as stated above.
- Revised Street Name and Address Plat with the modifications made as stated above.
- Provide a Plat of Vacation with the modifications made as stated above

≈ Please let the Plan Reviewer know if you have any questions ≈