

Land Use Petition

Project Number: 2018.153

Subject Property Information

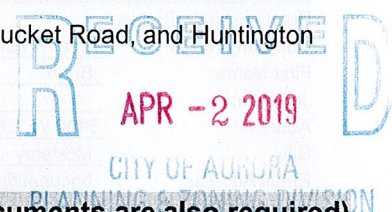
Address/Location: 1240 Nantucket Road

Parcel Number(s): '15-09-376-001', '15-09-376-002', '15-09-377-002', '15-09-377-004', '15-09-377-005', '15-09-377-006', '15-09-377-007', '15-09-377-008', '15-09-378-002', '15-09-378-003', '15-09-378-004', '15-09-378-005', '15-09-378-006', '15-09-378-007'

Petition Request(s)

Requesting approval of a Final Plat Revision consolidating Lots 25 through 120 of the Heritage Green Subdivision, Establishing Lot 1 of the Arbor West Subdivision

Requesting Approval of a Plat of Vacation for Public Right-of-Way for Coventry Place, Nantucket Road, and Huntington Drive, Along the Property Located at 1240 Nantucket Road



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: Fire Access Plan (2-6)	One Paper and PDF Copy of Final Plat (2-5)
Word Document of: Legal Description (2-1)	Final Engineering Plans (2-16)	Plat of Vacation (2-14)
One Paper and PDF Copy of: Qualifying Statement (2-1)	Stormwater Permit Application (App 1-14)	Executed Mylar Copy of: Final Plat (2-15)
Plat of Survey (2-1)	Stormwater Report (2-10)	Plat of Vacation (2-14)
Legal Description (2-1)	PE Use Fee Fixture Count Sheet (5-4)	
Letter of Authorization (2-2)	Soil Investigation Report	
Existing or Proposed CC&Rs		Recording Fee of: TBD, Made out to Kane County Recorder

Petition Fee: \$1,973.77 (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: *Brian G. Cunst manager* Date 4-1-19

Print Name and Company: Arborwest LLC. Brian G. Cunst manager.

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 1st day of APRIL, 2019

State of ILLINOIS)
) SS
County of MC HENRY)

NOTARY PUBLIC SEAL

Joyce M. Haug
Notary Signature



Filing Fee Worksheet

Project Number: 2018.153
Petitioner: Cunat, Inc
Number of Acres: 9.96
Number of Street Frontages: 1.00
Non-Profit No

Linear Feet of New Roadway: 0
New Acres Subdivided (if applicable): 9.96
Area of site disturbance (acres): 0.00

Filing Fees Due at Land Use Petition:

Request(s):	Final Plat Revision	\$ 923.77
	Vacations	\$ 200.00
	Final Engineering Filing Fee	\$ 850.00

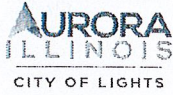
Total: **\$1,973.77**

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

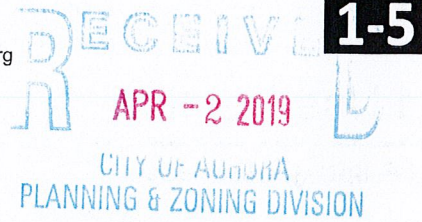
Verified By: Steve Broadwell

Date:

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APR -2 2019
 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



Project Contact Information Sheet

Project Number: 2018.153

Petitioner Company (or Full Name of Petitioner): Cunat, Inc

Owner

First Name: Brian Initial: _____ Last Name: Cunat Title: _____
Company Name: Arbor West, LLC
Job Title: _____
Address: 5400 W. Elm St., Ste. 110
City: McHenry State: IL Zip: 60050
Email Address: bgcunat@gmail.com Phone No.: 815-385-3871 Mobile No.: _____

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

Relationship to Project: Owner
Company Name: Arbor West, LLC
First Name: Brian Initial: _____ Last Name: Cunat Title: 0
Job Title: _____
Address: 5400 W. Elm St., Ste. 110
City: McHenry State: IL Zip: 60050
Email Address: bgcunat@gmail.com Phone No.: 815-385-3871 Mobile No.: _____

Additional Contact #1

Relationship to Project: Engineer
Company Name: V3 Companies, LTD
First Name: Christopher Initial: _____ Last Name: Bartosz Title: _____
Job Title: _____
Address: 7325 Janes Ave, Ste. 100
City: Woodridge State: IL Zip: 60517
Email Address: cdbartosz@v3co.com Phone No.: 630-724-9200 Mobile No.: _____

Additional Contact #2

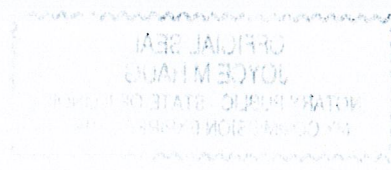
Relationship to Project: _____
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Email Address: _____ Phone No.: _____ Mobile No.: _____

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.: _____



QUALIFYING STATEMENT
Arbor West Apartments (formerly known as Stone Crossing)

March 20, 2019

Aurora City Council

Dear City Council:



I am excited to come to you to ask for the vacation of the road at our Arbor West Apartment Complex. We are asking for this for several key reasons.

1. To improve the traffic flow to and from the site as well as within the complex.
2. To provide parking off the street and not parallel to the street.
3. To utilize some of the current set back areas to add significant amenities to the site in an effort to bring Arbor West Apartments up to today's standards for apartment living. These amenities include an indoor pool; exercise facility; modern laundry room, and upgraded office and meeting space. All of these will greatly enhance the residential setting for each and every resident.

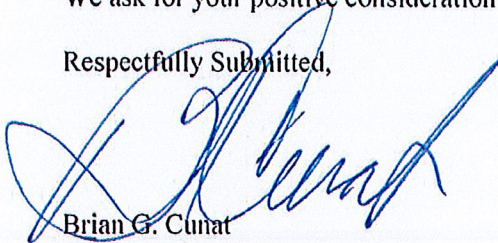
There have been ongoing car accidents at the entrance to the site due to the one-way traffic and cross driveways exiting onto the road right at the intersection. We feel these improvements will eliminate this ongoing challenge.

We will also be adding a trash compactor which will eliminate the need for 15 unsightly dumpsters that are currently being used.

The 3.5 million dollar overall renovation will greatly enhance the site specifically as well as the surrounding property owners environment.

We ask for your positive consideration to this request.

Respectfully Submitted,



Brian G. Cunat
Owner, Arbor West Apartments
President, Cunat Inc.

ARBOR WEST APARTMENTS
1240 Nantucket Road, Aurora, IL 60506

LEGAL DESCRIPTION
For the property located at 1240 Nantucket Road

Parcel Number(s): 15-09-376-001, 15-09-376-002, 15-09-377-002, 15-09-377-004, 15-09-377-005, 15-09-377-006, 15-09-377-007, 15-09-377-008, 15-09-378-002, 15-09-378-003, 15-09-378-004, 15-09-378-005, 15-09-378-006, 15-09-378-007

Commonly known as: 1240 Nantucket Road located in Kane County.

LOTS 43 THROUGH 120 INCLUSIVE IN HERITAGE GREEN SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, IN KANE COUNTY, ILLINOIS

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APR -2 2019
CITY OF AURORA
PLANNING & ZONING DIVISION