

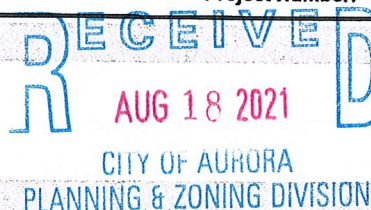
# Land Use Petition

Project Number: 241 2019.406

## Subject Property Information

Address/Location: 100 N. Broadway

Parcel Number(s): 15-22-327-002; 15-22-201-030; 15-22-201-035



## Petition Request(s)

Requesting the Establishment of a Conditional Use Planned Development, and to change the underlying zoning district to Downtown Fringe District on the property located at 100 N. Broadway

Requesting approval of a Preliminary Plan and Plat for DAC DEVELOPMENTS Subdivision located at 100 N. Broadway for a multi-family residential building

## Attachments Required

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

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

Word Document and pdf copy of: Plan Description

Word Document and pdf copy of: Legal Description (Format Guideline 2-1)

Qualifying Statement (Format Guideline 2-1)

Plat of Survey (Format Guideline 2-1)

Letter of Authorization (Format Guideline 2-2)

The following is a list of recommended items for a preliminary engineering review.

Proposed site access and parking lot (with dimensions)

Proposed utility locations - water, sanitary, and storm

Grading plan with existing and proposed contours, as well as the floodplain boundary

Project Information Sheet

Stormwater Management Permit

Worksheet and Application (Format Guideline 2-10)

Preliminary Plan (Format Guideline 2-8)

Preliminary Plat (Format Guideline 2-9)

Fire Access Plan (Format Guideline 2-6)

Preliminary building elevations (recommended).

## Petition Fee: \$1,565.00 (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 Authorization with owner's Name and contact information is required.

Authorized Signature: [Signature] Date 8/11/2021

Print Name and Company: Daniel ReZko, DAC Developments LLC

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 11 day of AUGUST.

State of IL

County of COOK ) SS

[Signature]  
Notary Signature

NOTARY PUBLIC SEAL





## Filing Fee Worksheet

**Project Number:** 0

**Petitioner:** DAC Developments, LLC

**Number of Acres:** 1.96

**Number of Street Frontages:** 1.00

**Non-Profit** No

**Linear Feet of New Roadway:** 0

**New Acres Subdivided (if applicable):** 1.96

**Area of site disturbance (acres):** 0.00

### Filing Fees Due at Land Use Petition:

Request(s):	Conditional Use	\$ 800.00
	Preliminary Plan & Plat	\$ 750.00
	Public Hearing Notice Sign(s)	\$ 15.00

**Total:** **\$1,565.00**

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

Verified By: Tracey M. Vacek

Date: 8/6/2021



### Qualifying Statement

The proposed building consists 246 unit residential apartment building wrapping around a 314 car parking structure located at 100 N Broadway. The building is 5-stories in height with a partial 6th floor housing amenity space serving the roof top deck. The developer anticipates requesting the F Downtown Fringe District with a Conditional Use Planned Development zoning classifications for the Property

1. The proposed development will have a positive effect on the public health, safety, morals or general welfare of the City of Aurora and the surrounding neighborhood. Residential development with eyes on the riverfront path will have a positive effect on the safety and well being of the public's use of the riverfront path.
2. The proposed development will have no adverse effect on property values within the neighborhood. The introduction of 246 new residential dwelling units in downtown Aurora will have a positive impact on local businesses and service providers and may serve to promote further economic activity.
3. The proposed development is consistent with the normal and orderly development and improvement of the surrounding property for uses established or permitted within their respective zoning districts. The proposal fulfills the objectives envisioned by the creation of the F Downtown Fringe zoning district by enhancing the image and physical appearance of the city center.
4. The site location is well supported by utilities, access roads, drainage and other facilities to serve its intended use. Additionally, the development is ideally situated, across the street from the Transportation Center, offering convenient access to bus and train service. Residents of the development will also be able to take advantage of the public amenities offered at nearby RiverEdge Park
5. Vehicular ingress and egress for the proposed development is located in a manner to minimize congestion in the surrounding public streets. The parking garage will be accessed via a shared driveway with the Aurora Township facility to the south. This driveway is accessed via the signalized intersection at Spring street, to safely manage the traffic flow and improve public safety. The drop-off drive, serving the lobby, is located at an existing curb-cut directly opposite the entry drive to the Two Brothers Roundhouse and the Holiday Inn Express directly across the street.
6. The conditional use shall, in all other respects, conform to the applicable regulations of the F District Fringe zoning district with the exception of the following variances:
  - a. Certain building, dwelling, and structure standards (City of Aurora Zoning Ordinance, Section 49-105.1 - Building, Dwelling And Structure Standards).
  - b. The total number of parking spaces required and the need for structured parking, parking integration with the building, and/or enclosed or covered parking spaces (City of Aurora Zoning Ordinance, Section 49-108.8(d)(10) & Section 49-105.13 - Off-Street Parking And Loading).
  - c. Certain requirements set forth for residential developments within the F Downtown Fringe District (City of Aurora Zoning Ordinance, Section 49-108.8(d)(1)e. - Residential).
  - d. Certain setback requirements for properties located in the F Downtown Fringe District (City of Aurora Zoning Ordinance, Section 49-108.8(d)(12) – Setback).

# 100 N. BROADWAY, LLC

765 Orchard Avenue  
Aurora, Illinois 60506  
630/801-8800

*bk.dolanmurphyteam@catoncommercial.com*

August 12, 2021

CITY OF AURORA  
Planning and Zoning Division  
44 East Downer Place  
Aurora, IL 60507



Re: Authorization Letter for: 100 North Broadway, Aurora, Illinois 60505

To Whom it May Concern:

As the record owner of the above stated property, I hereby affirm that I have full legal capacity to authorize DAC Development, LLC and its representatives, to act as the owner's agent through the Rezoning, Conditional Use Planned Development, Preliminary Plan and Plat Petition process with the City of Aurora for said property.

Sincerely yours,

100 N. BROADWAY, LLC

A handwritten signature in blue ink, appearing to read "Brian K. Dolan", written over a horizontal line.

Brian K. Dolan  
Manager

Subscribed and sworn to before me  
this 12 day of August, 2021.





**ALTA COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY



**EXHIBIT "A"  
LEGAL DESCRIPTION**

LOTS 1 AND 2 AND PART OF LOTS 3, 4, AND 5, BLOCK 29, ORIGINAL TOWN OF AURORA AND PART OF LOTS 8, 9, AND 10 OF E. HYDE'S SUBDIVISION OF BLOCK A, AURORA, KANE COUNTY, ILLINOIS, ALL DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 7 OF SAID E. HYDE'S SUBDIVISION; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 126 DEGREES 12 MINUTES 30 SECONDS WITH THE EAST LINE OF SAID LOT 7 (MEASURED COUNTER-CLOCKWISE THEREFROM) 10.0 FEET FOR A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG THE LAST DESCRIBED COURSE 10.0 FEET TO SAID SOUTHEAST CORNER; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK A, 120.45 FEET TO AN ANGLE IN SAID SOUTHEASTERLY LINE; THENCE SOUTHWESTERLY ALONG A SOUTHEASTERLY LINE AND THE SOUTHEASTERLY LINE OF SAID BLOCK 29 FORMING AN ANGLE OF 165 DEGREES, 15 MINUTES 52 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM) 319.59 FEET TO THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY 48.0 FEET OF SAID LOT 5; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE FORMING AN ANGLE OF 90 DEGREES 31 MINUTES 00 SECONDS WITH SAID SOUTHEASTERLY LINE OF BLOCK 29 (MEASURED COUNTER-CLOCKWISE THEREFROM) 219.0 FEET TO A SOUTHEASTERLY LINE OF A TRACT OF LAND CONVEYED TO THE FOX RIVER VALLEY PLEASURE DRIVEWAY AND PARK DISTRICT BY DOCUMENT NUMBER 1082864; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID PARK DISTRICT TRACT FORMING AN ANGLE OF 88 DEGREES 12 MINUTES 53 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM) 405.99 FEET TO A POINT THAT IS 114.94 FEET SOUTHWESTERLY OF THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF SAID PARK DISTRICT TRACT WITH THE NORTHEASTERLY LINE OF LOT 5 OF SAID E. HYDE'S SUBDIVISION; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 28 MINUTES 40 SECONDS WITH THE SOUTHEASTERLY LINE OF SAID PARK DISTRICT TRACT (MEASURED CLOCKWISE THEREFROM) 94.92 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 205 DEGREES 26 MINUTES 35 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 59.21 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 36 MINUTES 35 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 57.50 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.*

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