

# Land Use Petition

Project Number: 2016.011

## Subject Property Information

Address/Location: west of Church Road and south of Bilter Road

Parcel Number(s): 15-02-401-019

## Petition Request(s)

Requesting approval of a Final Plat for Dolan-Lies Subdivision located west of Church Road south of Bilter Road

Requesting approval of a Final Plan for Lot 1 and Lot 3 of Dolan-Lies Subdivision located at west of Church Road and south of Bilter Road for a Special purpose recreational institutions (5200) Use and related detention facilities

## Attachments Required

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

One Paper Copy of:	Two Paper Copies of:	One Paper Copy of:
Contact Worksheet (1-5)	Fire Access Plan (2-6)	Final Plan (2-4)
Filing Fee Worksheet (1-6)	Address Plat (2-17)	Final Plat (2-5)
Parking Worksheet (1-8)	Final Engineering Plans (2-16)	Landscape Plan (2-7)
Landscape Requirement Worksheet (1-22)	Stormwater Permit Application (App 6-5)	Building and Signage Elevations (2-11)
Landscape Materials Worksheet (1-23)	Stormwater Report (2-10)	
Qualifying Statement (2-1)	Soil Investigation Report – if available	
Plat of Survey (2-1)	Wetland Determination Report / Letter by	
Legal Description (2-1)	Design Professional	
Letter of Authorization (2-2)	SSA Requirement Worksheet (5-4)	
Proposed CC and Rs (2-1)		

## Petition Fee: \$894.43 (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: *Daniel T. Dolan* Date 11/8/2016

Print Name and Company: Daniel T Dolan, Agent For Kurt Lindgens

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.

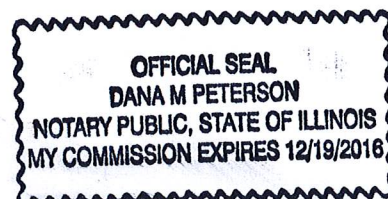
Given under my hand and notary seal this 8th day of November 2016

State of IL )

NOTARY PUBLIC SEAL

County of Kane ) SS

*Dana M. Peterson*  
Notary Signature



## Filing Fee Worksheet

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**Project Number:** 2016.011

**Petitioner:** Dolan and Murphy, Inc.

**Number of Acres:** 9.13

**Number of Street Frontages:** 1.00

**Non-Profit** No

**Linear Feet of New Roadway:** 0

**New Acres Subdivided (if applicable):** 9.13

**Area of site disturbance (acres):** 6.88

**Filing Fees Due at Land Use Petition:**

Request(s):	Final Plan & Plat	\$	894.43
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-

**Total:** **\$894.43**

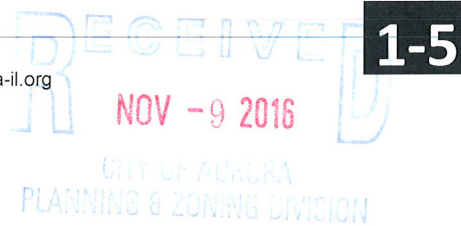
This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

Verified By:

Date:



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:** 2016.011

### Owner

First Name: Kurt Initial: Last Name: Lindgens Title: Mr.  
Company Name: Dolan & Murphy  
Job Title: Owner  
Address: 765 Orchard Ave  
City: Aurora State: IL Zip: 60506  
Email Address: dtdolan@dolanmurphy.com Phone No.: 630-801-8800 Mobile No.:

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

Relationship to Project: Contract Purchaser  
Company Name: M14 Hoops  
First Name: Matt Initial: Last Name: Miller Title: Mr.  
Job Title: CEO  
Address: 525 S Washington St #23  
City: Naperville State: IL Zip: 60565.00  
Email Address: mmiller@m14hoops.com Phone No.: 331.281.0192 Mobile No.:

### Additional Contact #1

Relationship to Project: Engineer  
Company Name: Tebrugge Engineering  
First Name: John Initial: Last Name: Tebrugge Title: Mr.  
Job Title: Professional Engineer / Owner  
Address: 410 E Church St - Suite A  
City: Sandwich State: IL Zip: 60548.00  
Email Address: info@tebruggeengineering.com Phone No.: 815-786-0195 Mobile No.: 6,304,177,281.00

### Additional Contact #2

Relationship to Project: Real Estate Broker  
Company Name: Dolan & Murphy  
First Name: Dan Initial: Last Name: Dolan Title: Mr.  
Job Title:  
Address: 765 Orchard Avenue  
City: Aurora State: IL Zip: 60506.00  
Email Address: dtdolan@dolanmurphy.com Phone No.: Mobile No.:

### Additional Contact #3

Relationship to Project: Land Developer / Builder  
Company Name: Amcon Design & Construction, LLC  
First Name: John Initial: Last Name: Burkemper Title: Mr.  
Job Title: General Contractor  
Address: 20633 Watertown Court Suite 200  
City: Waukesha State: WI Zip: 53186.00  
Email Address: JBurkemper@amcondc.com Phone No.: 262-717-9944 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.:

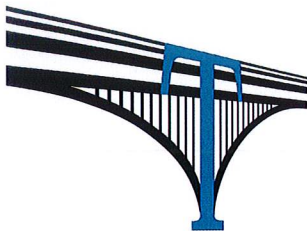
Qualifying Statement

M14 Hoops, Inc. and Kurt Lindgren, the owners of the 9.13 acre site at P.I.N. 15-02-401-019 on Church Road in Aurora, IL, are completing plans to subdivide the parcel into a 3 lot re-subdivision.

The development proposal is to construct a Basketball Training Facility for M14 Hoops Inc. on Lot 1, Lot 2 will be sold off for development at a later time, and Lot 3 will be a Stormwater Control Easement for the detention pond.

The development of Lot 1 will provide a basketball facility for the youth in Aurora. A watermain will be looped from the north side of Raddant Road to eliminate the dead end line currently in existence. The new basketball facility will provide XX Full Time Equivalent Jobs for Aurora. The design, functionality and aesthetics of the basketball facility will protect the public health, safety, morals, comfort and general welfare of both the surrounding residents and those in the surrounding areas of the west suburbs.





# TEBRUGGE ENGINEERING

410 E. CHURCH ST – SUITE A  
SANDWICH, IL 60548

PHONE: (815) 786-0195  
EMAIL: INFO@TEBRUGGEENGINEERING.COM  
WEBSITE: WWW.TEBRUGGEENGINEERING.COM

October 27, 2016

From: Kurt Lindgens, Owner  
Daniel T. Dolan, Agent  
765 Orchard Avenue  
Aurora, IL 60506  
Phone: 630-801-8800  
Email: dtdolan@dolanmurphy.com

To: 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: M14 Hoops Basketball Facility – Church Rd

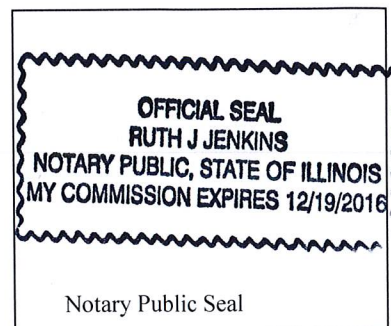
To whom it may concern:

As the record owner's agent of the above stated property I hereby affirm that I have full legal capacity to authorize John Tebrugge with Tebrugge Engineering, and its representatives, to act as the owner's representative through the Final Plat & Land Use Petition process with the City of Aurora for said property.

Signature: Daniel T. Dolan, Agent Date: 10/31/2016

Subscribed And Sworn To Before Me This 31st Day  
Of October, 2016

Notary Signature: Ruth J Jenkins



# TEBRUGGE ENGINEERING

410 E. CHURCH ST – SUITE A  
SANDWICH, IL 60548

PHONE: (815) 786-0195  
EMAIL: [INFO@TEBRUGGEENGINEERING.COM](mailto:INFO@TEBRUGGEENGINEERING.COM)  
WEBSITE: [WWW.TEBRUGGEENGINEERING.COM](http://WWW.TEBRUGGEENGINEERING.COM)

October 27, 2016

From: Matt Miller, Owner  
M14 Hoops  
525 S Washington St #23  
Naperville, IL 60565  
Phone: 331-281-0192  
Email: [mmiller@m14hoops.com](mailto:mmiller@m14hoops.com)

To: City of Aurora, Planning and Zoning Division  
44 E. Downer Place, Aurora IL 60507  
630-256-3080  
[coaplaning@aurora-il-org](mailto:coaplaning@aurora-il-org)

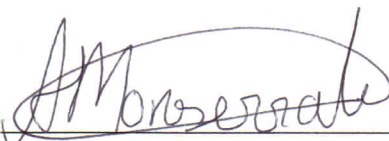
Re: Authorization Letter for: M14 Hoops Basketball Facility – Church Rd

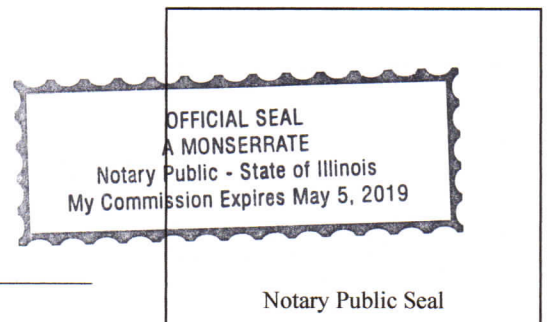
To whom it may concern:

As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize John Tebrugge with Tebrugge Engineering, and its representatives, to act as the owner's agent through the Final Plat & Land Use Petition process with the City of Aurora for said property.

Signature:  Date: 10/31/16

Subscribed And Sworn To Before Me This 31<sup>ST</sup> Day  
Of OCT, 20 16

Notary Signature: 



LEGAL DESCRIPTION

LOT 3 IN LINGENS/DOLAN RE-SUBDIVISION, BEING A SUBDIVISION OF LOT 1 OF DOLAN-LIES SUBDIVISION, A SUBDIVISION IN SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS, RECORDED JULY 6, 2000 AS DOCUMENT NO. 2000K053328, KANE COUNTY, ILLINOIS.

## Parking and Stacking Requirement Worksheet

**Project Number:** 2016.011

**Petitioner:** Dolan and Murphy, Inc.

### Parking Requirement

<b>Total Parking Requirement</b>	<b>174</b>
Enclosed Parking Spaces	-
Surface Parking Spaces	174

*Note: All parking spaces must be individually accessible spaces in order to count towards this requirement*

### Stacking Requirement

<b>Total Stacking Requirement (number of stacking spaces)</b>	<b>-</b>	
Drive-through facilities	-	5 stacking spaces at each bay, window, lane, ordering station, machine or similar.
Car wash facilities, automated	-	20 stacking spaces or 10 per approach lane, whichever is greater.
Car wash facilities, self-service	-	3 stacking spaces per approach lane, plus 2 drying spaces per stall
Preschool or daycare facilities, drop-off area	-	5 stacking spaces for facilities 5,000 SF or less or 10 spaces for facilities greater than 5,000 SF.

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

### OFFICE USE ONLY

Verified By: \_\_\_\_\_

### Requirement Based On:

<u>Sq Ft</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
34,758	Structure 2400: Recreational Facilities	1 space per 200 SF of GFA	174
4,442	"Excluded Square Footage": storage, processing, mechanical rooms and restrooms		0

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CITY OF AURORA  
PLANNING & ZONING DIVISION



## Landscaping CTE Requirement Worksheet

**Project Number:** 2016.011

**Petitioner:** Dolan and Murphy, Inc.

**Street Frontage** 181 L.F.

**Stormwater HWL** - L.F. Wet Bottom  
890.00 L.F. Dry Bottom

**Neighborhood Border** - L.F.

**Dwelling Units** - units

**Perimeter Yard** 3,165 L.F.

**Buffer Yard** - L.F.

**Surface Parking Spaces** 266 spaces

**Building Foundation** 792 L.F.

### Standard Requirements

		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs	
	Total CTEs Required	1	3	3	20	20	CTE Equivalent Value
Street Trees	6	6	0	0	0	0	
Wet Stormwater Facility	0	0	0	0	0	0	
Turf Stormwater Facility	45	23	18	15	120	100	
Neighborhood Border	0	0	0	0	0	0	
Dwelling Unit	0	0	0	0	0	0	
Perimeter Yard	96	48	42	42	200	200	
Buffer Yard	0	0	0	0	0	0	
Parking Lot Islands	20	13	0	0	65	65	# of Islands: 13
Building Foundation	8	0	0	0	80	80	
<b>Total:</b>	<b>175</b>	<b>90</b>	<b>60</b>	<b>57</b>	<b>465</b>	<b>445</b>	

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Verified By:

Date:

Date:

