

Land Use Petition

Project Number: 2019.037

Subject Property Information

Address/Location: 1500 Southlawn Place and 1501 Southlawn Place, Aurora, IL 60506

Parcel Number(s): 15-20-380-004; 15-20-381-004

Petition Request(s)

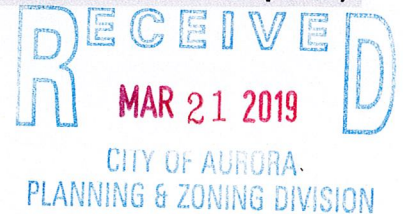
Requesting the Establishment of a Special Use Planned Development on the property located at 1500 Southlawn Avenue and 1501 Southlawn Avenue, to be incorporated under the existing Aurora University Special Use Planned Development

Attachments Required

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

Development Tables Excel Worksheet - digital only (1-0)
Word Document of: Legal Description (2-1)

One Paper and pdf Copy of:
Contact Worksheet (1-5)
Filing Fee Worksheet (1-6)
Qualifying Statement (2-1)
Plat of Survey (2-1)
Legal Description (2-1)
Letter of Authorization (2-2), if applicable



Petition Fee: \$460.00 (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: Carmella M Moran Date March 20, 2019

Print Name and Company: Carmella M. Moran Aurora University

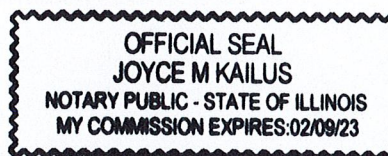
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 20th day of MARCH 2019.

State of Illinois)
County of Will) SS

NOTARY PUBLIC SEAL

Joyce M. Kailus
Notary Signature





Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org

Filing Fee Worksheet

Project Number: 2019.037
Petitioner: Aurora University
Number of Acres: 0.83
Number of Street Frontages: 4.00
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):	Special Use	\$	400.00
	Public Hearing Notice Sign(s)	\$	60.00

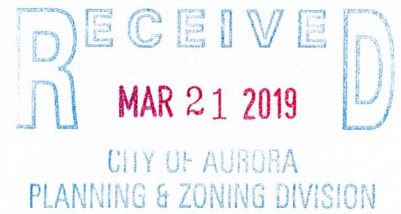
Total: **\$460.00**

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

Verified By: Tracey M. Vacek

Date: 3/6/2019





Contact Information Data Entry Worksheet

[Back To Index](#)

Fill in all the GREEN Boxes - if Not Applicable Please Leave Blank

Data Entry Fields are indicated in Green

Owner

First Name:	Carmella	Initial:	M	Last Name:	Moran	Title:	Ms.
Address:	347 S. Gladstone Avenue						
City:	Aurora	State:	Illinois	Zip:	60506		
Email Address:	cmoran@aurora.edu	Phone No.:	630-844-5132	Mobile No.:	630-542-3427		
Company Name:	Aurora University						
Job Title:	Vice President for Administration						

Main Petitioner Contact (The individual that will Sign the Land Use Petition)

Relationship to Project	Owner						
First Name:	Carmella	Initial:	M	Last Name:	Moran	Title:	Ms.
Address:	347 S. Gladstone Avenue						
City:	Aurora	State:	Illinois	Zip:	60506		
Email Address:	cmoran@aurora.edu	Phone No.:	630-844-5132	Mobile No.:	630-542-3427		
Company Name:	Aurora University						
Job Title:	Vice President for Administration						

Additional Contact #1

Relationship to Project	Attorney						
First Name:	Bruce	Initial:	L	Last Name:	Goldsmith	Title:	Mr.
Address:	2300 Cabot Drive, Suite 505						
City:	Lisle	State:	Illinois	Zip:	60532		
Email Address:	bgoldsmith@dykema.com	Phone No.:	630-577-2811	Mobile No.:	630-732-8409		
Company Name:	Dykema Gossett PLLC						
Job Title:	Attorney for Owner						

Additional Contact #2

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

Additional Contact #3

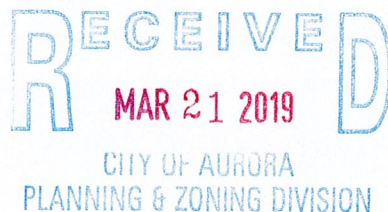
Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

Additional Contact #4

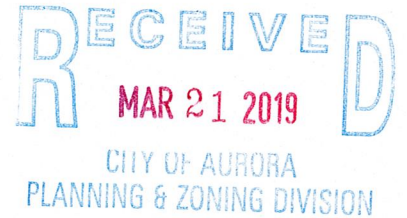
Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

Qualifying Statement of Petition

1. *The public health, safety, morals, comfort and general welfare:* The Subject Property consists of two (2) single family dwelling units on approximately .8 of an acre of land. The Subject Property is located west of the main campus at Evanslawn Avenue and Southlawn Place. The addresses of the Subject Property are 1500 Southlawn Place and 1501 Southlawn Place. The Petitioner desires to amend and rezone the Subject Property as legally described on Exhibit A from R-1 One-Family Dwelling District to R-1(S) One-Family Dwelling District with a Special Use Planned Development pursuant to Ordinance O18-052 adopted July 3, 2018 (“Master Plan”). The Subject Property is within the Expanded Campus Portion designated on the Master Plan. The Master Plan meets the requirements of Section 10.6-6.2 of the Aurora Zoning Ordinance and is intended to promote and protect the public health, safety, morals and comfort and general welfare of the neighborhood.
2. *The use and enjoyment of other property already established or permitted in the general area:* The surrounding property north, west and immediately south are single family homes built approximately sixty (60) years ago. Aurora University, a private, post-secondary institution of higher education, is east of the Subject Property.
3. *The normal and orderly development and improvement of surrounding property for uses established within their respective zoning districts:* The proposed uses are consistent with the nature and character of surrounding land uses, the Aurora University Plan Description approved by the Master Plan and the comprehensive land use plan of the City of Aurora.
4. *Utilities, access roads, drainage and/or other necessary facilities:* All utilities are present or readily available to the Subject Property.
5. *Ingress and egress as it relates to traffic congestion in the public streets:* There is sufficient roadway capacity on the surrounding public roadways to accommodate the development of the Subject Property; and development of the Subject Property will not significantly impair ingress and egress, nor affect traffic congestion in the public streets.
6. *The applicable regulations of the zoning district in which the Subject Property is proposed to be or is located:* The Subject Property is currently zoned R-1 One-Family Dwelling District located within the City. The Petitioner desires to amend and rezone the Subject Property as legally described on Exhibit A from R-1 to R-1(S) One-Family Dwelling District with a Special Use Planned Development pursuant to the Master Plan, to be added to the existing Campus of Aurora University.
7. *Property values within the neighborhood:* Any development of the Subject Property will not diminish the value of surrounding land and buildings. Development will be consistent with the surrounding uses and will further stabilize property values.



March 14, 2019



From: Aurora University
347 S. Gladstone Avenue
Aurora, Illinois 60506
Attn: Carmella M. Moran, Vice President for Administration
(630) 844-5132 phone
cmoran@aurora.edu

To: City of Aurora, Planning and Zoning Division
44 East Downer Place
Aurora, Illinois 60507
(630) 256-3080
coaplanning@aurora-il.org

Re: Authorization to sign and act on behalf of Owner, Aurora University, in connection with the Land Use Petition requesting to rezone properties located at 1500 Southlawn Place (Parcel No. 15-20-381-004) and 1501 Southlawn Place (Parcel No. 15-20-380-004), collectively referred to as "Subject Property"

To Whom It May Concern:

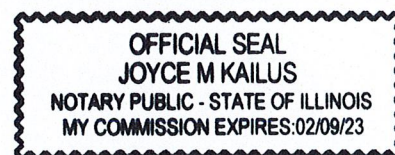
As an authorized representative of Aurora University, the record owner of the Subject Property, I hereby affirm that I have full legal capacity to authorize Dykema Gossett PLLC to act as the owner's agent with regard to all applications, petitions or other necessary government approvals from the City of Aurora in regard to the Land Use Petition requesting rezoning of the Subject Property from R-1 to R-2(S) with a special use for a planned development according to the Aurora University Master Plan adopted by Ordinance No. O18-052, on July 3, 2018.

AURORA UNIVERSITY,
an Illinois not-for-profit corporation

By: Carmella M Moran
Carmella M. Moran
Its: Vice President for Administration

*Subscribed and sworn to before me
this 20 day of March, 2019*

Joyce M. Kailus
Notary Signature



**EXHIBIT A TO LAND USE PETITION
SUBMITTED BY AURORA UNIVERSITY**

ADDRESS AND LEGAL DESCRIPTION

1. 1501 Southlawn Place, Aurora, IL 60506

THE EAST 1/2 OF LOT 103 AND ALL OF LOTS 104 AND 105 IN COUNTRY CLUB ESTATES, CITY OF AURORA, KANE COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 15-20-380-004

2. 1500 Southlawn Place, Aurora, IL 60506

LOTS 40, 41, 42 AND 43 IN COUNTRY CLUB ESTATES, CITY OF AURORA, KANE COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 15-20-381-004

