



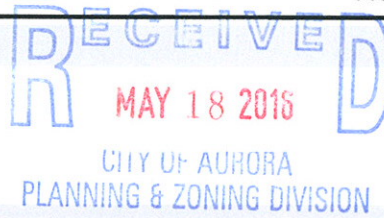
Planning and Zoning Division 44 E. Downer Place, Aurora, IL 60507-2067
phone (630)256-3080 fax (630)-256-3081 email COAPlanning@aurora-il.org

Land Use Petition

Project Number: 2016.028

Subject Property Information

Address/Location: 998 Corporate Boulevard
Parcel Number(s): 15-02-402-003; 15-02-401-018
(attach separate sheet if necessary)



Petition Request(s)

Requesting approval of a Final Plat for Lot 1 of Wolters Dolan Subdivision located at 998 Corporate Boulevard
Requesting approval of a Special Use Revision for a Mental health facility (6331) Use on Lot 1 of Wolters Dolan Subdivision located at 998 Corporate Boulevard
Requesting approval of a Final Plan for Lot 1 of Wolters Dolan Subdivision located at 998 Corporate Boulevard

Attachments Required

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

- Development Tables Excel Worksheet - digital only (1-0)
- One Paper Copy of:
 - Qualifying Statement (2-1)
 - Plat of Survey (2-1)
 - Legal Description (2-1)
- Two Paper Copies of:
 - Final Engineering Plans (2-16)
 - Kane County Stormwater Management Permit Application (App 6-5)
 - Stormwater Report (2-10)
 - Soil Investigation Report for the Site
 - Wetland Determination Report / Letter by Design Professional
- One Paper Copy of:
 - Final Plat (2-5)
 - Final Plan (2-4)
 - Landscape Plan (2-7)
 - Building and Signage Elevations (2-11)
- Two Paper Copies of:
 - Fire Access Plan (2-6)

Petition Fee: \$1,618.67 (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, Manager Date 5/16/2016

Print Name and Company: DANIEL T. DOLAN, Corporate Technical Center LLC
40 Dolan + Murphy Inc.

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 18th day of May.

State of IL)
County of Kane) SS

NOTARY PUBLIC SEAL

Dana M. Peterson
Notary Signature



Filing Fee Worksheet

Project Number: 2016.028
Petitioner: Dolan & Murphy
Number of Acres: 8.96
Number of Street Frontages: 2.00
Non-Profit No

Linear Feet of New Roadway: 0
New Acres Subdivided (if applicable): 8.96
Area of site disturbance (acres): 3.02

Filing Fees Due at Land Use Petition:

Request(s):	Special Use & Final Plan	\$	938.67
	Public Hearing Notice Sign(s)	\$	30.00
	Final Engineering Filing Fee	\$	650.00
		\$	-
		\$	-
		\$	-
	Sub Total:		\$1,618.67

Fees Due at Final Engineering Approval:

Request(s):	Recording Fee		TBD
	Sub Total:		\$0.00

Total: **\$1,618.67**

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

Verified By:

Date:

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MAY 18 2016

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



CITY OF AURORA
 PLANNING & ZONING DIVISION

Project Contact Information Sheet

Project Number: 2016.028

Owner

First Name: Dan Initial: 0 Last Name: Dolan Title: Mr.

Company Name: Dolan & Murphy

Job Title: 0

Address: 765 Orchard Avenue

City: Aurora State: IL Zip: 60506

Email Address: dtdolan@dolanmurphy.com Phone No.: 630-801-8800 Mobile No.: 0

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

Relationship to Project: Engineer

Company Name: Tebrugge Engineering

First Name: John Initial: J Last Name: Tebrugge Title: Mr.

Job Title: President

Address: 410 E Church St - Suite A

City: Sandwich State: IL Zip: 60548

Email Address: info@tebruggeengineering.com Phone No.: 815-786-0195 Mobile No.: 630-417-7281

Additional Contact #1

Relationship to Project: Architect

Company Name: 0

First Name: Dave Initial: 0 Last Name: Wells Title: Mr.

Job Title: 0

Address: 0

City: 0 State: 0 Zip: 0

Email Address: tony@dswells.com Phone No.: (630) 892-5911 Mobile No.: 0

Additional Contact #2

Relationship to Project: Select One From List

Company Name: 0

First Name: - Initial: 0 Last Name: 0 Title: 0

Job Title: 0

Address: 0

City: 0 State: 0 Zip: 0

Email Address: 0 Phone No.: 0 Mobile No.: 0

Additional Contact #3

Relationship to Project: Select One From List

Company Name: 0

First Name: - Initial: 0 Last Name: 0 Title: Select O

Job Title: 0

Address: 0

City: 0 State: 0 Zip: 0

Email Address: 0 Phone No.: 0 Mobile No.: 0

Additional Contact #4

Relationship to Project: Select One From List

Company Name: 0

First Name: - Initial: 0 Last Name: 0 Title: Select O

Job Title: 0

Address: 0

City: 0 State: 0 Zip: 0

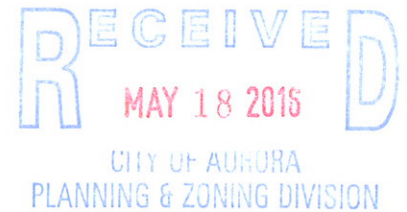
Email Address: 0 Phone No.: 0 Mobile No.: 0

QUALIFYING STATEMENT
TO
LAND USE PETITION
Project/Case File # 2016.028

998 CORPORATE BOULEVARD, AURORA

Corporate Technical Center, LLC, owners of the property (“Owners”), plan to enter into a new fifteen (15) year Lease with Sequel Youth and Family Services. Per the new Lease Agreement, Owners are to construct a 10,932 square foot addition to the existing 40,000 square foot building at 998 Corporate Boulevard which currently is a mental health facility for autistic and special needs children ranging in the ages of 8 to 20. The addition will increase the 32 bedrooms to 50 bedrooms increasing the existing 60 beds to 84 beds. In addition, there will be new classrooms, sensory room, arts, crafts and library, vocational multipurpose areas, offices and group rooms along with several new washrooms and showers.

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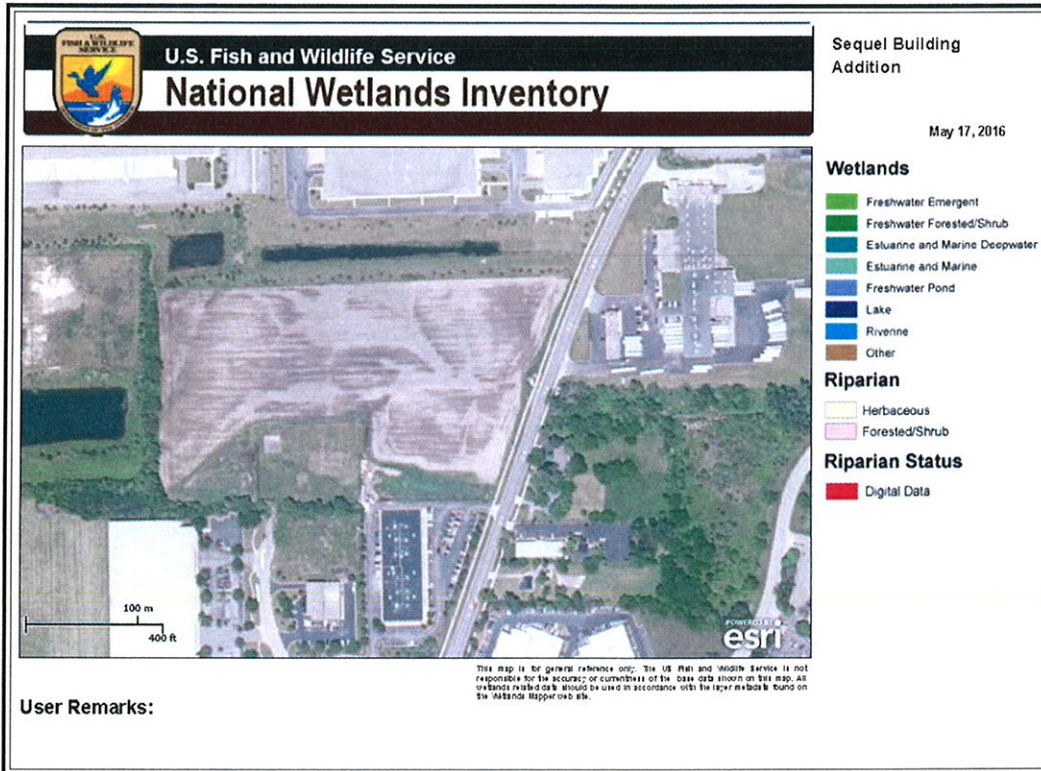


LEGAL DESCRIPTION

PARCEL 1: LOT 2 IN A.T.S SUBDIVISION, AURORA, KANE COUNTY, ILLINOIS, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, EXCEPT THAT PART DEDICATED PER DOCUMENT NUMBER 2001K087959.

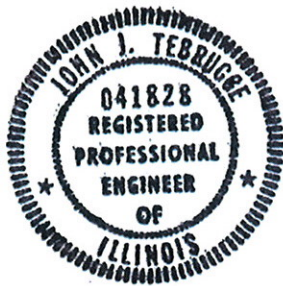
PARCEL 2: THAT PART OF THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, 777.51 FEET SOUTH 00 DEGREES 53 MINUTES 07 SECONDS EAST OF THE NORTHWEST CORNER OF SAID QUARTER; THENCE NORTH 00 DEGREES 53 MINUTES 07 SECONDS WEST ALONG SAID WEST LINE, 61.57 FEET TO THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO NORTHERN ILLINOIS GAS COMPANY BY DOCUMENT NO. 1118605; THENCE NORTH 89 DEGREES 10 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE, 24.68 FEET; THENCE NORTH 55 DEGREES 45 MINUTES 50 SECONDS EAST ALONG SAID SOUTH LINE, 378.03 FEET; THENCE NORTH 87 DEGREES 49 MINUTES 09 SECONDS EAST ALONG SAID SOUTH LINE, 778.08 FEET TO THE WEST RIGHT OF WAY LINE OF CHURCH ROAD AS DEDICATED IN A PLAT THEREOF RECORDED MAY 31, 2000 AS DOCUMENT NO. 2000K042972; THENCE SOUTH 19 DEGREES 23 MINUTES 34 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE, 298.43 FEET TO THE NORTH LINE OF A.T.S SUBDIVISION RECORDED AS DOCUMENT NO. 94K072064 IN KANE COUNTY, ILLINOIS; THENCE SOUTH 88 DEGREES 43 MINUTES 05 SECONDS WEST ALONG SAID NORTH LINE, 1014.93 FEET TO SAID POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

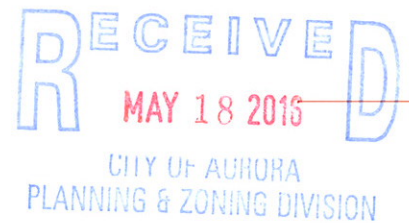
CONTAINING 8.96 ACRES, MORE OR LESS



STATEMENT OF OPINION:

IT IS OF THE OPINION OF JOHN TEBRUGGE, P.E., THAT THIS SITE IS NOT CURRENTLY WITHIN ANY FLOODPLAIN, WETLANDS, WETLAND BUFFERS, OR LPDA.





Parking and Stacking Requirement Worksheet

Project Number: 2016.028

Petitioner: Dolan & Murphy

Parking Requirement

Total Parking Requirement	284
Enclosed Parking Spaces	-
Surface Parking Spaces	284

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

Stacking Requirement

Total Stacking Requirement (number of stacking spaces)	-	
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.

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OFFICE USE ONLY

Verified By: _____

Requirement Based On:

<u>Sq Ft</u>	<u>Use</u>	<u>Requirement</u>	<u>Spaces</u>
50,852	Structure 1310: Dormitories	1 space per 200 SF of GFA	254
9,600	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of NFA	30

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Landscape Material Worksheet

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 CITY OF AURORA
 PLANNING & ZONING DIVISION

Project Number: 2016.028
Petitioner: Dolan & Murphy

Proposed Canopy Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Sapindaceae	Acer	acer rubrum	Autumn Blaze Maple
Fabaceae	Caesalpinioideae	gymnocladus dioicus	Kentucky Coffee
Fagaceae	Quercus	quercus bicolor	Swamp White Oak
Aceraceae	Acer L	Acer saccharum	Sugar Maple

Proposed Evergreen Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Pinaceae	Picea	picea pungens	Blue Spruce
Pinaceae	Abies	abies concolor	Concolor fir
Pinaceae	Pinus	pinus strobus	Eastern White Pine
Pinaceae	Picea A Dietr	Picea abies	Norway Spruce

Proposed Understory Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Rosaceae	Pyrus	pyrus calleryana	Bradford Pear
Betulaceae	Betula	betula nigra	River Birch
Rosaceae	Amelanchier	amelanchier laevis	Allegheny Serviceberry
Cornaceae	Cornus	Cornus florida	Flowering Dogwood

Proposed Deciduous Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Celastraceae	Euonymus	euonymus alatus	Dwarf Burning Bush
Rosaceae	Physocarpus	physocarpus opulifolius	Common Ninebark
Hydrangeaceae	Hydrangea	hydrangea	Annabelle Hydrangea
Caprifoliaceae	Diervilla Mill		Bush Honeysuckle

Proposed Evergreen Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Buxaceae	buxus	buxus x "glencoe"	Chicagoland Green Boxwood
cupressaceae	thuja	thuja	Arborvitae
Berberidaceae	berberis L.	berberis	Barberry
Cupressaceae	Juniperus	Juniperus Chinesis	Blue Point Juniper

For Trees no more than three of the same species shall be clustered together. And the goal should be that no Family shall account for more than 30%, no Genus shall account for more than 20%, and no Species shall account for more than 10% of any Planting Material Type.

The Landscape Materials are subject to review and approval by the Review Planner.

Verified By: _____

Date: _____