

Land Use Petition

Project Number: 2016.124

Subject Property Information

Address/Location: northeast corner Liberty Street & Crane Avenue

Parcel Number(s): 15-24-201-027

Petition Request(s)

Requesting a Plan Description Revision to the Special Use Planned Development on the property located at northeast corner Liberty Street & Crane Avenue

Requesting approval of a Final Plan ^{WAVER} for the northeast corner Liberty Street & Crane Avenue for a Special Purpose Recreational Institutions (5200) Use

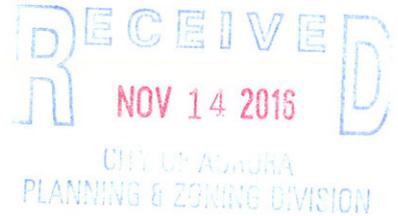
Attachments Required

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

One Paper Copy of:
Qualifying Statement (2-1)
Plat of Survey (2-1)
Legal Description (2-1)
Letter of Authorization (2-2)
Contact Worksheet (1-5)
Filing Fee Worksheet (1-6)
Parking Worksheet (1-8)

Two Paper Copies of:
Address Plat (2-17)

One Paper Copy of:
Final Plan (2-4)
Landscape Plan (2-7)
Plan Description Revision



Petition Fee: \$1,006.35 (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 11-14-16

Print Name and Company: J. COXWORTH - HYPERION HOLDINGS

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 14 day of November

State of Illinois)
County of Kane) SS

NOTARY PUBLIC SEAL

[Signature]
Notary Signature



Filing Fee Worksheet

Project Number: 2016.124

Petitioner: James Coxworth

Number of Acres: 11.61

Number of Street Frontages: 2.00

Non-Profit Yes

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 0.00

Area of site disturbance (acres): 11.68

Filing Fees Due at Land Use Petition:

Request(s):	Plan Description Revision	\$	515.68
	Final Plan	\$	490.68
		\$	-
		\$	-
		\$	-
		\$	-

Total: **\$1,006.36**

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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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: 2016.124

Owner

First Name: _____ Initial: _____ Last Name: _____ Title: _____
Company Name: _____ Salvation Army
Job Title: _____
Address: _____ 437 E. Galena Bl
City: Aurora State: IL Zip: 60505
Email Address: _____ Phone No.: _____ Mobile No.: _____

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

Relationship to Project: _____ Contract Purchaser
Company Name: _____ Hyperion Holdings LLC
First Name: _____ Jim Initial: _____ L Last Name: _____ Coxworth Title: Mr.
Job Title: _____
Address: _____ 405 S First St.
City: St Charles State: IL Zip: 60,174.00
Email Address: _____ jamescoxworth@gmail.com Phone No.: 630-240-5017 Mobile No.: _____

Additional Contact #1

Relationship to Project: _____ Architect
Company Name: _____ Cameron McCarthy Landscape Architecture and Planning
First Name: _____ Matthew Initial: _____ Last Name: _____ McArthur Title: Mr.
Job Title: _____ Partner
Address: _____ 160 E Broadway
City: Eugene State: OR Zip: 97,401.00
Email Address: _____ matt@cameronmccarthy.com Phone No.: 541-485-7385 Mobile No.: _____

Additional Contact #2

Relationship to Project: _____
Company Name: _____ Cameron McCarthy Landscape Architecture and Planning
First Name: _____ Colin Initial: _____ Last Name: _____ McArthur Title: Mr.
Job Title: _____ Planning Partner
Address: _____ 160 E Broadway
City: Eugene State: OR Zip: 97,401.00
Email Address: _____ colin@cameronmccarthy.com Phone No.: 541-485-7385 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

The use of the land for which we are requesting a Special Use Permit will be used as an athletic throwing field. Approximately one half of the property will be leveled and graded and two throwing circles will be installed as per our plan. The throwing field will be used to practice the Hammer Throw, a track and field event. Participants will be members of Hammerman USA, a charitable non profit corporation, that teaches disadvantaged boys Hammer Throwing.

The two Hammer Throwing circles will be surrounded by cages that protect spectators from errant hammers while the boys are practicing. Club members will be 13-14 year old boys and the club will practice 3 days a week after school. It is hoped, by participation in Hammerman USA, that not only will boys learn the skill necessary to become hammer throwers, but they will also learn life skills to help them lead productive lives.

I anticipate 5-7 club members will be practicing at the field 3 times a week after school. Since some of the members will live nearby and walk or ride their bikes to practice, there will be little if any impact on the surrounding area. We have designated a 10 space parking lot to accommodate any parents that wish to watch practices and I will park there as well. Again, this will be a very low traffic situation, so there will be minimal impact on Crane road.

Hammerman USA will be responsible for all construction at the site and will maintain the throwing fields on a weekly basis. Maintenance will include cutting the grass and any repair, fertilization and weeding that is necessary. The improved field will be neat and well maintained and it be a more visually pleasing area than the field that is currently growing in that area.

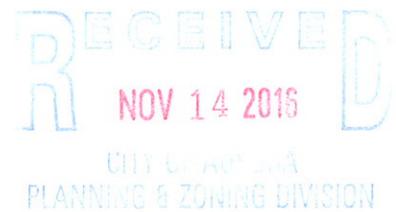
From what I understand I will be seeking a special use permit for this property.



Legal Description of Development Parcel

That part of the northeast $\frac{1}{4}$ Section 24, Township 38 north, range 8 east of the Third Principal Meridian, described as follows:

Commencing at the northwest corner of said northeast $\frac{1}{4}$; thence south 0 degrees 39 minutes east along the west line of said northeast $\frac{1}{4}$, 479.8 feet; thence north 88 degrees 44 minutes east parallel with the north line of said northeast $\frac{1}{4}$, 504.03 feet for the Point of Beginning; thence south 88 degrees 44 minutes west 504.3 feet to said west line of the northeast $\frac{1}{4}$; thence south 0 degrees 39 minutes east 1244.5 feet to the center line of Liberty Street; thence north 54 degrees 05 minutes east along center line 217.8 feet; thence north 82 degrees 35 minutes east along said center line 328 feet; thence north 0 degrees 39 minutes west parallel with said west line of the northeast $\frac{1}{4}$, 1065.77 feet to the Point of Beginning, (except the north 40 feet of the west 140 feet), in the Township of Aurora, Kane County, Illinois.



November 5, 2016

From: The Salvation Army

Email: mmelamed@agdglaw.com



Re: Authorization Letter for property at Crane and Liberty

To whom it may concern:

As the agent for the record owner of the above stated property I hereby affirm I have full legal authority to authorize James Coxworth, and its representatives, to act as the owner's agent through the Special Use Land Use Petition process with the City of Aurora for said property.

Signature *James Coxworth* Date 11/7/16

Subscribed and Sworn to Before Me This 7th Day
Of November, 2016



Notary Signature *Margaret J. Sutton*

Parking and Stacking Requirement Worksheet

Project Number: 2016.124

Petitioner: James Coxworth

Parking Requirement

Total Parking Requirement	10
Enclosed Parking Spaces	-
Surface Parking Spaces	-

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: Jill Hall

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
	Special Purpose Recreational Institution which contains no buildings (SU PD)	10	10

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PLANNING & ZONING DIVISION