

Land Use Petition

Project Number: 2015.213

Subject Property Information

Address/Location: 550 Redwood Drive/located between Plum Street and Lilac Lane
Parcel Number(s): 15-18-478-008; 15-18-478-009
15-18-478-009



Petition Request(s)

- 1) Requesting approval of a Final Plat for Lot 1 of the Salvation Army Subdivision, located at 550 Redwood Drive
- 2) Requesting approval of a Final Plan for Lot 1 of the Salvation Army Subdivision, located at 550 Redwood Drive, for a Social Service Agencies, Charitable Organizations, Health Related Facilities, and Similar Uses (6630) Use
- 3) Requesting approval of a Special Use for a Social Service Agencies, Charitable Organizations, Health Related Facilities, and Similar Uses (6630) use on Lot 1 of the Salvation Army Subdivision, located at 550 Redwood Drive
- ~~4) Requesting the Vacation of an easement for the property at 550 Redwood Drive~~ **SS**

Attachments Required

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

Development Tables Excel Worksheet - digital only (Document 1-0)	Two Copies of: Fire Access Plan (Format Guidelines 2-6)	One Paper and PDF Copy of: Final Plan (Format Guidelines 2-4)
Word Document of: Legal Description (Format Guidelines 2-1)	Final Engineering Plans (2-16)	Final Plat (Format Guidelines 2-5)
One Paper and PDF Copy of: Qualifying Statement (Format Guidelines 2-1)	Kane County Stormwater Management Permit Application (App 6-5)	Landscape Plan (Format Guidelines 2-7)
Plat of Survey (Format Guidelines 2-1)	Stormwater Report (2-10)	Building and Signage Elevations (Format Guidelines 2-11)
Legal Description (Format Guidelines 2-1)	Soil Investigation Report for the Site	Plat of Vacation (Format Guidelines 2-14)
Letter of Authorization (Format Guidelines 2-2)	Wetland Determination Report	Executed Mylar Copy of: Final Plat (Format Guidelines 2-5)
	Project Information Sheet	Plat of Vacation (Format Guidelines 2-14)
	COA Stormwater Management Permit Application	
	Typical Permit Submittal Flowchart	

Recording Fee of: \$TBD, in a check made out to Kane County Recorder's Office

Petition Fee: \$1,900.00 (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 5-14-2019
Print Name and Company: The Salvation Army

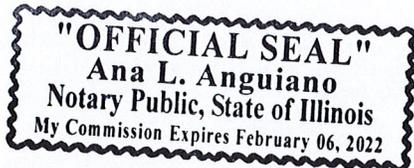
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 14 day of May

State of IL)
County of Kendall) SS

NOTARY PUBLIC SEAL

[Signature] Exp. 02/06/22



AU18/4-15.213-Fsd/Fpn/Su/V- Item Number: 2
Date Received: 5/15/2019
Land Use Petition and Supporting Documents



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: 2015.213
Petitioner: The Salvation Army - An Illinois Corporation
Number of Acres: 2.50
Number of Street Frontages: 1.00
Non-Profit Yes

Linear Feet of New Roadway: 0
New Acres Subdivided (if applicable): 2.50
Area of site disturbance (acres): 2.54

Filing Fees Due at Land Use Petition:

Request(s):	Final Plat	\$	375.00
	Final Plan	\$	375.00
	Special Use	\$	400.00
	Vacations	\$	100.00
		\$	-
	Final Engineering Filing Fee	\$	650.00

Total: **\$1,900.00**

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Verified By: Steve Broadwell

Date:





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CITY OF AURORA
PLANNING & ZONING DIVISION

Project Contact Information Sheet

Project Number: 2015.213

Petitioner Company (or Full Name of Petitioner): The Salvation Army - An Illinois Corporation

Owner

Rich
First Name: _____ Initial: _____ Last Name: Forney Title: _____
Company Name: The Salvation Army
Job Title: Corps Officer
Address: 437 E. Galena Blvd
City: Aurora State: IL Zip: 60505
Email Address: rich_forney@usc.salvationarmy.org Mobile No.: 630-897-7265

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

Relationship to Project: Architect
Company Name: Wright Heerema Architects
Chris
First Name: _____ Initial: m Last Name: Malensek Title: Mr.
Job Title: Project Manager
Address: 140 S Dearborn Suite 200
City: Chicago State: IL Zip: 60603
Email Address: cmalensek@wharchs.com Phone No.: 312-356-7961 Mobile No.: 312-330-8785

Additional Contact #1

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 #2

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 #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.: _____



The Salvation Army – Aurora Corps & Community Center
550 Redwood Drive

Qualifying Statement

The new ground up facility will be constructed in two phases. Phase I serves primarily two functions. The Southern half of the facility will operate as a church sanctuary, while the Northern half of the facility functions as a community center.

The chapel itself seats approximately 125 within the main area serving the congregation on a regular basis. There is a side overflow room that seats approximately 50 that can be opened when needed on special occasions but primarily will be used for smaller group meetings. A generous lobby space is provided between the chapel and the community building serving as a front door to both functions, and providing ample room for mingling before and after services.

The North half of the facility will operate the community center component of the space. A classroom is provided in the southwest portion of the building serving for computer literacy and English as a Second lesson courses. The kitchen will support events for both the congregation and the general public within the dining/multi-function space. The southeast corner of the space will support the offices that will run the facility and the various community programs.

Phase II of the project will include two major components. The first and most notable is a gymnasium that will serve several functions. On the north end will be storage space. The south side will be used for indoor recreational activities with programming for infants through seniors. It will also serve as an emergency disaster shelter, and for use for banquets and community functions.

The second addition on the north side of the existing building will be the disaster service garage. This will house the mobile canteen (kitchen) that is ready to respond to local police, fire, and emergency needs. This is consistent with all the Salvation Army Disaster Service Resources for the greater Chicago communities. We would also provide a back up generator for continued food/shelter service should the power go out. There will be a foyer between the Phase I building and Phase II building. This will provide additional restrooms for the programming needs, and limit access to secure areas within the building to best protect those we serve.

Access to the programming green space will be through the building. This will provide secure program space consistent with our safe from harm child and vulnerable seniors protection operating guidelines.



USA Central Territory

The Salvation Army

"...there is no reward equal to that of doing the most good to the most people in the most need." -Evangeline Booth

March 27, 2019

The Salvation Army
Central Territorial Headquarters
5550 Prairie Stone Parkway
Hoffman Estates, IL 60192
(847) 294-2000

RECEIVED
MAY 15 2019
CITY OF AURORA
PLANNING & ZONING DIVISION

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: 550 Redwood, Aurora, IL

To Whom It May Concern:

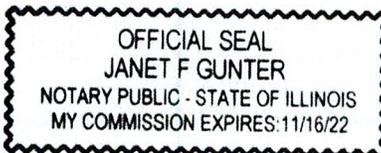
As the record owner of the above stated property, I hereby affirm that I have full legal capacity to authorize Wright Heerema Architects, and its representatives, to act as the owner's agent through the Special Use / Final Plan / Final Plat Land Use Petition process with the City of Aurora for said property.

Signature: Rehea Smith Date: March 27, 2019
Rehea Smith, Assistant Secretary

Subscribed and Sworn to before me this 27th day of March, 2019.

Notary Signature: Janet F. Gunter

My commission expires: 11/16/22



TERRITORIAL HEADQUARTERS

5550 Prairie Stone Parkway • Hoffman Estates, IL 60192
phone 847.294.2000
Brian Peddle, General
F. Bradford Bailey, Territorial Commander
Founded in 1865 by William & Catherine Booth
centralusa.salvationarmy.org



Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL
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1-8

Parking and Stacking Requirement Worksheet

Project Number: 2015.213

Petitioner: The Salvation Army - An Illinois Corporation



Parking Requirement

Total Parking Requirement	57
Enclosed Parking Spaces	-
Surface Parking Spaces	57

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 faculties greater than 5,000 SF.

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OFFICE USE ONLY

Verified By: Steve Broadwell

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
905	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA 1 per 4 seats in the principal sanctuary	3
175	Structure 3400: Religious Institutions		44
2,449	Structure 4200: Community facility	1 space per 250 SF of GFA	10



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Landscaping CTE Requirement Worksheet

Project Number: 2015.213

Petitioner: The Salvation Army - An Illinois Corporation

Street Frontage: 275 L.F.

Stormwater HWL: - L.F. Wet Bottom

- L.F. Dry Bottom

Neighborhood Border: - L.F.

Dwelling Units: - units

Subdivision Name: West Aurora Plaza

Unit/Phase: Unit 2

Lot Number

Perimeter Yard: 1,341 L.F.

Buffer Yard: 396 L.F.

Surface Parking Spaces: 224 spaces

Parking Lot Islands: - Number

Building Foundation: 530 L.F.

Standard Requirements

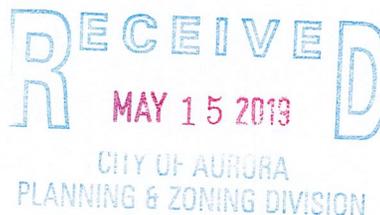
	Total CTEs Required	Plant Mix Guidelines				
		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equivalent Value				
		1	1/3	1/3	1/20	1/20
Street Trees	8.0	8	0	0	0	0
Wet Stormwater Facility	0.0	0	0	0	0	0
Dry/Turf Stormwater Facility	0.0	0	0	0	0	0
Neighborhood Border	0.0	0	0	0	0	0
Dwelling Unit	0.0	0	0	0	0	0
Perimeter Yard	40.0	20	18	18	80	80
Buffer Yard	8.0	4	4	4	16	16
Parking Lot Islands	17.0	11	0	0	57	57
Building Foundation	5.0	0	0	0	50	50
Total:	78.0	43	22	22	203	203

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Verified By:

Steve Broadwell

Date:





Landscape Material Worksheet

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 MAY 15 2019
 CITY OF AURORA
 PLANNING & ZONING DIVISION

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Petitioner: The Salvation Army - An Illinois Corporation

Proposed Street Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Aceraceae	Acer	saccharum	State Street Miyabe Maple
Ulmaceae	Celtis	occidentalis	Hackberry
Fagaceae	Quercus	bicolor	Swamp White Oak
Rosaceae	Crataegus	crus-galli	Thornless Cockspur Hawthorn

Proposed Canopy Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Hamamelidaceae	Liquidambar	styraciflua	Moraine Sweet Gum
Platanaceae	Platanus	acerifolia	Bloodgood Planetree
Fagaceae	Quercus	imbricaria	Shingle Oak
Magnoliaceae	Liriodendron	tulipifera	Tulip-tree

Proposed Evergreen Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Pinaceae	Picea	glauca	Black Hills Spruce
Pinaceae	Picea	pungens	Colorado Green Spruce
Cupressaceae	Taxodium	distichum	Baldcypress
Pinaceae	Abies	concolor	White Fir

Proposed Understory Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Oleaceae	Syringa	pekinensis	China Snow Peking Lilac
Rosaceae	Malus	zumi	Zumi Crabapple
Anacardiaceae	Rhus	copallina	Flameleaf Sumac
Cornaceae	Cornus	alternifolia	Pagoda Dogwood

Proposed Deciduous Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cornaceae	Cornus	alba	Ivory Halo Dogwood
Myricaceae	Myrica	pensylvanica	Northern Bayberry
Rosaceae	Physocarpus	opulifolius	Summer Wine Ninebark
Oleaceae	Syringa	meyeri	Dwarf Korean Lilac

Proposed Evergreen Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Buxaceae	Buxus	Glencoe'	Chicagoland Green Boxwood
Pinaceae	Picea	glauca	Dwarf Alberta Spruce
Taxaceae	Taxus	media	Dense Intermediate Yew
Cypress	Thuja	occidentalis	Woodward Arborvitae

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: Steve Broadwell Date: _____