Planning and Zoning Division 44 E. Downer Place, Aurora, IL 60507-2067 phone (630)256-3080 fax (630)-256-3089 email COAPlanning@aurora-il.org

# Land Use Petition

**Subject Property Information** 

Address/Location: 808 N State Route 59 and 724 N. State Route 59 Parcel Number(s): <u>07-21-200-046</u>; <u>07-21-200-047</u>; <u>07-21-200-062</u>

#### Petition Request(s)

Requesting the Vacation of an easement for the property at 808 N. State Route 59 and 724 N. State Route 59

CI. . AUHURA PLANNING & ZONING DIVISION

Project Number: 2019.139

### **Attachments Required**

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

Development Tables Excel Worksheet digital only (1-0)

One Paper and pdf Copy of: Qualifying Statement (2-1) Plat of Vacation (2-14)

Following approval: Executed Mylar Copy of: Plat of Vacation (2-14) Recording Fee of: \$TBD.00- in in a check made out to DuPage County

### Petition Fee: \$200.00 (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 Aurhorization with owner's Name and contact information is required.

Authorized Signature: Newmoth MB	Me 8/27/2019 Date
Print Name and Company:Kenneth Moore	Aurora Hospitality Group, LLC
I the undersigned a Neter Dublic in and for the self-	

I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is rument and that said person signed et forth.

personally known to me to be the same person whose name sealed and delivered the above petition as a free and volume.	ne is subscribed to the foregoing instintary act for the uses and purposes s
Given under my hand and notary seal this 27 day of _	August 2019
State of <u>I//nor S</u> ) SS  County of <u>Dupage</u>	NOTARY PUBLIC SEAL
County of Dupage	ESPERANZA V BARRAZA
Notaly Signature V Banaro	Official Seal Notary Public - State of Illinois My Commission Expires May 6, 2023



CITY OF LIGHTS

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

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## Filing Fee Worksheet

Project Number: 2019.139

Petitioner: Aurora Hospitality Group LLC

Number of Acres: 0.00

Number of Street Frontages: 0.00

Non-Profit No

Linear Feet of New Roadway:

0

New Acres Subdivided (if applicable): 0.00

Area of site disturbance (acres): 0.00

Filling Fees Due at Land Use Petition:

Request(s):	Vacations	\$ 200.00
	W. Co.	\$ -
		\$ -

Total: \$200.00

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

Verified By:

Jill N. Morgan

Date:

8/26/2019





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AUG 3 0 2019

## **Project Contact Information Sheet**

Project Number:

2019.139

Aurora Hospitality Group LLC

AROHUA PLANNING a ZONING DIVISION

Petitioner Company (o	r Full Name of Petitioner):	Aurora Hospitality G	Group LLC	LANNING a L	MOISIVIU DIVISION		
Owner							
First Name:	Kenneth	Initial:	* -	Last Name:	Moore	Title	A.d.
Company Name:	Aurora Hospitality Group, LLC	_ """		Last Name.	Moore	_ Title:	Mr.
Job Title:	Managing Partner						
Address:	P.O. Box 6091	***************************************				_	
City:	Aurora	State:	11	7in:	COEO	_	
Email Address:	janeehotels@outlook.com	Phone No.:	IL 630-499-9744	Zip: Mobile No.:	60598	3	
Main Contact (The in	dividual that signed the Land	-	300 400 0744	_ WOBILE NO.:		-	
Relationship to Project:	arriadar siar orginad silo Edita	Engineer					
Company Name:	Spaceco Inc.	21.91.700					
First Name:	Daniel	Initial:		Last Name:	Stevens	– Title:	Mr.
Job Title:	Vice President	middi.		Last Name.	Olevens	_ 1106.	IVII .
Address:	9575 W. Higgins Road, Suite 700					-	
City:	Rosemont	State:	IL	Zip:	60010	-	
Email Address:	dstevens@spacecoinc.com	Phone No.:	847-696-4060	Zip. Mobile No.:	60018	<u>-</u>	
Additional Contact #		_1 110116 140	047-030-4000	_ NODRE NO.,		-	
Relationship to Project:	<u>.</u>	Land Davidanar / Bu	ildas				
Company Name:	Peak Construction Corporation	Land Developer / Bu	nder				
First Name:	John	Initial.					
Job Title:	President	Initial:		Last Name:	Reilly	Title:	Mr.
Address:						-	
City:	1011 E. Touhy Ave, Suite 100 Des Plaines	Ctata					
Email Address:		_State: Phone No.:	IL	_Zip:	60018	-	
	jreilly@peakconstruction.com	Phone No.:	630-737-1500	_ Mobile No.:		-	
Additional Contact #2							
Relationship to Project:		Land Developer / Bui	ilder				
	Peak Construction Corporation						
First Name:	Jim	Initial:		Last Name:	Riemma	Title:	Mr.
	President					•	
Address:	1011 E. Touhy Ave, Suite 100			·			
City:	Des Plaines	State:	IL	_Zip:	60018		
Email Address:	jriemma@peakconstruction.com	Phone No.:	630-737-1500	_ 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:							
irst Name:		Initial:		Last Name:		Title:	
lob Title:			Maria Carante de Caran			. 100.	
Address:							
City:		State:		Zip:			
mail Address		Phone No		Mobile No:			

#### D. Qualifying Statement

As part of the approved Best Western Hotel Project, approved by the City of Aurora in 2018 for development, engineering plans were developed for the project. As part of the original Miejer Developmenthere were two planned outlots to be developed. There were existing watermain services installed to the service each of the two lots. Since the lot was approved to be consolidated, the existing services which were located in City Watermain Easements were no longer needed. In order to no have an unused easement adjacent to the site, the City is requiring the easement to be Vacated.

The Qualifying Statement for a Land Use Petition is a brief narrative of the proposal, which includes a concise but thorough overall description of the proposed development project, specific details of the proposal (e.g. types of uses, number of units, variances requested) and information on how the proposal relates to the following standards:

- a) The public health, safety, morals, comfort or general welfare

  There is no impact on the general welfare as easement is no longer needed.
- b) The use and enjoyment of other property already established or permitted in the general area The easement is no longer necessary to service the existing lot.
- Property values within the neighborhood
   The vacation has no impact on any other property.
- d) The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts

  The vacation has no relevance to zoning.
- e) Utilities, access roads, drainage and/or other necessary facilities

  The vacation of the unused easement will eliminate any confusion of the watermain still being in service.
- f) Ingress and egress as it relates to traffic congestion in the public streets
  The vacation and abandonment follows all City Standards.
- g) The applicable regulations of the zoning district in which the subject property is proposed to be or is located 2-1 Page 2 of 2
  - The vacation has no relevance to zoning.
- h) A bullet point list of any variances, modifications or exceptions that you are seeking from the City's Codes and Ordinances.
  - No variances are requested as part of Vacation.

