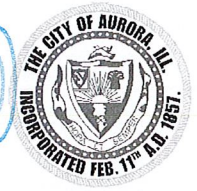


City of Aurora

Development Services Department | Zoning and Planning Division

44 E. Downer Place | Aurora, IL 60505

Phone: (630) 256-3080 | Fax: (630) 256-3089 | Web: www.aurora-il.org



21.267

Land Use Petition

Subject Property Information

Address/ Location: 631 and 641 S. Lake Street

Parcel Number(s): 15-28-129-008; 15-28-129-025

Petition Request(s)

Requesting the Establishment of a Conditional Use Planned Development, and to change the zoning district from R-3 One Family Dwelling District to R-5(C) Multiple-Family Dwelling District with a Conditional Use on the property located at 631 and 641 S. Lake Street

Requesting approval of a Final Plat for Lot 1 of Fox Valley Apartments-Lincoln School Subdivision, located at 631 and 641 S. Lake Street

Requesting approval of a Final Plan for Lot 1 of Fox Valley Apartments-Lincoln School Subdivision, located at 631 and 641 S. Lake Street for a Multi-Family Dwelling (1140) Use

Attachments Required

(a 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:
Qualifying Statement (2-1)

Plat of Survey (2-1)

Legal Description (2-1)

Letter of Authorization (2-2)

Existing or Proposed CC&Rs (If applicable)

Two Paper and pdf Copy of:

Address Plat

Fire Access Plan

A completed Project Information Sheet.
This sheet can be downloaded from the Engineering Division's New Development web page (<https://www.aurora-il.org/858/New-Development>).

A completed COA Stormwater Management Permit Worksheet and Application, including Tabs 1 through 3. These forms can be downloaded from the Engineering Division's New Development web page (<https://www.aurora-il.org/858/New-Development>).

A Soil Investigation Report noting the seasonal high groundwater elevation in the vicinity of the proposed permeable pavement.

A Traffic Impact Study will be required for the proposed development. The Study should report the existing traffic volumes in the vicinity of the proposed development during peak time periods. It should also document the number of anticipated trips that will be generated by the proposed development and the impact those trips will have on existing

Two Paper and pdf Copy of:

Final Plat

Final Plan (2-4)

Landscape Plan (2-7)

Building and Signage Elevations (2-11)

traffic patterns. ***Per the City Engineer,
this can be a small version consisting
of traffic generation estimates that
will be required a week before the
Public Hearing***

Petition Fee: \$2,230.00

(Payable to: 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: _____ Date 9/2/21

Print Name and Company: Fox Valley Apartments, LP

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 2nd day of September.

State of Illinois)
County of Kane) SS

Notary Signature _____

NOTARY PUBLIC SEAL



Filing Fee Worksheet

Project Number: 2020.147

Petitioner: Fox Valley Apartments, LP.

Number of Acres: 2.49

Number of Street Frontages: 2.00

Non-Profit No

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 0.00

Area of site disturbance (acres): 1.96

Filing Fees Due at Land Use Petition:

Request(s):	Special (Conditional) Use & Final Plan	\$ 800.00
	Final Plat	\$ 750.00
	Public Hearing Notice Sign(s)	\$ 30.00
	Final Engineering Filing Fee	\$ 650.00

Total: **\$2,230.00**

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

Verified By: Jill N Morgan

Date: 8/20/2021

RECEIVED
SEP - 3 2021
CITY OF AURORA
PLANNING & ZONING DIVISION

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

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

Relationship to Project	Land Developer / Builder						
First Name:	Michael	Initial:		Last Name:	Poulakidas	Title:	Select One From List
Address:	346 N. Lake Street						
City:	Aurora	State:	IL	Zip:	60506		
Email Address:	michael@mjlplawoffice.com	Phone No.:	630.892.5150	Mobile No.:			
Company Name:	Fox Valley Apartments, LP.						
Job Title:	Partner						

Additional Contact #1

Relationship to Project	Architect						
First Name:	Viral	Initial:	V.	Last Name:	Shah	Title:	Select One From List
Address:	960 Ridgeway Ave. Suite #3						
City:	Aurora	State:	IL	Zip:	60506		
Email Address:	vshah@cordoganclark.com	Phone No.:	630.896.4678	Mobile No.:	708-254-8637		
Company Name:	Cordogan Clark and Associates						
Job Title:	Project Manager						

Additional Contact #2

Relationship to Project	Architect						
First Name:	Therese	Initial:		Last Name:	Thompson	Title:	Select One From List
Address:	716 North Wells Street						
City:	Chicago	State:	IL	Zip:			
Email Address:	tthompson@cordoganclark.com	Phone No.:	312.943.7300	Mobile No.:	312.865.6114		
Company Name:	Cordogan Clark and Associates						
Job Title:	Vice President						

Additional Contact #3

Relationship to Project	Land Developer / Builder						
First Name:	Shelly	Initial:		Last Name:	Tucciarelli	Title:	Select One From List
Address:	232 S. Oak Street						
City:	Itasca	State:	IL	Zip:	60143		
Email Address:	stucciarelli.vvnfp@gmail.com	Phone No.:	312.286.1737	Mobile No.:			
Company Name:	Visionary Ventures Not For Profit Organization						
Job Title:	Executive Director						

Additional Contact #4

Relationship to Project	Consultant						
First Name:	John	Initial:		Last Name:	Hoffman	Title:	Select One From List
Address:	1600 Golf Road, Suite 1200						
City:	Rolling Meadows	State:	IL	Zip:	60008		
Email Address:	jhoffman@bracketpartners.com	Phone No.:	312.502.8711	Mobile No.:			
Company Name:	Bracket Partners						
Job Title:	President						

Additional Contact #5

Relationship to Project	Land Developer / Builder						
First Name:	John	Initial:		Last Name:	Cordogan	Title:	Select One From List
Address:	960 Ridgeway Ave.						
City:	Aurora	State:	IL	Zip:	60506		
Email Address:	jcordogan@cordoganclark.com	Phone No.:	630-896-4678	Mobile No.:			
Company Name:	Cordogan Clark and Associates						
Job Title:	Principal						

Additional Contact #6

Relationship to Project	Civil						
First Name:	Fran	Initial:		Last Name:	Fazio	Title:	Select One From List
Address:	One Overlook Point Suite 290						
City:	Lincolnshire	State:	IL	Zip:	60069		
Email Address:	fcordogan@cordoganclark.com	Phone No.:	847.325.7207	Mobile No.:	847.343.1207		
Company Name:	Manhard Consulting						
Job Title:	Vice President						

ffazio@manhard.com

LEGAL DESCRIPTION
FOX VALLEY APARTMENTS

PARCEL 1:

LOTS 1 THROUGH 4 IN BLOCK 8 OF GALE'S ADDITION TO AURORA, IN THE CITY OF AURORA, KANE COUNTY ILLINOIS.

100 OAK AVENUE, AURORA – 15-22-159-001

PARCEL 2:

LOTS 5 THROUGH 9 IN BLOCK 2 OF WAGNER'S SECOND ADDITION TO AURORA, IN THE CITY OF AURORA, KANE COUNTY ILLINOIS.

631 S. LAKE STREET, AURORA – 15-28-129-025

641 S. LAKE STREET, AURORA – 15-28-129-008

844726.1

