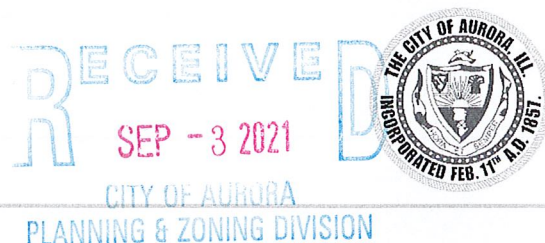


City of Aurora

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



Land Use Petition

21.268

Subject Property Information

Address/ Location: 100 Oak Avenue

Parcel Number(s): 15-22-159-001

Petition Request(s)

Requesting the Establishment of a Conditional Use Planned Development, and to change the zoning district from R-3(C) One Family Dwelling District with a Conditional Use to R-5(C) Multiple-Family Dwelling District with a Conditional Use on the property located at 100 Oak Avenue;

Requesting approval of a Final Plat for Lot 1 and 2 of Fox Valley Apartments-Todd School Subdivision, located at 100 Oak Avenue; and

Requesting approval of a Final Plan for Lot 1 and 2 of Fox Valley Apartments-Todd School Subdivision, located 100 Oak Avenue 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:

1. Fire Access Plan

2. PE Use Fee Fixture Count Sheet (5-4)

3. 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>).

4. 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>).

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

6. A Traffic Impact Study will be required for the proposed development. ***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.***

Two Paper and pdf Copy of:

Final Plat

Final Plan (2-4)

Building and Signage Elevations
Landscape Plan (2-7)

Petition Fee: \$2,110.00

(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: [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.

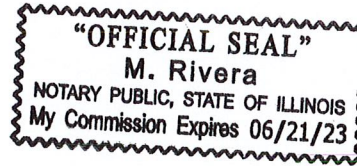
Given under my hand and notary seal this 2nd day of September.

State of Illinois)

County of Kane) SS

Notary Signature [Signature]

NOTARY PUBLIC SEAL



Filing Fee Worksheet

Project Number: 2020.148
Petitioner: City of Aurora
Number of Acres: 0.91
Number of Street Frontages: 4.00
Non-Profit No

Linear Feet of New Roadway: 0
New Acres Subdivided (if applicable): 0.00
Area of site disturbance (acres): 0.56

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)	\$	60.00
	Final Engineering Filing Fee	\$	500.00

Total: **\$2,110.00**

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

Verified By: Jill N Morgan

Date: 8/30/2021

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

Project Contact Information Sheet

SEP - 3 2021

PLANNING & ZONING DIVISION

Project Number: 2020.148

Petitioner Company (or Full Name of Petitioner): City of Aurora

Owner

First Name: _____ Initial: _____ Last Name: _____ Title: _____
Company Name: _____
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Email Address: _____ Phone No.: _____ Mobile No.: _____

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

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

Additional Contact #1

Relationship to Project: Architect
Company Name: Cordogan Clark and Associates
First Name: Viral Initial: V. Last Name: Shah Title: _____
Job Title: Project Manager
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

Additional Contact #2

Relationship to Project: Architect
Company Name: Cordogan Clark and Associates
First Name: Therese Initial: _____ Last Name: Thompson Title: _____
Job Title: Vice President
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

Additional Contact #3

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

Additional Contact #4

Relationship to Project: Consultant
Company Name: Bracket Partners
First Name: John Initial: _____ Last Name: Hoffman Title: _____
Job Title: President
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.: _____

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

