

Filing Fee Worksheet

Project Number: 2017.203

Petitioner: Aurora University

Number of Acres: 0.00

Number of Street Frontages: 3.00

Non-Profit Yes

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 1.54

Area of site disturbance (acres): 0.00

Filing Fees Due at Land Use Petition:

Request(s):	Rezoning & Special Use	\$ 400.00
	Public Hearing Notice Sign(s)	\$ 45.00
		\$ -
		\$ -
		\$ -
	Final Engineering Filing Fee	\$ -

Total: **\$445.00**

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

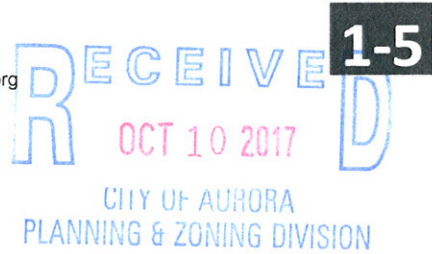
Verified By:

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OCT 10 2017
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: 2017.203

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

Owner

First Name: Carmella Initial: _____ Last Name: Moran Title: Ms.
Company Name: Aurora University
Job Title: _____
Address: 347 S. Gladstone Avenue
City: Aurora State: IL Zip: 60506
Email Address: cmoran@aurora.edu Phone No.: _____ Mobile No.: _____

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

Relationship to Project: Operator
Company Name: Aurora University
First Name: Carmella Initial: _____ Last Name: Moran Title: Ms.
Job Title: _____
Address: 347 S. Gladstone Avenue
City: Aurora State: IL Zip: 60506
Email Address: cmoran@aurora.edu Phone No.: _____ Mobile No.: _____

Additional Contact #1

Relationship to Project: Attorney
Company Name: Dykema Gossett PLLC
First Name: Bruce Initial: _____ Last Name: Goldsmith Title: Mr.
Job Title: Lawyer
Address: 4200 Commerce Court, Suite 300
City: Lisle State: Illinois Zip: 60532
Email Address: bgoldsmith@dykema.com Phone No.: _____ Mobile No.: _____

Additional Contact #2

Relationship to Project: Landscape Architect
Company Name: W.E. Mundy Landscaping
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: Landscape Architect
Address: 1135 Mitchell Road
City: Aurora State: Illinois Zip: 60505
Email Address: _____ Phone No.: 630-896-6900 Mobile No.: _____

Additional Contact #3

Relationship to Project: Architect
Company Name: Cordogan, Clark & Associates
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: Architect
Address: 960 Ridgeway Ave
City: Aurora State: Illinois Zip: 60506
Email Address: _____ Phone No.: 630-896-4678 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 of Petition
(Aurora University – Rezoning Petition)**

Future development of the Subject Property will relate to the following:

1. *The public health, safety, morals, comfort and general welfare.* The properties located at 1433 Prairie Street, 1419 Prairie Street and 431 S. Gladstone Avenue (“Subject Property”) consist of three single family lots totalling approximately 1.5 acres that are currently zoned R-1 One-Family Dwelling District located within the City. The Subject Property is generally located south of Marseillaise Place, west of Gladstone Avenue, north of Prairie Street and east of Evanslawn Avenue. The Petitioner desires to amend and rezone the Subject Property as legally described on Exhibit A from R-1 to R-2(S) with a Special Use Planned Development pursuant to Ordinance O12-007, an Ordinance Approving a Revision to the Aurora University Plan Description and Master Plan for 40 Acres of Property, adopted February 28, 2012 (“Amended Master Plan”). The property located on Gladstone Avenue is located within Expansion Area 1 and the properties located on Prairie Street are located in Expansion Area 2 as designated on the Amended Master Plan. At present, the Subject Property is being used for University purposes.
2. *The use and enjoyment of other property already established or permitted in the general area:* The Subject Property is generally surrounded by Aurora University, a private, post-secondary institution of higher education, open space and by single family homes, built 50-60 years ago. Aurora University has been in operation in the neighborhood for over 100 years.
3. *The normal and orderly development and improvement of surrounding property for uses established within their respective zoning districts:* The proposed use is consistent with the nature and character of surrounding land uses, the Amended Master Plan, and the comprehensive land use plan of the City of Aurora.
4. *Utilities, access roads, drainage and/or other necessary facilities:* Utilities are present or readily available to the Subject Property.
5. *Ingress and egress as it relates to traffic congestion in the public streets:* There is sufficient roadway capacity on the surrounding public roadways to accommodate the development of the Subject Property; and development of the Subject Property will not significantly impair ingress and egress, nor affect traffic congestion in the public streets.
6. *The applicable regulations of the zoning district in which the Subject Property is proposed to be or is located:* The Subject Property is presently zoned R-1 and Aurora University is requesting that these properties be rezoned R-1(S) with a special use for a planned development according to the Amended Master Plan.

The proposed requests set forth in the Land Use Petition are authorized by the Amended Master Plan.

7. *Property values within the neighborhood.* Any development of the Subject Property will not diminish the value of surrounding land and buildings. Development will be consistent with the surrounding uses and will protect and enhance those assets and values that establish the desirable quality and general livability of the City of Aurora.

**ATTACHMENT TO LAND USE PETITION
SUBMITTED BY AURORA UNIVERSITY**

**EXHIBIT A
PROPERTIES TO BE REZONED**

LOTS 21, 22 AND 23 IN COUNTRY CLUB ESTATE, IN THE CITY OF AURORA,
COUNTY OF KANE, ILLINOIS.

Parcel Numbers (and Address): 15-20-382-011 (1433 Prairie Street, Aurora, IL 60506)
15-20-382-012 (1419 Prairie Street, Aurora IL 60506)

LOT 16 IN BLOCK 36 OF NEW DOWNER PLACE ADDITION TO AURORA, IN THE
CITY OF AURORA, KANE COUNTY, ILLINOIS.

Parcel Number: 15-20-454-019
Address: 431 S. Gladstone Avenue, Aurora, IL 60506

RECEIVED
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