

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

Project Number: 2017.203

Subject Property Information

Address/Location: 1433 Prairie Street; 431 S Galdstone Avenue; 1419 Prarie Street

Parcel Number(s): 15-20-382-011; 15-20-454-019; 15-20-382-012

Petition Request(s)

Requesting the establishement of a Special Use Planned Development on the property located at 431 S. Gladstone Avenue, 1419 Prairie St and 1433 Prairie Street with an underlying zoning district of R-1 One Family Dwelling, pursuant to the Aurora University Special Use Planned Development approved by Ordinance No. O12-007 on February 28, 2012.

Attachments Required

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

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) Contact Worksheet (1-5) Filing Fee Worksheet (1-6)



Petition Fee: \$445.00 (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: Mayor 11 Nofuell Date 10/6/17

Print Name and Company: Sharon W Maxwell, VP for Finance, Aurora University

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 Late day o	1 October, 2017
State of <u>Illinois</u>)	NOTARY PUBLIC SEAL

Coupty of Kane

_)

Notary Signature

"OFFICIAL SEAL"

AMY E. LUDWIG

Notary Public, State of Illinois

Notary Public, State of Illinois
My Commission Expires: 12/7/19



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: 2017.203

Petitioner: Aurora University

Number of Acres: 0.00

Number of Street Frontages: 3.00

Non-Profit Yes

Linear Feet of New Roadway:

New Acres Subdivided (if applicable): 1.54

Area of site disturbance (acres): 0.00

Filling Fees Due at Land Use Petition:

Request(s):

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

<u>Total:</u> \$445.00

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

Verified By:

Date:





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

CITY OF AURORA PLANNING & ZONING DIVISION

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:	605	606	
Email Address:	cmoran@aurora.edu	Phone No.:		Mobile No.:			
Main Contact (The in	ndividual that signed the Lar	nd 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:	605	06	
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 30	00					
City:	Lisle	State:	Illinois	Zip:	605	32	
Email Address:	bgoldsmith@dykema.com	Phone No.:		Mobile No.:			
Additional Contact #	‡ 2			_			
Relationship to Project:		Landscape Architec	ct				
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:	605	05	
Email Address:		Phone No.:	630-896-6900	Mobile No.:			
Additional Contact #	±3						
Relationship to Project:		Architect					
Company Name:	Cordogan, Clark & Associates	Architect					
First Name:	Cordogan, Clark & Associates	Initial:		Last Name:		Title:	
Job Title:	Architect	miliai.		Last Name.			
Address:	960 Ridgeway Ave						
City:	Aurora	State:	Illinois	Zip:	605	106	
Email Address:	Autora	Phone No.:	630-896-4678	Mobile No.:		000	
		_ Priorie No	030-030-4070	_ MODILE 140			
Additional Contact #	<u>44</u>				3		
Relationship to Project:							
Company Name:		Initial		Look Name:		Title:	
First Name:	***************************************	Initial:		Last Name:		Title:	
Job Title:					-		
Address:		01-1-		7:			
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

