



City of Aurora

Planning and Zoning Division 44 E. Downer Place, Aurora, IL 60507-2067
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org

1-3

Land Use Petition

Project Number: 2015.058

Petitioner Information

Title First Name Feras Initial Last Name Sweis
 Company FHS Design Build LLC
 Job Title Address 2010 W Fulton Suite 240
 City Chicago State IL Zip 60612 Email feras@fhdesignbuild.com
 Phone 312-226-0051 ext. 101 Fax 312-226-0997 Mobile 312-506-7288
 Petitioner Relationship to Property Owner* Architect David Wayne McEachern

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*If Petitioner is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.

Subject Property Information

Address/Location: Route 59 & Liberty St. Parcel Number(s): 07-21-200-052

Petition Request

Requesting approval of a Final Plan of 3.79 acres of Meijer Subdivision located at Route 59 & Liberty St. for a Montessori School

Attachments Required

(hard copies and CD of digital files are required)

- One Copy of:
 Development Tables and Calculators (excel doc 1-0)
 Filing Fee Worksheet (Form 1-6)
 Project Contact Info Sheet (Form 1-5)
 Letter of Authorization* (FG2-1)
 Qualifying Statement (FG2-1)
 Plat of Survey (FG2-1)
 Legal Description (FG2-1)
- Two Copies of:
 Final Engineering Plans (Checklist 1-4)
 Kane County Stormwater Management Permit Application (App 6-5)
 Stormwater Report (FG2-10)
 Soil Investigation Report for the Site
- Four Copies of:
 Final Plan (FG2-4)
 Fire Access Plan (FG2-6)
 Landscape Plan (FG2-7)
 Building and Signage Elevations (FG2-11)
- One Copy of:
 Cross Access Easement Agreement with Meijer

Petition Fee

(Payable to "The City of Aurora")

Total Fee = \$1,400.00 (Planning and Zoning Fee \$750.00 + Engineering Filing Fee \$650.00)

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.

Authorized Signature: _____ Date 07-10-15

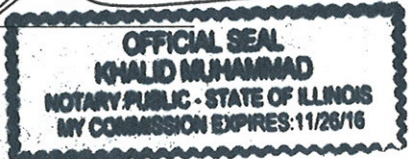
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 10 day of July 2015.

State of Illinois)
) SS
County of COOK)

NOTARY PUBLIC SEAL

Notary Signature _____





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Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL
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Project Contact Information Sheet

Project Number: #REF!

Owner

Land of Learning Montessori, LLC

First Name: Salim Initial: _____ Last Name: Ali Title: Manager
Email Address: salimalicdbm@gmail.com Phone No.: 630-256-3080 Mobile No.: 313-717-3272

Additional Contact #1

Relationship to Project: Architect
Company Name: FHS Design Build LLC
First Name: Feras Initial: _____ Last Name: Sweis Title: Manager
Job Title: Project Manager
Address: 2010 W Fulton F240
City: Chicago State: IL Zip: 60612
Email Address: feras@fhsdesignbuild.com Phone No.: 312-226-0051 Mobile No.: 312-506-7288

Additional Contact #2

Relationship to Project: Engineer
Company Name: Woolpert
First Name: Christopher Initial: C Last Name: Perry Title: Sr. VP
Job Title: Project Manager
Address: 1815 S Meyers Road Suite 120
City: Oakbrook State: IL Zip: 60181
Email Address: chris.perry@woolpert.com Phone No.: 630-693-6344 Mobile No.: 630-699-6052

Additional Contact #3

Relationship to Project: __ Attorney __ Architect __ Engineer __ Landscape Architect __ Other
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: __ Attorney __ Architect __ Engineer __ Landscape Architect __ Other
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Email Address: _____ Phone No.: _____ Mobile No.: _____

Additional Contact #5

Relationship to Project: __ Attorney __ Architect __ Engineer __ Landscape Architect __ Other
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Email Address: _____ Phone No.: _____ Mobile No.: _____

Additional Contact #6

Relationship to Project: __ Attorney __ Architect __ Engineer __ Landscape Architect __ Other
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: _____
Address: _____

July 30, 2015

Salim Ali

Land Of Learning

432 Belvedere Ln.

Aurora, IL 60502

Phone: 313 717 3272

Email: salimalicdbm@gmail.com

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To: City of Aurora, Planning and Zoning Division

44 E. Downer Place, Aurora IL 60507

630-256-3080

coaplanning@aurora-il-org

Re: Authorization Letter for: Rt. 59& Liberty St.

Parcel No. 07-21-200-052

To whom it may concern:

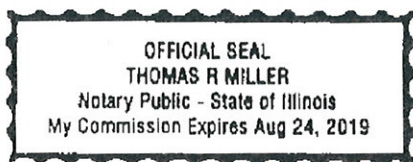
As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize

Mr. Feras Sweis and its representatives, to act as the owner's agent through the Land Use Petition process with the City of Aurora for said property.

Signature: *Salim Ali* Date 7/30/2015

Subscribed And Sworn To Before Me This 30th Day Of July, 20 15

Notary Signature *Thomas R Miller*



Development Data Table: Preliminary/Final Plan

Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 07-21-200-052			j) Total Number of Residential Dwelling Units		
			i. Gross Density		0 du/acre
			ii. Net Density		0 Net Density
b) Proposed land use(s): ORI(s), Office, Research and Light Industrial Special Use Plan D			k) Number of Single Family Dwelling Units		0 units
	3.79	Acres	i. Gross Density		0 du/acre
c) Total Property Size	164,806	Square Feet	ii. Net Density		0 Net Density
d) Total Lot Coverage (buildings and pavement)	95,995	Square Feet	iii. Unit Square Footage (average)	-	square feet
e) Open space / landscaping	58%	Percent	iv. Bedroom Mix	0%	% 1 bdr
	68,881	Square Feet		0%	% 2 bdr
	42%	Percent		0%	% 3 bdr
f) Land to be dedicated to the School District	0	Acres		0%	% 4 bdr
g) Land to be dedicated to the Park District	0	Acres	l) Number of Single Family Corner Lots		0 units
h) Number of parking spaces provided (individually accessible)	160	spaces	v. Number of Single Family Attached Dwelling Units		0 units
i. surface parking lot	160	spaces	i. Gross Density		0 du/acre
perpendicular	160	spaces	ii. Net Density		0 Net Density
parallel	0	spaces	iii. Unit Square Footage (average)	-	square feet
angled	0	spaces	iv. Bedroom Mix	0%	% 1 bdr
handicapped	6	spaces		0%	% 2 bdr
ii. enclosed	0	spaces		0%	% 3 bdr
iii. bike	0	racks		0%	% 4 bdr
i) Number of buildings	1		m) Number of Multifamily Dwelling Units		0 units
i. Number of stories	2	stories	i. Gross Density		0 du/acre
ii. Building Square Footage (average)	39,383	square feet	ii. Net Density		0 Net Density
iii. Gross Floor Area of commercial use	0	GFA	iii. Unit Square Footage (average)	-	square feet
iv. Building Foundation perimeter (Typical)	1026	Linear Footage	iv. Bedroom Mix	0%	Efficiency
				0%	% 1 bdr

Barco, B. Indica

Development Data Table: Preliminary/Final Plat			
Description	Value	Unit	
a) Tax/Parcel Identification Number(s) (PINs)	07-21-200-052		
b) Subject Property Area	3.79	Acres	
	164,806	Square Feet	
c) Proposed New Right-of-Way	0	Acres	
	-	Square Feet	
D) Proposed New Easements	0	Linear Feet of Centerline	
	0	Acres	
	-	Square Feet	

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Landscape Material Data Table: Landscape Plan			
Symbol	Description	Value	Unit
	a) Total Canopy Trees		Count
	(GD) <i>Gymnocladus dioica</i> 'Espresso'	27%	Percent of Canopy Trees
		2.5	Caliper at Installation (inches)
	(QB) <i>Quercus Bicolor</i>	32%	Percent of Canopy Trees
		2.5	Caliper at Installation (inches)
	(PA) <i>Platanus x acerifolia</i> 'Morton Circle'	18%	Percent of Canopy Trees
		2.5	Caliper at Installation (inches)
	b) Total Evergreens		Count
	(PG) <i>Picea glauca</i> 'Densata'	59%	Percent of Evergreens
		6	Height at Installation (feet)
	(PF) <i>Pinus flexis</i>	41%	Percent of Evergreens
		6	Height at Installation (feet)
	NA		Percent of Evergreens
			Height at Installation (feet)
	c) Total Understory Trees		Count
	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	67%	Percent of Understory Trees
		2.5	Caliper at Installation (inches)
			Or Multi-stemmed Height at Installation (feet)
	(OV) <i>Ostrya Virginiana</i>	33%	Percent of Understory Trees
		2.5	Caliper at Installation (inches)
			Or Multi-stemmed Height at Installation (feet)
	NA		Percent of Understory Trees
			Caliper at Installation (inches)
			Or Multi-stemmed Height at Installation (feet)
	d) Total Deciduous Shrubs		Count
	(HP) <i>Hydrangea paniculata</i> 'Limelight'	100%	Percent of Shrubs
		48	Height at Installation (inches)
	NA		Percent of Shrubs
			Height at Installation (inches)
	NA		Percent of Shrubs
			Height at Installation (inches)
	e) Total Evergreen Shrubs		Count
	<i>Punys mugo</i> 'Compacta'	16%	Percent of Shrubs
		18	Height at Installation (inches)
	<i>Taxus x media</i> 'Densiformis'	57%	Percent of Shrubs
		18	Height at Installation (inches)
	<i>Thuja occidentalis</i> 'Woodwardii'	27%	Percent of Shrubs
		24	Height at Installation (inches)
	f) Ornamental Grasses		Count
	<i>Miscanthus sinensis</i> 'Purpurescens'	100%	Size
	NA		Size
	NA		Size
	f) Perennials		Count
	<i>Nepeta x faassennii</i> 'Walker's Low'	100%	Size
	NA		Size
	NA		Size
	g) Annuals		Count
	<i>Hemerocallis</i> 'Happy Returns'	100%	Size
	NA		Size
	NA		Size
	h) Groundcover		Count
	<i>Liriope spicata</i>	100%	Size
	NA		Size
	NA		Size

Landscape Data Table: Landscape Plan		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 07-21-200-052		
b) Total Property Size	3.79	Acres
	164,806	Square Feet
c) Total Lot Coverage (buildings and pavement)	95,995	Square Feet
	58%	Percent
d) open space / landscaping	68,881	Square Feet
	42%	Percent
e) Total Street Frontage (existing and proposed)	360	Linear Footage
f) Building Foundation perimeter (Typical)	1,026	Linear Footage
g) Total Perimeter Yard	1,642	Linear Footage
h) Buffer Yard	1,642	Linear Footage
i) Neighborhood Border	280	Linear Footage
j) Total High-water Line for all Stormwater Detention/Retention Facilities	-	Linear Footage of Wet Bottom
k) Number of Surface Parking Lot Spaces	509.00	Linear Footage of Dry Bottom
l) Total Number of Residential Dwelling Units	160	spaces
m) Total Number Single Family Corner Lots	-	units
	-	units

Legal Description:

LOT "ONE A" IN THE RESUBDIVISION OF PART OF LOT ONE OF MEIJER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 21 AND THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 2007 AS DOCUMENT R2007-048500, IN DUPAGE COUNTY ILLINOIS.

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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 Form

Project Number: 2015.058

Petitioner: <u>LAND OF LEARNING MONTESSORI</u>	Linear Feet of New Roadway: <u>0</u>
Number of Acres: <u>3.95</u>	New Acres Subdivided (if applicable): <u>0</u>
Number of Signs: <u>0</u>	Area of site disturbance: <u>3.95</u>

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan	\$ 750.00
	Final Engineering Filing Fee	\$ 650.00
	Sub Total:	\$1,400.00

Fees Due at Final Engineering Approval:

Request(s):		
	Sub Total:	\$0.00

Total: \$1,400.00

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

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