

Land Use Petition

Project Number: 2019.178

Subject Property Information

Address/Location: 1405 Prairie Street

Parcel Number(s): 15-20-451-007

Petition Request(s)

Requesting approval of a Final Plan Revision to remove the gate across Southlawn Place to allow vehicle access entering or leaving the Campus by means of Southlawn Place located at 1405 Prairie Street

Attachments Required

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

Development Tables Excel Worksheet - digital only (1-0)

Two Paper and pdf Copy of:
Final Plan (2-4)

One Paper and pdf Copy of:
Contact Worksheet (1-5)
Filing Fee Worksheet (1-6)
Qualifying Statement (2-1)
Letter of Authorization (2-2)

Petition Fee: \$375.00 (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 Authorization with owner's Name and contact information is required.

Authorized Signature: Carmella M. Moran Date September 19, 2019

Print Name and Company: Carmella M. Moran Aurora University

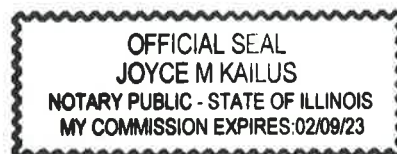
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 19th day of SEPTEMBER, 2019.

State of ILLINOIS)
County of Will) SS

Joyce M. Kailus
Notary Signature

NOTARY PUBLIC SEAL





Project Contact Information Sheet

Project Number: 2019.178

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: Vice President for Administration
Address: 347 S. Gladstone
City: Aurora State: Illinois Zip: 60506
Email Address: cmoran@aurora.edu Phone No.: 630-844-5132 Mobile No.: 630-542-3427

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

Relationship to Project: Attorney
Company Name: Dykema Gossett PLLC
First Name: Bruce Initial: L Last Name: Goldsmith Title: Mr.
Job Title: Attorney for Owner
Address: 2300 Cabot Drive, Suite 505
City: Lisle State: Illinois Zip: 60532
Email Address: bgoldsmith@dykema.com Phone No.: 630-577-2811 Mobile No.: 630-732-8409

Additional Contact #1

Relationship to Project: Architect
Company Name: Cordogan Clark & Associates
First Name: Kelly Initial: _____ Last Name: Schomer Title: Ms.
Job Title: Architect
Address: 960 Ridgeway Avenue
City: Aurora State: Illinois Zip: 60506
Email Address: Kschomer@cordoganclark.com Phone No.: 630-896-4678 Mobile No.: _____

Additional Contact #2

Relationship to Project: Engineer
Company Name: Graef
First Name: Terry Initial: _____ Last Name: Foster Title: Mr.
Job Title: Project Engineer
Address: 125 South 84th Street, Suite 401
City: Milwaukee State: Wisconsin Zip: 53214
Email Address: terry.foster@graef-usa.com Phone No.: 414-266-9194 Mobile No.: 414-426-2016

Additional Contact #3

Relationship to Project: Land Developer / Builder
Company Name: Boldt
First Name: Charlie Initial: _____ Last Name: Dahl Title: Mr.
Job Title: Sr. Project Manager
Address: 205 W. Wecker Drive, Suite 250
City: Chicago State: Illinois Zip: 60606
Email Address: Charlie.Dahl@Boldt.com Phone No.: 608-250-8432 Mobile No.: _____

Additional Contact #4

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



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: 2019.178

Petitioner: Aurora University

Number of Acres: 0.00

Number of Street Frontages: 0.00

Non-Profit Yes

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 0.00

Area of site disturbance (acres): 0.00

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan Revision	\$	375.00
		\$	-
		\$	-
		\$	-
		\$	-
	Final Engineering Filing Fee	\$	-

Total: \$375.00

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

Verified By: Tracey Vacek

Date: 9/17/2019

Qualifying Statement of Petition

This qualifying statement is prepared in support of a Final Plan Amendment to the Final Plan approved on June 26, 2018. The Amendment seeks to remove the restriction on the Final Plan that requires maintenance of a fence on Southlawn to bar vehicles from entering or leaving the Campus parking lots by means of Southlawn. The Amendment seeks to allow such access to more evenly allow for the distribution of cars entering and leaving the newly constructed Parking Deck. This will avoid a backup on vehicles coming in or leaving from Prairie Avenue. The Amendment is consistent with the orderly development of the Subject Property for the following reasons:

1. *The public health, safety, morals, comfort and general welfare.* The Subject Property is currently zoned R-1(S) for Planned Unit Development as a University Campus pursuant to Ordinance O18-052 adopted June 26, 2018 (“Master Plan”). The Master Plan meets the requirements of Section 10.6-6.2 of the Aurora Zoning Ordinance and is intended to promote and protect the public health, safety, morals and comfort and general welfare of the neighborhood.
2. *The use and enjoyment of other property already established or permitted in the general area:* The Subject Property is generally surrounded by 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 Amendment is consistent with the nature and character of surrounding land uses, the Aurora University Master Plan, and the comprehensive land use plan of the City of Aurora. In particular, it promotes the goals of the Master Plan in approving an increase in parking within the Campus.
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. The Amendment facilitates the distribution of cars entering and leaving the University.
6. *The applicable regulations of the zoning district in which the Subject Property is proposed to be or is located:* The proposed request for removal of a fence currently located on Southlawn is authorized by the Aurora University Master Plan as Southlawn is currently a public street and will eventually be vacated for use by the University.

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. Aurora University's prior expansions have resulted in stabilized prices for neighboring properties. The Amendment will facilitate the goal of reducing parking in the neighborhood by disbursing on Campus parking to maximize use of the Parking Deck.

**EXHIBIT A TO LAND USE PETITION
SUBMITTED BY AURORA UNIVERSITY**

ADDRESS AND LEGAL DESCRIPTION

Part of Lot 1 of the Aurora University 2nd Resubdivision as recorded in Kane County as Document Number 2019K005781, in the City of Aurora, County of Kane, Illinois.

Part of Parcel No. 15-20-382-022

September 18, 2019

From: Aurora University
347 S. Gladstone Avenue
Aurora, Illinois 60506
Attn: Carmella M. Moran, Vice President for Administration
(630) 844-5132 phone
cmoran@aurora.edu

To: City of Aurora, Planning and Zoning Division
44 East Downer Place
Aurora, Illinois 60507
(630) 256-3080
coaplanning@aurora-il.org

Re: Authorization to sign and act on behalf of Owner, Aurora University, in connection with the Land Use Petition requesting approval of Final Plan Revision to remove the gate across Southlawn Place to allow vehicle access entering or leaving Campus by means of Southlawn Place located at 1405 Prairie Street.

To Whom It May Concern:

As an authorized representative of Aurora University, the record owner of the Subject Property, I hereby affirm that I have full legal capacity to authorize Dykema Gossett PLLC to act as the owner's agent with regard to all applications, petitions or other necessary government approvals from the City of Aurora in regard to the Land Use Petition requesting approval of a final plan revision to remove the gate across Southlawn Place to allow vehicle access entering or leaving Campus by means of Southlawn Place located at 1405 Prairie Street.

AURORA UNIVERSITY,
an Illinois not-for-profit corporation

By: *Carmella M Moran*
Carmella M. Moran
Its: Vice President for Administration

*Subscribed and sworn to before me
this 19 day of September, 2019*

Joyce M. Kailus
Notary Signature

