Project Number: 2019.047



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

Subject Property Information

Subject Property Information

Address/Location: 1330 Marseillaise Place

Parcel Number(s): <u>15-20-451-006</u>

Petition Request(s)

Requesting approval of a Final Plan for a 1,090 sq. ft. addtion to the Parolini Music Center located at 1330 Marseillaise Place

Attachments Required

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

Word Document of: Legal Description

One Paper and pdf Copy of: Contact Worksheet (1-5) Filing Fee Worksheet (1-6) Qualifying Statement (2-1) Plat of Survey (2-1) (a CD of digital files of all documents are also required)

Two Paper and One pdf Copy of: Fire Access Plan (2-6) Grading Plans (2-16)

One Paper and pdf Copy of: Final Plan (2-4) Landscape Plan (2-7) Building and Signage Elevations (2-11)

MAR 21 2019

CITY OF AURORA
PLANNING & ZONING DIVISION

Petition Fee: \$390.00 (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

Authorized Signature: Carmella M Moran Qurora University

Print Name and Company: Carmella M Moran Qurora 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 $\frac{20}{20}$ day of	MARCH 2019
State of LLINOTS	NOTARY PUBLIC SEAL

County of WILL

Notary Signature

OFFICIAL SEAL JOYCE M KAILUS NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:02/09/23



LLINOIS Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL CITY OF LIGHTS phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org

Filing Fee Worksheet

Project Number: 2019.047

Petitioner: Aurora University

Number of Acres: 0.00

Number of Street Frontages: 1.00

Non-Profit Yes

Linear Feet of New Roadway:

New Acres Subdivided (if applicable): 0.00

Area of site disturbance (acres): 0.00

Filling Fees Due at Land Use Petition:

COO Duc ut	<u> Luna Osci Cution.</u>	
Request(s):		\$ 375.00
	Public Hearing Notice Sign(s)	\$ 15.00
		\$

\$390.00 Total:

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

Verified By:

Date:



Contact Information Data Entry Worksheet

Back To Index



CITY OF AURORA PLANNING & ZONING DIVISION

Fill in all the GREEN Boxes - if Not Applicable Please Leave Blank

Data Entry Fields are indicated in Green

0	w	n	e	r

First Name:	Carmella	Initial:	M	Last Name:	Moran	Title:	Ms.	
Address:	347 S. Gladstone Avenue							
City:	Aurora	State:	Illinois	Zip:	60506			
Email Address:	cmoran@aurora.edu	Phone No.:	630-844-5132	Mobile No.:	630-542-3427			
Company Name:	Aurora University							
Job Title:	Vice President for Adminis	tration						

Main Petitioner Contact (The individual that will Sign the Land Use Petition)

Relationship to Project	Owner						
First Name:	Carmella	Initial:	M	Last Name:	Moran	Title:	Ms.
Address:	347 S. Gladstone Avenue						
City:	Aurora	State:	Illinois	Zip:	60506		
Email Address:	cmoran@aurora.edu	Phone No.:	630-844-5132	Mobile No.:	630-542-3427		
Company Name:	Aurora University						
Job Title:	Vice President for Administratio	n					

Additional Contact #1

Relationship to Project	Attorney							
First Name:	Bruce	Initial:	L	Last Name:	Goldsmith	Title:	Mr.	
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			
Company Name:	Dykema Gossett PLLC							
Job Title:	Attorney for Owner							

Additional Contact #2

Relationship to Project	Architect						
First Name:	Kelly	Initial:		Last Name:	Schomer	Title:	Ms.
Address:	960 Ridgeway Avenue						
City:	Aurora	State:	IL Marie Company of the Company	Zip:	60506		
Email Address:	Kschomer@cordoganclark.com	Phone No.:	630-896-4678, x 366	Mobile No.:			
Company Name:	Cordogan Clark & Associates,	Inc.					
Job Title:	Associate Architect						

Additional Contact #3

Relationship to Project	Land Developer / Builder						
First Name:	Charlie	Initial:		Last Name:	Dahl	Title:	Mr.
Address:	205 W. Wacker Drive	Suite 250					
City:	Chicago	State:	L	Zip:	60606		
Email Address:	charlie.dahl@boldt.com	Phone No.:	608-250-8432	Mobile No.:	608-609-5570		
Company Name:	Oscar J. Boldt Construction						
Job Title:	Senior Project Manager						

Additional Contact #4

Relationship to Project	Engineer						
First Name:	Terry	Initial:	M	Last Name:	Foster	Title:	Mr.
Address:	125 South 84th Street	Suite 401					
City:	Milwaukee	State:	WI	Zip:	53214-1470		
Email Address:	terry.foster@graef-usa.com	Phone No.:	414-266-9194	Mobile No.:	414-426-2016		
Company Name:	Graef						
Job Title:	Associate						

Qualifying Statement of Petition

- 1. The public health, safety, morals, comfort and general welfare: The Subject Property is located at 1330 Marseillaise Place and is known as the Roger and Marilyn Parolini Music Center. Parolini Music Center is located on the north part of the main campus, south of Marseillaise between Randall Road and Calumet Avenue. The Petitioner desires approval of a final plan to add 1,090 square feet addition to the existing building and remodel and renovate the existing building which is deteriorating due to its age. The addition, remodel and renovations are being made pursuant to Ordinance O18-052 adopted July 3, 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 surrounding property south, west and east is part of the Aurora University main campus. North of the Subject Property are single family homes built approximately sixty (60) years ago.
- 3. The normal and orderly development and improvement of surrounding property for uses established within their respective zoning districts: The proposed uses are consistent with the nature and character of surrounding land uses, the Aurora University Plan Description approved by the Master Plan and the comprehensive land use plan of the City of Aurora.
- 4. *Utilities, access roads, drainage and/or other necessary facilities:* All 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 currently zoned R-1 Special Use located within the City and is subject to the 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 further stabilize property values.



March 20, 2019



PLANNING & ZONING DIVISION

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 for a 1,090 square foot addition to the Parolini Music Center (Part of Parcel No. 15-20-451-006),

referred to as "Subject Property"

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 for a 1,090 square foot addition to the Parolini Music Center.

AURORA UNIVERSITY, an Illinois not-for-profit corporation

By:

Caimella m moian

Carmella M. Moran

Its: Vice President for Administration

Subscribed and sworn to before me this $\frac{\partial 0}{\partial x}$ day of March, 2019

Notary Signature

OFFICIAL SEAL JOYCE M KAILUS NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:02/09/23

EXHIBIT A TO LAND USE PETITION SUBMITTED BY AURORA UNIVERSITY

ADDRESS AND LEGAL DESCRIPTION

1330 Marseillaise Place Aurora, Illinois 60506

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. 15-20-451-006

