

## Land Use Petition

Project Number: 2019.252

### Subject Property Information

Address/Location: 2795 Church Road

Parcel Number(s): 15-02-200-045

### Petition Request(s)

Requesting the Annexation of .91 acres located at 2795 Church Road

Requesting to rezone the property at 2795 Church Road from R-1, One Family Dwelling District to O, Office District

### Attachments Required

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

Development Tables Excel Worksheet - digital only (Document 1-0)  
Word Document of: Legal Description (Format Guidelines 2-1)

Two Paper and PDF copy of:  
Project Information Sheet  
COA Stormwater Management Permit Worksheet and Application

Two Paper and PDF Copy of:  
Annexation Plat (Format Guidelines 2-3)  
Site Plan with Proposed Improvements

One Paper and PDF Copy of:  
Qualifying Statement (Format Guidelines 2-1)  
Plat of Survey (Format Guidelines 2-1)  
Legal Description (Format Guidelines 2-1)  
Letter of Authorization (Format Guidelines 2-2)

One Copy of:  
Executed Mylar of: Annexation Plat  
Recording Fee of: \$TBD - in a check made out to KANE COUNTY

### Petition Fee: \$2,050.00 (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: [Signature] Date 4-1-2020

Print Name and Company: Ryan VanderVeen, State Farm

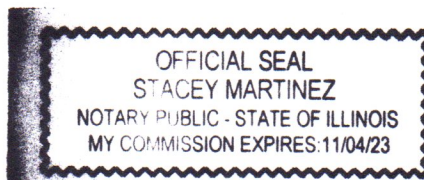
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 1st day of April, 2020

State of IL )  
County of DuPage ) SS

[Signature]  
Notary Signature

NOTARY PUBLIC SEAL



## Project Contact Information Sheet

**Project Number:** 2019.252

**Petitioner Company (or Full Name of Petitioner):** Ryan VanderVeen

### Owner

First Name: Clarence Initial: C Last Name: Roth Title: Mr.  
Company Name: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: 2795 Church Rd  
City: Aurora State: IL Zip: 60502  
Email Address: N/A Phone No.: 630 879-8597 Mobile No.: \_\_\_\_\_

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

Relationship to Project: Land Developer / Builder  
Company Name: L. Martinez Construction  
First Name: Lionel Initial: E Last Name: Martinez Title: Mr.  
Job Title: Owner  
Address: 4s115 Curtis Ave  
City: Warrenville State: IL Zip: 60555  
Email Address: martinezbuilders@comcast.net Phone No.: 630 542-8139 Mobile No.: \_\_\_\_\_

### Additional Contact #1

Relationship to Project: Other  
Company Name: State Farm  
First Name: Ryan Initial: \_\_\_\_\_ Last Name: Vanderveen Title: 0  
Job Title: \_\_\_\_\_  
Address: 1515 Butterfiel Rd  
City: Aurora State: IL Zip: 60502  
Email Address: Ryan.vanderveen.du9x@statefarm Phone No.: 630 306-1447 Mobile No.: \_\_\_\_\_

### Additional Contact #2

Relationship to Project: \_\_\_\_\_  
Company Name: \_\_\_\_\_  
First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

### Additional Contact #3

Relationship to Project: \_\_\_\_\_  
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: \_\_\_\_\_  
Company Name: \_\_\_\_\_  
First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_



## Filing Fee Worksheet

**Project Number:** 2019.252  
**Petitioner:** Ryan VanderVeen  
**Number of Acres:** 1.27  
**Number of Street Frontages:** 1.00  
**Non-Profit** No

**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):	Annexation	\$ 750.00
	Rezoning	\$ 800.00
	Final Engineering Filing Fee	\$ 500.00

**Total:** **\$2,050.00**

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

Verified By: Steve Broadwell

Date:



3-17-2020

City of Aurora, Planning and Zoning

This letter is the "Qualifying Statement" for a property located in unincorporated DuPage county. My client Ryan Vanderveen, owner of a State Farm business located in aurora, is looking to purchase a property located at 2795 Church road in Aurora and convert it to his State Farm Office. In order to bring city water to this property we were told that we need to annex into the city of Aurora. All but one of the surrounding properties are part of Aurora and they are zoned commercial.

We plan to renovate the current building to allow for the operations of his State Farm company. Currently we do not plan to add additional space. We also plan to add the appropriate size parking lot for this size of company. Attached are the preliminary design drawings.

Projects relation to Aurora standards-

- a) The public health, safety, morals, comfort or general welfare. All work to this property will be in compliance with the codes and standards of Aurora. No negative impact on neighbors will happen due to this project
- b) The majority of the property surrounding is commercial so this project will unify the neighborhood.
- c) The proposed project will increase the value of the proposed property thus improving the values in the neighborhood
- d) The proposed project and use of the property will be in line with the current uses of the surrounding properties
- e) We will tie into the existing city water service. Currently the property is connected to the city sewer. No other utilities will be modified
- f) We plan to create a parking lot that will not negatively impact and ingress or egress, those will be improved with the proposed design
- g) No zoning district is assigned yet
- h) No variances are being requested at this time.

Thanks for you help in this process. Please contact me with any questions

Lionel Martinez

L. Martinez Construction

630 542-8139

March 9<sup>th</sup>, 2020

From: Clarence C. Roth Living Trust (Co-Trustees: Cathy Diehl & Sharon Platt)  
2795 Church Road, Aurora IL 60502  
630-879-8597 & 630-898-0838  
Email: not applicable

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: 2795 Church road, Aurora IL 60502

To whom it may concern:

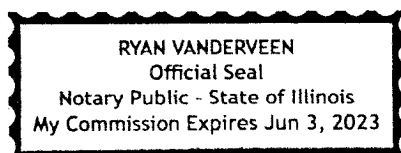
As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize Ryan VanderVeen, and its representatives, to act as the owner's agent through the Annexation Land Use Petition process with the City of Aurora for said property.

Signature: Cathy A. Diehl Date 3-10-20  
Sharon M. Platt 3-10-20

Subscribed And Sworn To Before Me This 10<sup>th</sup> Day Of March, 2020

Notary Signature [Signature]

Notary Public Seal



PART OF THE NORTH 1/2 OF SECTIONS 1 AND 2 IN TOWNSHIP 38 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:  
COMMENCING IN THE CENTER OF CHURCH ROAD 104.84 FEET SOUTHERLY FROM THE NORTHERLY LINE OF SAID SECTION 2, THENCE NORTHERLY ALONG THE CENTER OF SAID CHURCH ROAD 104.54 FEET TO THE NORTH LINE OF SAID SECTION 2, THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID SECTIONS 2 AND 1, 2084.13 FEET THENCE SOUTHERLY 0 DEGREES 22 MINUTES EAST 104.54 FEET THENCE WESTERLY TO THE PLACE OF BEGINNING IN KANE COUNTY, ILLINOIS

EXCEPT THAT PART OF SAID LAND, DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 1 TOWNSHIP 38 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN. DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 THENCE NORTH 89 DEGREES 14 MINUTES EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 646.20 FEET FOR THE POINT OF BEGINNING, THENCE NORTH 89 DEGREES 14 MINUTES EAST ALONG SAID NORTH LINE 998.50 FEET, THENCE SOUTH 22 MINUTES EAST 104.54 FEET, THENCE SOUTH 89 DEGREES 14 MINUTES WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4 999.66 FEET TO A LINE DRAWN SOUTH 16 FEET WEST FROM THE POINT OF BEGINNING, THENCE NORTH 16 FEET EAST 104.54 FEET TO THE POINT OF BEGINNING

ALSO EXCEPT

THAT PART OF THE NORTHWEST 1/4 OF SECTION 1 TOWNSHIP 38 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN. DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 THENCE NORTH 89 DEGREES 14 MINUTES EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 646.20 FEET FOR THE POINT OF BEGINNING, THENCE NORTH 89 DEGREES 14 MINUTES EAST ALONG SAID NORTH LINE 998.50 FEET, THENCE SOUTH 22 MINUTES EAST 104.54 FEET, THENCE SOUTH 89 DEGREES 14 MINUTES WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4 999.66 FEET TO A LINE DRAWN SOUTH 16 FEET WEST FROM THE POINT OF BEGINNING, THENCE NORTH 16 FEET EAST 104.54 FEET TO THE POINT OF BEGINNING

ALSO EXCEPT

THAT PART OF THE NORTHWEST 1/4 OF SECTION 1 TOWNSHIP 38 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 1, THENCE EASTERLY ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 101.75 FEET TO A WESTERLY LINE OF LOT 2 IN NADLER SUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 1 AND PART OF THE NORTHEAST 1/4 OF SECTION 2 TOWNSHIP 38 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO PLAT RECORDED AS DOCUMENT 98K105199 THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF LOT 2 A DISTANCE OF 104.55 FEET TO A NORTHERLY LINE OF SAID LOT 2, THENCE WESTERLY ALONG SAID NORTHERLY LINE 101.93 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1 THENCE NORTHERLY ALONG SAID WEST LINE 104.56 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

## Parking and Stacking Requirement Worksheet

**Project Number:** 2019.252

**Petitioner:** Ryan VanderVeen

### Parking Requirement

<b>Total Parking Requirement</b>	<b>2</b>
Enclosed Parking Spaces	-
Surface Parking Spaces	2

*Note: All parking spaces must be individually accessible spaces in order to count towards this requirement*

### Stacking Requirement

<b>Total Stacking Requirement (number of stacking spaces)</b>	<b>-</b>	
Drive-through facilities	-	5 stacking spaces at each bay, window, lane, ordering station, machine or similar.
Car wash facilities, automated	-	20 stacking spaces or 10 per approach lane, whichever is greater.
Car wash facilities, self-service	-	3 stacking spaces per approach lane, plus 2 drying spaces per stall
Preschool or daycare facilities, drop-off area	-	5 stacking spaces for facilities 5,000 SF or less or 10 spaces for facilities greater than 5,000 SF.

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

### OFFICE USE ONLY

Verified By: Steve Broadwell

### Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
655	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA	2