

# Land Use Petition

Project Number: 2017.032

## Subject Property Information

Address/Location: 844-838 N Highland Avenue and 834 N Highland Avenue / west side of Highland Avenue between N

Parcel Number(s): 15-16-401-001; 15-16-401-002; 15-16-401-003; 15-16-401-011

## Petition Request(s)

Requesting approval of a Final Plat for the Marie Wilkinson Subdivision located at 844-838 N Highland Avenue and 834 N Highland Avenue being the west side of Highland Avenue between New Haven Avenue and Florida Avenue

Requesting to rezone the property at 844-838 N Highland Avenue and 834 N Highland Avenue being the west side of Highland Avenue between New Haven Avenue and Florida Avenue from R-3 One Family Dwelling and B-3 Business and Wholesale District to B-2 General Retail District

## 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:

One Paper and pdf Copy of:

Final Plat (2-5)

Qualifying Statement (2-1)

Landscape Plan (2-7)

Plat of Survey (2-1)

Legal Description (2-1)

Contact Worksheet (1-5)

Filing Fee Worksheet (1-6)

Parking Worksheet (1-8)

Landscape Requirement Worksheet (1-22)

Landscape Materials Worksheet (1-23)

## Petition Fee: (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 Aurtherization with owner's Name and contact information is required.

Authorized Signature:  Date 4/10/17

Print Name and Company: BRIAN K DOWN, V.P. MARIE WILKINSON FOOD PARTN

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 11<sup>th</sup> day of April 2017.

State of IL )  
County of Kane ) SS

NOTARY PUBLIC SEAL

  
Notary Signature



## Filing Fee Worksheet

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<b>Project Number:</b> 2017.032	<b>Linear Feet of New Roadway:</b> 0
<b>Petitioner:</b> Marie Wilkinson Food Pantry	<b>New Acres Subdivided (if applicable):</b> 0.00
<b>Number of Acres:</b> 0.86	<b>Area of site disturbance (acres):</b> 0.41
<b>Number of Street Frontages:</b> 1.00	
<b>Non-Profit:</b> Yes	

**Filing Fees Due at Land Use Petition:**

Request(s):	Final Plat	\$ 375.00
	Rezoning	\$ 400.00
		\$ -
		\$ -
		\$ -
		\$ -

**Total:** **\$775.00**

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

Verified By: Steve Broadwell

Date: 4/3/2017



### Project Contact Information Sheet

**Project Number:** 2017.032

**Petitioner Company (or Full Name of Petitioner):** Marie Wilkinson Food Pantry

**Owner**

First Name: Brian Initial: \_\_\_\_\_ Last Name: Dolan Title: Mr.  
Company Name: Dolan & Murphy  
Job Title: \_\_\_\_\_  
Address: 765 Orchard Ave  
City: Aurora State: IL Zip: 60506  
Email Address: bkd8476@aol.com Phone No.: 630-801-8800 Mobile No.: 630-774-8524

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

Relationship to Project: Engineer  
Company Name: Tebrugge Engineering  
First Name: John Initial: \_\_\_\_\_ Last Name: Tebrugge Title: Mr.  
Job Title: Professional Engineer  
Address: 410 E Church St - Suite A  
City: Sandwich State: IL Zip: 60548  
Email Address: info@tebruggeengineering.com Phone No.: 815-786-0195 Mobile No.: \_\_\_\_\_

**Additional Contact #1**

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 #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.: \_\_\_\_\_

Qualifying Statement

Marie Wilkinson Food Pantry, a Not For Profit organization, located at 834 N Highland Avenue in Aurora, IL, have acquired three addition lots immediately north of the existing property and have plans to expand the parking lot to provide the needed parking spaces to serve the clients visiting the food pantry.

The proposed development will provide an additional 42 parking spaces north of the building. There currently are 30 parking spaces and the expansion will provide a total of 72 parking spaces. This additional parking will help meet the expanding needs of the community and the clients visiting the food pantry on days of food distribution. The north parking lot will provide one way travel through the new parking lot and exit back onto Highland Avenue near the north property line.

City utilities are available along Highland Avenue and the north parking lot will drain toward Highland Avenue. An infiltration trench has been detailed along the north edge of the new parking lot to provide an area of infiltration and meet the Best Management Practices for new impervious areas on the site. The design, functionality and aesthetics of the expanded food pantry site will protect the public health, safety, morals, comfort and general welfare of the clients visiting the pantry and help relieve congestion along Highland Avenue.

LEGAL DESCRIPTION

BEING A CONSOLIDATION OF LOTS 1, 2, AND 3 IN BLOCK 6 IN BAKER-MORTON ADDITION TO AURORA, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, AND ALSO LOT 1 OF MARIE WILKINSON FOUNDATION SUBDIVISION, IN THE CITY OF AURORA, KANE COUNTY ILLINOIS.

## Landscape Material Worksheet

**Project Number:** 2017.032

**Petitioner:** Marie Wilkinson Food Pantry

**Proposed Street Trees (Minimum of 4 unique entries required)**

Family	Genus	Species	Common Name
Sapindaceae	Acer	acer rubrum	Autumn Blaze Maple
Tiliaceae	Tilia	americana 'McKSentry'	American Sentry Linden
Rosaceae	Malus	x zumi	Adams Crabapple
Aceraceae	Acer	saccharum	State Street Miyabe Maple

**Proposed Canopy Trees (Minimum of 4 unique entries required)**

Family	Genus	Species	Common Name
Sapindaceae	Acer	acer rubrum	Autumn Blaze Maple
Aceraceae	Acer	freemanii	Marmo Maple
Bignoniaceae	Catalpa	speciosa	Northern Catalpa
Fagaceae	Quercus	bicolor	Swamp White Oak

**Proposed Evergreen Trees (Minimum of 4 unique entries required)**

Family	Genus	Species	Common Name
Pinaceae	Picea	glauca	Black Hills Spruce
Pinaceae	Picea	pungens	Colorado Green Spruce
Cupressaceae	Taxodium	distichum	Baldcypress
Pinaceae	Abies	concolor	White Fir

**Proposed Understory Trees (Minimum of 4 unique entries required)**

Family	Genus	Species	Common Name
Rosaceae	Crataegus	viridis	Winter King Hawthorne
Oleaceae	Syringa	pekinensis	China Snow Peking Lilac
Rosaceae	Malus	zumi	Zumi Crabapple
Anacardiaceae	Rhus	copallina	Flameleaf Sumac

**Proposed Deciduous Shrubs (Minimum of 4 unique entries required)**

Family	Genus	Species	Common Name
Rosaceae	Physocarpus	opulifolius	Summer Wine Ninebark
Oleaceae	Syringa	meyeri	Dwarf Korean Lilac
Adoxaceae	Viburnum	dentatum	Blue Muffin Viburnum
Rosaceae	Spiraea	nipponica	Snowmound Spirea

**Proposed Evergreen Shrubs (Minimum of 4 unique entries required)**

Family	Genus	Species	Common Name
Cypress	Juniperus	chinensis	Sea Green Juniper
Buxaceae	Buxus	Glencoe'	Chicagoland Green Boxwood
Pinaceae	Picea	glauca	Dwarf Alberta Spruce
Taxaceae	Taxus	media	Dense Intermediate Yew

For Trees no more than three of the same species shall be clustered together. And the goal should be that no Family shall account for more than 30%, no Genus shall account for more than 20%, and no Species shall account for more than 10% of any Planting Material Type.

The Landscape Materials are subject to review and approval by the Review Planner.

Verified By: Steve Broadwell Date: 4/3/17



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

## Landscaping CTE Requirement Worksheet

**Project Number:** 2017.032

**Petitioner:** Marie Wilkinson Food Pantry

**Street Frontage** 132 L.F.

**Stormwater HWL** - L.F. Wet Bottom  
 - L.F. Dry Bottom

**Neighborhood Border** - L.F.

**Dwelling Units** - units

**Subdivision Name:** Marie Wilkinson Foundation

**Unit/Phase:**

**Lot Number**

Lot 1

**Perimeter Yard** 402 L.F.  
**Buffer Yard** - L.F.  
**Surface Parking Spaces** 40 spaces  
**Building Foundation** - L.F.

**Standard Requirements**

	Total CTEs Required	Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs	
		1	3	3	20	20	CTE Equivalent Value
Street Trees	3.0	3	0	0	0	0	
Wet Stormwater Facility	0.0	0	0	0	0	0	
Dry/Turf Stormwater Facility	0.0	0	0	0	0	0	
Neighborhood Border	0.0	0	0	0	0	0	
Dwelling Unit	0.0	0	0	0	0	0	
Perimeter Yard	12.0	6	6	6	20	20	
Buffer Yard	0.0	0	0	0	0	0	
Parking Lot Islands	1.5	0	0	0	0	0	# of Islands: 2
Building Foundation	0.0	0	0	0	0	0	Waived 1.5 CTE for Parking
<b>Total:</b>	<b>16.5</b>	<b>9</b>	<b>6</b>	<b>6</b>	<b>20</b>	<b>20</b>	

**ORIGINAL REQ.:**

**18**

**TOTAL WAIVED:**

**1.5**

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Verified By:

Steve Broadwell

Date:

4/3/2017

## Parking and Stacking Requirement Worksheet

**Project Number:** 2017.032

**Petitioner:** Marie Wilkinson Food Pantry

**Parking Requirement**

<b>Total Parking Requirement</b>	<b>31</b>
Enclosed Parking Spaces	-
Surface Parking Spaces	31

*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.

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**OFFICE USE ONLY**

Verified By: Steve Broadwell, 4/3/17

**Requirement Based On:**

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
7,870	Structure 4200: Community facility	1 space per 250 SF of GFA	31