



**Filing Fee Worksheet**

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**Project Number:** 2017.020

**Petitioner:** Project Canvas and Whitt Law, LLC

**Number of Acres:** 0.25

**Number of Street Frontages:** 2.00

**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):	Plan Description Revision	\$	400.00
	Public Hearing Notice Sign(s)	\$	30.00
		\$	-
		\$	-
		\$	-
		\$	-

**Total:** **\$430.00**

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

Verified By:

Date:

## Project Contact Information Sheet

**Project Number:** 2017.020

**Petitioner Company (or Full Name of Petitioner):** Project Canvas and Whitt Law, LLC

### **Owner**

First Name: Kevin Initial: Last Name: Fitzpatrick Title: Mr.  
 Company Name: Fitzpatrick Properties, LLC  
 Job Title:  
 Address: 481 Willow Street  
 City: Sugar Grove State: IL Zip: 60554  
 Email Address: fitzpatk@stifel.com Phone No.: Mobile No.: 630-687-3450

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

Relationship to Project: Attorney  
 Company Name: Whitt Law LLC  
 First Name: Stuart Initial: L Last Name: Whitt Title: Mr.  
 Job Title: Partner  
 Address: 70 S. Constitution Drive  
 City: Aurora State: IL Zip: 60,506.00  
 Email Address: swhitt@whittlaw.com Phone No.: 630-897-8875 Mobile No.:

### **Additional Contact #1**

Relationship to Project: Architect  
 Company Name: DD MR Planning  
 First Name: Dragos Initial: Last Name: Dorneanu Title: Mr.  
 Job Title: Architect  
 Address: 700 E. Diehl Rd., Ste. 125  
 City: Naperville State: IL Zip: 60,563.00  
 Email Address: ddorneanu@ddmr-planning.com Phone No.: 630-544-5201 x1 Mobile No.:

### **Additional Contact #2**

Relationship to Project: Contract Purchaser  
 Company Name: Project Canvas  
 First Name: Scott Initial: Last Name: Hodge Title: Mr.  
 Job Title: President  
 Address: P.O. Box 7688  
 City: Aurora State: IL Zip: 60,507.00  
 Email Address: scott@projectcanvas.org Phone No.: 630-621-0975 Mobile No.:

### **Additional Contact #3**

Relationship to Project: Land Developer / Builder  
 Company Name: Hogan Design & Construction  
 First Name: Brian Initial: Last Name: Hogan Title: Mr.  
 Job Title: Owner  
 Address: 21 N. 6th St.  
 City: Geneva State: IL Zip: 60,134.00  
 Email Address: hogandesigandconstruction@g Phone No.: 630-991-8700 Mobile No.:

### **Additional Contact #4**

Relationship to Project: Other  
 Company Name: Haven Design Group  
 First Name: Cara Initial: Last Name: Mamott Title: Ms.  
 Job Title: Owner  
 Address: 510 Mead Ct.  
 City: Geneva State: IL Zip: 60,134.00  
 Email Address: cara@havendesigngroup.com Phone No.: 773-220-2501 Mobile No.:

### **Additional Contact #5**

Relationship to Project: Other  
 Company Name: Project Canvas  
 First Name: Tammy Initial: Last Name: Helfrich Title: Ms.  
 Job Title: Core Team  
 Address: P.O. Box 7688  
 City: Aurora State: IL Zip: 60507  
 Email Address: tammy@projectcanvas.org Phone No.: 630-862-9621 Mobile No.:

## **QUALIFYING STATEMENT OF PETITION**

### **Project Canvas**

Project Canvas is a non-profit 501(c)(3) organization based in Aurora and formed in accordance with Illinois law and the U.S. Internal Revenue Code. The purpose of Project Canvas is to provide a creative social space that fuels community and culture. The space, known as “Society 57”, will draw resources, people and revitalization to downtown Aurora. We serve people from Aurora and surrounding communities, helping to bring additional revenue into the city, while also empowering people to become who they were created to be.

Project Canvas has contracted to purchase the former Pocus automotive building located at 100 S. River Street, on the southeast corner of River and Benton Streets. The location, architectural style, size and overall character of this building is ideal for this space that will become home to a beautiful, 20,000 square foot, state-of-the-art social space – Society 57.

Society 57 will be open 7 days a week and feature an urban coffeehouse, a local artisan market, a full-sized commercial kitchen, business incubator, mid-sized rooms that will host seminars and workshops, and a gorgeous 350-seat space for concerts, corporate and black tie events, weddings and more. As an accessory use, Society 57 will be the weekend gathering location for The Orchard Community, a church community with nearly a century of service to Aurora.

Society 57 will have 5 unique spaces:

#### **The Lounge at Society 57**

Whether it’s the comfortable couches, sleek workstations, or the taste of a beautifully crafted drink, The Lounge is a place to gather, connect, work or just hang out.

- Open 7-days a week
- Serving freshly roasted coffee and organic, cold-pressed juice, and locally made baked goods
- Serving alcoholic beverages
- Live music by local singers and bands
- Art gallery featuring the work of Aurora area artists

#### **The Market at Society 57**

It’s no secret that Aurora is becoming a hotbed of creative culture, home to hundreds of industrious folks who design, roast, stitch, bake, weld, brew and build some pretty cool stuff.

Inspired by the urban markets in cities like Portland and Austin, The Market is dedicated to showcasing the talents of Aurora-based designers, artists, and makers.

Our rentable modern kiosks will provide short-term, low-risk, and low-cost opportunities for these local artisans to share and inspire more people with their work.

- Featuring high quality and locally made goods only
- Key component of business incubator and shared co-working workspaces

### **The Kitchen at Society 57**

Nothing brings people together like great food. As the name implies, The Kitchen will be a full-size commercial kitchen designed with artisanal and small-scale food producers, personal chefs, and caterers in mind.

Rentable by day, hour or week, The Kitchen will also feature barstool seating and a large communal table, making it the perfect space to host pop-up dinners, cooking demos, classes and workshops.

### **The Studios at Society 57**

The Studios are all about the journey of learning, growing, and exploring. Whether it's a yoga class, writing workshop, film screening, or an entrepreneurial seminar, these comfortable, mid-size rooms will be home to a variety of curated classes, lectures, workshops and seminars focused on the growth and development of the WHOLE person.

The Studios will also be available for rent.

### **The Room at Society 57**

The Room will be a gorgeous, state of the art, 350-seat venue that will host everything from weddings and black tie galas, to concerts and corporate events.

The Room will also be home to specially curated events like TEDx, Pecha Kucha Nights, other city and cultural events, and will also be the weekend gathering space for the Orchard Community.

The Pocus building property is situated in River Street Plaza and is governed by special use planned development zoning and the Plan Description for River Street Plaza approved by the City Ordinance No. 006-19, approved March 28, 2006. Project Canvas is requesting that the special use for the Pocus building property be revised and the Plan Description be amended to allow for the

following uses in addition to those set forth in the existing Plan Description for River Street Plaza:

1. Seminars and workshops;
2. Kiosks for candy, cookie, bakery and donut shops, and a local artisan market;
3. Juice bar with onsite organic fruit and produce (aquaponics);
4. Alcoholic beverages;
5. Full-size commercial kitchen;
6. Business incubator and shared co-working spaces;
7. Seminars, workshops and training events;
8. Art gallery
9. Concerts, plays and dance recitals;
10. Corporate events;
11. Weddings and receptions;
12. Outdoor activities on adjacent public sidewalks for City events (First Fridays, etc.);
13. Outdoor second story deck overlooking the Fox River;
14. Roof-top gathering space for outdoor events;
15. Religious services and training as an accessory use.

Project Canvas respectfully submits this proposed special use revision and plan description amendment:

- A. Will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort of general welfare of the City;
- B. Will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted;
- C. Will not substantially diminish or impair property values in the neighborhood;
- D. Will not impede the normal and orderly development and improvement of surrounding properties for uses permitted by their respective zoning districts;
- E. Will not unduly burden existing utilities, streets, drainage and other necessary facilities;
- F. Will not unduly burden traffic in the general area or increase congestion in the public streets; and
- G. Will conform in all other respects to the applicable regulations of the zoning district in which it is located.

February 23, 2017

City of Aurora  
Planning and Zoning Division  
1 South Broadway  
Aurora, IL 60506

RE: 100 S. River St., Aurora, Illinois 60506

To Whom It May Concern:

The undersigned, as managing member of Fitzpatrick Properties, LLC, hereby authorizes Scott Hodge and Project Canvas to file a Land Use Petition with the City of Aurora seeking a Special Use Revision and Plan Development Amendment for the property at 100 S. River St., Parcel no. 15-22-312-011 (the Pocus building).

Very truly yours,



Kevin Fitzpatrick  
FITZPATRICK PROPERTIES, LLC

PIN: 15-22-312-011

Address: 100–104 S. River St.  
Aurora, IL 60506

**LEGAL DESCRIPTION**

THE NORTHERLY 70.00 FEET OF LOT 1 AS MEASURED PERPENDICULARLY TO THE NORTHEASTERLY LINE OF SAID LOT 1 IN RIVER STREET PLAZA PHASE ONE BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22 AND THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 2007 AS DOCUMENT 2007K032702, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

FORMERLY KNOWN AS LOT 1 AND THE NORTHERLY 4 FEET OF LOT 2 IN BLOCK 2 OF ORIGINAL TOWN OF WEST AURORA, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.