



City of Aurora

Planning and Zoning Division 44 E. Downer Place, Aurora, IL 60507-2067
phone (630)256-3080 fax (630)-256-3081 email COAPlanning@aurora-il.org

Land Use Petition

Project Number: 2015.137

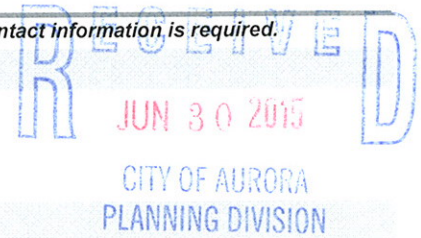
Petitioner Information

Title: Mr. First Name: John Initial: J. Last Name: Tebrugge
Company: Tebrugge Engineering
Job Title: _____ Address: P.O. Box 38, 146 Huntsman Lane
City: Plano State: IL Zip: 60545 Email: tebruggeengineering@comcast.net
Phone: 630-552-4390 Fax: 630-552-4392 Mobile: 630-417-7281
Petitioner Relationship to Property Owner* Design Engineer

*If Petitioner is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.

Subject Property Information

Address/Location: 480 N. Oakhurst Drive
Parcel Number(s): 07-20-105-003



Petition Request

Requesting approval of a Final Plan ~~Revision~~ for Lot 14 of Fox Valley Properties, Phase 2 Subdivision located at 480 N. Oakhurst Drive.

Attachments Required

(hard copies and CD of digital files are required)

- | | | |
|---------------------------------------|---|--|
| One Copy of: | Two Copies of: | Four Copies of: |
| Development Tables (excel doc 1-0) | Final Engineering Plans (Checklist 1-4) | Final Plan (FG2-4) |
| Project Contact Info Sheet (Form 1-5) | Kane County Stormwater Management | Fire Access Plan (FG2-6) |
| Filing Fee (Form 1-6) | Permit Application (App 6-5) | Landscape Plan (FG2-7) |
| Qualifying Statement (FG2-1) | Stormwater Report (FG2-16) | Building and Signage Elevations (FG2-11) |
| Plat of Survey (FG2-1) | Soil Investigation Report for the Site | C, C & R's OR Lease Restrictions |
| Legal Description (FG2-1) | Wetland Determination Report | |
| Letter of Authorization* (FG2-2) | | |

Petition Fee

(Payable to "The City of Aurora")

Total Fee = \$1,400.00 (Planning and Zoning Fee \$750.00 + Engineering Filing Fee \$650.00)

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.

Authorized Signature: _____ Date: 6/30/15

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 30th day of JUNE, 2015.

State of ILLINOIS)
County of DuPAGE) SS
Dan Nelson
Notary Signature

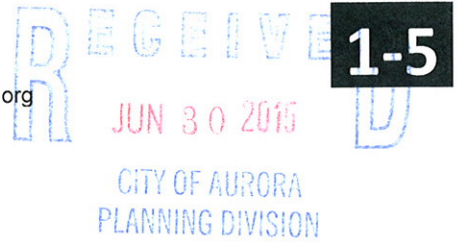
NOTARY PUBLIC SEAL





City of Aurora

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



Project Contact Information Sheet

Project Number: 2015.137

Owner Ross Seymour

First Name: Ross Initial: _____ Last Name: Seymour Title: _____
 Email Address: ross@spmspools.com Phone No.: 630-692-1500 Mobile No.: _____

Additional Contact #1

Relationship to Project: Engineer

Company Name: Tebugge Engineering

First Name: John Initial: J Last Name: Tebugge Title: _____
 Job Title: Professional Engineer
 Address: PO Box 38 / 146 Huntsman Lane
 City: Plano State: IL Zip: 60545
 Email Address: tebruggeengineering@comcast.net Phone No.: 630.552.4390 Mobile No.: 630.417.7281

Additional Contact #2

Relationship to Project: Attorney Architect Engineer Landscape Architect Other

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: Attorney Architect Engineer Landscape Architect Other

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: Attorney Architect Engineer Landscape Architect Other

Company Name: _____

First Name: _____ Initial: _____ Last Name: _____ Title: _____
 Job Title: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Email Address: _____ Phone No.: _____ Mobile No.: _____

Additional Contact #5

Relationship to Project: Attorney Architect Engineer Landscape Architect Other

Company Name: _____

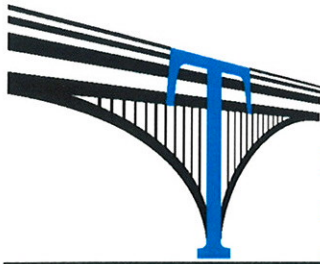
First Name: _____ Initial: _____ Last Name: _____ Title: _____
 Job Title: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Email Address: _____ Phone No.: _____ Mobile No.: _____

Additional Contact #6

Relationship to Project: Attorney Architect Engineer Landscape Architect Other

Company Name: _____

First Name: _____ Initial: _____ Last Name: _____ Title: _____
 Job Title: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Email Address: _____ Phone No.: _____ Mobile No.: _____



TEBRUGGE ENGINEERING

P. O. BOX 38 - 146 HUNTSMAN DRIVE

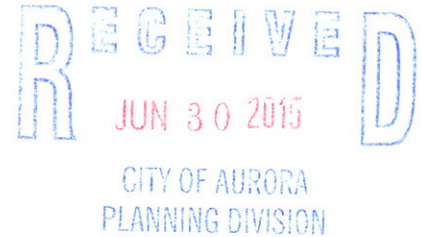
PLANO, IL. 60545

QUALIFYING STATEMENT

June 29, 2015

Dupage Swimming Center
480 N Oakhurst Drive
Aurora, IL 60502

PROJECT # 2015.137



Dupage Swim Center, owners of the property located at 520 N. Oakhurst Drive, have acquired Lot 14 to the south at 480 N. Oakhurst Drive and is seeking approval of a Final Plan Revision to construct a storage building and parking lot at this location.


The proposed project consists of the construction of a 2,050 square foot building to be used for equipment and storage of the pool center cleaning equipment and storage of pool supplies and pumps. There will also be a small reception area and office storage area on the north side of the building. There will be a parking lot constructed to hold 69 cars, providing the additional parking for employees and events at the pool center. There will be a single entrance out onto Oakhurst Drive.

The total area of the site covers 0.99 acres and the parking lot covers 0.56 acres. The building, approach slab and entry walk covers 2,565 S.F. or 0.06 acres. The remaining 0.37 acres will be for landscaping.

The parking lot will drain from the northeast to the southwest allowing the overland flow to the existing detention pond along the west property line. Storm sewers will be constructed along the south side of the parking lot extending out into the detention pond. The parking lot will be landscaped to meet the city landscape ordinance.

The proposed project is an improvement to the public health, safety, morals, and general welfare of the general public utilizing this facility. The proposed site improvements will have no impact on surrounding property values and will have no effect on the use and enjoyment of the surrounding property. The development of this property is in the normal and orderly development of the area. The development will improve the local traffic congestion along this portion of Oakhurst Drive.

Proposed Use Detailed Table: Qualifying Statement			
Description	Value	Unit	Description
a) Total Number of Residential Dwelling Units			
i. Gross Density	0	units	j) Gasoline station, vehicle repair and service structures
ii. Net Density	0	du/acre	
b) Number of Single Family Dwelling Units			
i. Gross Density	0	units	k) Car wash facilities
ii. Net Density	0	Net Density	l) Personal service establishments
iii. Unit Square Footage (average)	0	du/acre	m) Retail sales and services - Single-tenant Building
iv. Bedroom Mix	-	square feet	n) Retail sales and services - Multi-tenant Building
	0%	% 1 bdr	o) Retail, sale of bulky items
	0%	% 2 bdr	p) Retail with outdoor display/sales
	0%	% 3 bdr (20% std)	q) Malls or shopping center
	0%	% 4 bdr (80% std)	r) Recreational Facilities
c) Number of Single Family Corner Lots	0	units	s) Manufacturing and Industrial
i. Gross Density	0	units	t) Warehouse, storage or distribution facility
ii. Net Density	0	du/acre	u) Electronic Data Storage Center
iii. Unit Square Footage (average)	-	square feet	v) Theater
	0%	% 1 bdr	w) Sports stadium or arena, auditoriums.
	0%	% 2 bdr (90% std)	x) Exhibition, convention, or conference center
	0%	% 3 bdr (10% std)	y) Religious Institutions
	0%	% 4 bdr	z) Amusement park
d) Number of Multifamily Dwelling Units			aa) Hospital building
i. Gross Density	0	units	ab) Medical clinic building
ii. Net Density	0	du/acre	ac) Community facility
iii. Unit Square Footage (average)	-	square feet	ad) Grade school / middle schools
	0%	Efficiency	ae) High School
	0%	% 1 bdr (40% std)	af) College or university facility
	0%	% 2 bdr (50% std)	ag) Auditoriums
	0%	% 3 bdr (10% std)	ah) Residential Auditoriums
e) Number of Dormitories	0	GFA	
f) Hotels and motels			
Single room occupancy units	0	Guestrooms	
Bed and breakfast	0	Guestrooms	
Lodging house, rooming house or boarding house	0	Guestrooms	
g) Housing services for the elderly	0	du	cc) Business, trade or specialty school facility
Business or professional offices, including financial institutions	0	GFA	cd) Preschool or daycare
Food and beverage establishments	0	Seats	ce) Library building
	0		cf) Museum, exhibition, or similar facility
	0		cg) Funeral homes, mortuaries, and cremation facilities


 JUN 30 2009
 CITY OF CHICAGO
 PLANNING DEPARTMENT

Development Data Table: Qualifying Statement

Description	Value	Unit	Description	Value	Unit
DST Project Number	2015.137		m) Total High-water Line for all Stormwater Detention/Retention Facilities		Linear Footage of Wet Bottom Linear Footage of Dry Bottom
Petitioner	Ross Seymour		n) Number of parking spaces provided (individually accessible)	69	spaces
Subdivision Name	Fox Valley Properties, LTD		i. surface parking lot	69	spaces
Subdivision Unit/Phase			perpendicular	67	spaces
Subdivision Lot Number	14		parallel	0	spaces
a) Tax/Parcel Identification Number(s) (PINs): 07-20-105-003			angled	0	spaces
b) Proposed land use(s): Commercial Special Use			handicapped	2	spaces
c) Total Property Size	0.99	Acres	ii. enclosed	0	spaces
d) Total Lot Coverage (buildings and pavement)	43178.45	Square Feet	iii. bike	0	racks
e) open space / landscaping	28,112	Square Feet	o) Number of buildings	1	
f) Proposed New Right-of-way	65%	Percent	i. Number of stories	1	stories
g) Proposed New Easements	15,067	Square Feet	ii. Building Square Footage (average)	2050	square feet
h) Total Street Frontage (existing and proposed)	35%	Percent	iii. Gross Floor Area of commercial use	2050	GFA
i) Building Foundation perimeter (Typical)	0	Acres	iv. Building Foundation perimeter (Typical)	185.32	Linear Footage
j) Total Perimeter Yard	0	Square Feet	p) Total Number of Residential Dwelling Units	0	units
k) Buffer Yard	0	Linear Feet of Centerline	i. Gross Density	0	du/acre
l) Neighborhood Border	0	Acres	ii. Net Density	0	Net Density
	0	Square Feet	q) Land to be dedicated to the School District	0	Acres
	0	Acres	r) Land to be dedicated to the Park District	0	Acres
	190	Linear Footage	s) Construction Value	600000	Dollars
	185.32	Linear Footage	t) New Jobs Created		FTE
	834.50	Linear Footage	u) Site Disturbance		Acres
		Linear Footage	v) School District		
		Linear Footage	w) Park District		

2015.137-14
JUN 30 2017

CITY OF JERICHO
PLANNING DEPARTMENT

RECEIVED
JUN 30 2015
CITY OF AURORA
PLANNING DIVISION

June 15, 2015

From: Ross Seymour
DuPage Swimming Center
520 N Oakhurst Drive
Aurora, IL 60502
630-692-1500
ross@spmspools.com

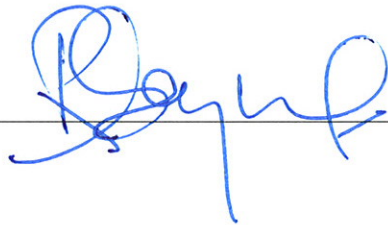
To: City of Aurora, Planning and Zoning Division
44 East Downer Place, Aurora, IL 60507
630-256-3080
coaplanning@aurora-il-org

Re: Authorization Letter for: 480 N Oakhurst Drive

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 Tebrugge Engineering, and its representatives, to act as the owner's agent through the Special Use Land Use Petition process with the City of Aurora for said property.

Signature: _____

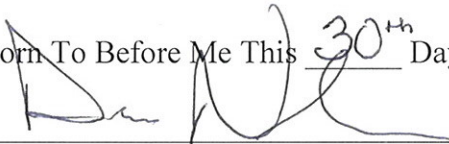


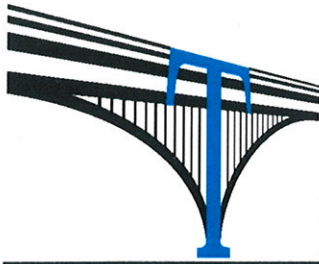
Date: _____

6/30/15

Subscribed And Sworn To Before Me This 30th Day of June, 2015.

Notary Signature _____





TEBRUGGE ENGINEERING

P. O. BOX 38 - 146 HUNTSMAN DRIVE

PLANO, IL. 60545

LEGAL DESCRIPTION:

LOT 14 IN FOX VALLEY PROPERTIES, LTD. PHASE II BEING A RESUBDIVISION OF LOTS 4, 5, 6, 7, (EXCEPT THE SOUTH 55.0 FEET THEREOF FOR ROADWAY PURPOSES) AN LOT 1 (EXCEPT THE WEST 483.83, THEREOF) OF STUBB'S ASSESSMENT PLAT, (RECORDED AS DOCUMENT NUMBER 559994), OF PART OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAY THEREOF RECORDED NOVEMBER 5TH, 1997 AS DOCUMENT NUMBER R97-169393 IN DUPAGE COUNTY.

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CITY OF AURORA
PLANNING DIVISION



City of Aurora

Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL
Phone: (630) 256-3080 Fax: (630) 256-3081 Email: coaplanning@aurora-il.org

1-6

Filing Fee Form

Project Number: 2015.137

Petitioner: ELLEBY, JOHN L TRUST
Number of Acres: 0.99
Number of Signs: 0

Linear Feet of New Roadway: 0
New Acres Subdivided (if applicable): 0
Area of site disturbance: 0.99

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan	\$	750.00
	Final Engineering Filing Fee	\$	500.00
	Sub Total:	\$	1,250.00

650.00

1400.00

Fees Due at Final Engineering Approval:

Request(s):			
	Sub Total:		\$0.00

Total: \$1,250.00

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

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JUN 30 2015
CITY OF AURORA
PLANNING DIVISION