



**PLAN COMMISSION AGENDA  
VILLAGE HALL BOARD ROOM  
25 E. STATE STREET  
TUESDAY, APRIL 2, 2019  
7:00 PM**

**ROLL CALL**

**APPROVAL OF MINUTES**

1. Approval of Plan Commission Minutes dated November 6, 2018.

**PUBLIC HEARING**

1. **Petition #19-01 (361 Sullivan Road)** The petitioner requests the following actions on the subject property:
    - 1) Map amendment to rezone the subject property from the O-R Office Research District to the B-2 General Business District
    - 2) Special use to allow an Animal Hospital and Veterinary Clinic
    - 3) Variance to allow a parking lot to be located less than five (5) feet from a side lot line
- 

**NEW BUSINESS**

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**OLD BUSINESS**

1. None.

**PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES**

**ADJOURNMENT**

**VILLAGE OF NORTH AURORA  
PLAN COMMISSION MEETING MINUTES  
NOVEMBER 6, 2018**

**CALL TO ORDER**

Chairman Brackett called the meeting to order.

**ROLL CALL**

**In attendance:** Chairman Mike Brackett, Commissioners Connie Holbrook, Tom Lenkart, Anna Tuohy and Mark Rivecco. **Not in attendance:** Commissioners Doug Botkin, Mark Bozik, Jennifer Duncan and Aaron Anderson.

**Staff in attendance:** Village Administrator Steve Bosco, Community & Economic Development Director Mike Toth, Village Clerk Lori Murray.

**APPROVAL OF MINUTES**

**1. Approval of Plan Commission Minutes dated September 4, 2018**

Motion for approval made by Commissioner Tuohy and seconded by Commissioner Rivecco. All in favor. **Motion approved.**

**PUBLIC HEARING**

1. Petition #18-12 (111 N River Road) The petitioner requests a Special Use to allow Outdoor Storage in the I-1 Limited Industrial District, pursuant to Section 17.9.2 of the North Aurora Zoning Ordinance.

**(This petition has been formally withdrawn by the petitioner)**

2. Petition #18-11 The Village of North Aurora requests a text amendment to Title 17 of the North Aurora Municipal Code (Zoning Ordinance) amending provisions relative to solar energy collection panels.

Chairman Brackett called the meeting to order. There were no public comments or questions. Brackett then closed the public portion of the hearing.

**NEW BUSINESS**

1. Petition #18-11 The Village of North Aurora requests a text amendment to Title 17 of the North Aurora Municipal Code (Zoning Ordinance) amending provisions relative to solar energy collection panels.

Community and Economic Development Director Mike Toth said that there are provisions in the Village Zoning Ordinance that regulate solar collection panels. It limits placement to the roof and does not allow them to be placed on the front roof façade of the house. In addition, the solar panels cannot cover more than 25% of the rooftop area. There have been a lot of state and federal programs that have incentivized residents to enter into a net metering program where they can hire contractors that will submit applications on their behalf to get grants for the actual equipment to

put on their roof and apply for net metering. Once they have the equipment installed they can put power back into the grid with ComEd.

Toth said that the issue is that the Village has had a lot of these come in but the Village's Zoning Ordinance is too strict to allow a majority of the permits submitted for solar panels. Toth said he is looking to amend the Zoning Ordinance to keep in line the original aesthetic intent of solar collection panel ordinances. That would be to regulate it so it does not have a visual impact on neighborhoods. Toth said he spoke with Pete Iosue of Teska and Associates to come up with the provisions which will keep the regulation of the front façade and limit impact of adjacent rights-of-ways. Provisions already allow for solar panels to face a neighboring property. Toth said he would also want to eliminate the 25% coverage rule.

Commissioner Holbrook said she is a big proponent for allowing the solar panels on any roof elevation.

Commissioner Lenkart asked what the panel elevation change would be. Toth said it allows no more than 30 degrees of pitch.

Commissioner Lenkart asked about maintenance of the solar panels. Toth said that Provision 8 of the ordinance could be modified to include structural and aesthetic provision.

Commissioner Tuohy noted her concern with seeing the panels from her home, especially if the solar panels covered more than 25% of the roof. Tuohy asked if a resident can have a solar farm in their back yard. Toth said that the Village does not allow freestanding solar panels at this time.

Commissioner Rivecco said he was in favor of the provisions and likes the addition of the aesthetic requirements.

Lenkart asked about solar shingles and what would happen with high winds and having them replaced. Toth said that the industry has decided they are not cost effective at this time and no one is willing to put them up just yet.

Chairman Brackett asked if the neighboring communities allow these solar panels. Toth said he believed that Aurora allows it on any of the facades but did not look at other communities.

Motion made by Commissioner Lenkart and seconded by Commissioner Holbrook for approval of the changes and to include in provision 8 that there be conditions for maintaining the solar panels or shingles. All in favor. **Motion approved.**

#### **PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES**

-Commissioner Rivecco asked when the road from John to Marvo would be completed. Village Administrator Steve Bosco said that they are doing some grading and landscaping and hopefully the street will be paved next week.

-Steve Bosco stated that the Village will be marketing the property for the old activity center location for a mixed-use location.

-The Village finished demolition of the building located at 24 Monroe. Bosco said the Village had a study done on the feasibility for that corner. The Comprehensive Plan and Staff said that the best use would be a mixed use to make it successful. The two-acre site on the corner was determined to be more than enough to sustain a mixed use multi-story building.

**ADJOURNMENT**

Motion to adjourn made by Commissioner Rivecco and seconded by Commissioner Lenkart. All in favor. **Motion approved.**

Respectfully Submitted,

Lori J. Murray  
Village Clerk

**STAFF REPORT TO THE VILLAGE OF NORTH AURORA PLANNING COMMISSION  
FROM: MIKE TOTH, COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR**

**GENERAL INFORMATION**

**Meeting Date:** April 2, 2019

**Petition Number:** #19-01

**Location:** 361 Sullivan Road

**Petitioner:** Juriga, DVM and Alexandra Juriga

**Requests:** 1) Map Amendment to rezone the subject property from the O-R Office Research District to the B-2 General Business District 2) Special Use to allow an Animal Hospital and Veterinary Clinic 3) Variance to allow a parking lot to be located less than five (5) feet from a side lot line

**Parcel Number:** 15-09-276-014

**Size:** 0.90 acres

**Current Zoning:** O-R Office Research District

**Current Land Use:** Vacant

**Comprehensive Plan:** 'Local Commercial'



**PROPOSAL**

The petitioner has submitted plans to construct a 2,480 square foot addition onto the vacant building located on the subject property to accommodate a dental veterinary clinic. Formerly used as office space, the existing building would also be renovated to accommodate the business.

**REQUESTED ACTIONS**

***Map Amendment to rezone the subject property from the O-R Office Research District to the B-2 General Business District***

The subject property is currently located in the O-R Office Research District. The proposed use of the property has been classified as an Animal Hospital and Veterinary Clinic, which is prohibited in the O-R Office Research District. Animal Hospital and Veterinary Clinics are classified as a special use in the B-2 General Business District. The petitioner is requesting a map amendment to rezone the subject

property from the O-R Office Research District to the B-2 General Business District to have the ability to apply for the special use.

The 2015 Comprehensive Plan provides a 'Local Commercial' future designation for the subject property. Staff notes that the property was included as part of a 'Commercial Character Area' in the Comprehensive Plan, which states: *This area includes a series of residential structures, some of which have been converted to office or service uses. The Village should support the conversion of residences to commercial uses that would support Provena Mercy Medical Center or secondary commercial uses.*

The O-R Office Research District is limiting with regard to the number of allowable uses (19 categorized permitted uses and 10 special uses). As the Village is to support the conversion of the residences to commercial uses, staff believes the B-2 District (43 categorized permitted uses and 73 special uses) is ideal to accomplish said goal. The area surrounding the subject property includes a number of professional and medical/dental offices, which are permitted uses in the O-R District and B-2 District.

***Special Use to allow an Animal Hospital and Veterinary Clinic***

According to the petitioner, the Veterinary Dental Center offers advanced veterinary dental services on an outpatient basis for 10-15 patients on a daily basis. As previously mentioned, the proposed use of the property has been classified as an Animal Hospital and Veterinary Clinic. Based upon discussions from prior veterinary special use approvals, staff would like to identify that the proposed use will include a pet relief area that would be limited to one leashed animal at a time in supervised environment. Staff also notes that as an outpatient facility, animals would not be boarded overnight.

The proposed use is consistent with surrounding land uses. The properties located north of Sullivan Road in the general vicinity consist of medical/dental offices and single-family residences. The Mercy Hospital campus comprises the area south of Sullivan Road. A commercial Self-Service Storage Facility (Extra Space Storage) consumes the 5+ acres directly north of the subject property.

***Variance to allow a parking lot to be located less than five (5) feet from a side lot line***

The required side yard in the O-R Office Research District is fifteen (15) feet and ten (10) feet in the *proposed* B-2 General Business District. Chapter 12.4 of the Zoning Ordinance 'Permitted Encroachments' allows parking spaces (open, off-street) as a permitted encroachment in the side yard; however, the parking spaces must be at least five (5) feet from the side lot line. As proposed, the existing parking lot would be expanded to the north and west to accommodate the sixteen (16) *required* parking spaces, leaving six (6) inches between the parking lot and western property line. A variance is required to allow the 4'6" parking lot encroachment.

The variance is needed to allow the parking lot to be slightly expanded in its current location. As the space between the western property line and the building is predefined, the variance would be preferable over reducing the required 18.5' parking stall length and required 24' wide two-way drive aisle in order to allow the parking lot to function in a safe and efficient manner.

### **FINDINGS**

The Community Development Department finds that the information presented **meets** the Standards for Map Amendments, Specials Uses and Variances, as submitted by the petitioner, made part of this petition and as set forth in the Zoning Ordinance. Based on the above considerations, staff recommends that the Plan Commission make the following motion recommending **approval** of Petition #19-01, subject to the following conditions:

1. The wall sign proposed on the western elevation of the building addition would be subject to separate variance as the western facade faces an adjoining lot used for residential purposes. If the use of the property to the west is no longer residential, the wall sign could be erected per the requirements of the Sign Ordinance.
2. The accessory building located in the rear of the property shall:
  - a. Only be used in conjunction with the primary use of the property, including but not limited to: office space, storage and employee living quarters.
  - b. Not be altered or expanded upon, unless required by law or is necessary to restore the building or structure to a safe condition, the alteration will result in eliminating the nonconformity, the alteration will not create any new nonconformity, increase the degree of any existing nonconformity, or increase the bulk of the building in any manner.
  - c. Not be restored or rebuilt in the event that it is damaged or destroyed to the extent of fifty (50) percent or more of its replacement value at that time, unless the building or structure thereafter conforms to all regulations of the zoning district.
3. All dumpsters located on the subject property shall be enclosed per Section 14.11.A of the Zoning Ordinance.
4. One (1) additional parking lot island shall be installed south of the southernmost proposed parking space.
5. In order to prevent storm water runoff to the west, the petitioner shall provide the Village Engineer with a topographic survey of the proposed parking lot area for approval.
6. The petitioner shall submit a photometric plan for review by the Village.





## LINDENGROUP

March 1, 2019

Village of North Aurora  
Board of Trustees  
25 E. State Street  
North Aurora, IL 60542

RE: **361 Sullivan Road – Veterinary Dental Center**

To Whom It May Concern:

Please find the enclosed Applications for Special Use and Map Amendment and the Escrow Application for the property located at 361 Sullivan Road. We look forward to bringing the Veterinary Dental Center to the Village of North Aurora. Please find the below introduction of applicant, Stephen Juriga, DVM.

Dr. Stephen Juriga is one of 150 a Board-Certified Veterinary Dentists in the United States. He provides referral veterinary dental services for 400 animal hospitals in the region, as well as Brookfield zoo and Shedd aquarium.

Dr. Juriga has offered these referral dental services in the Veterinary Dental Center (VDC) located within River Heights Veterinary Hospital (Oswego) for the past 15 years. In 2017 he added an associate (second veterinary dentist) and now has a staff of ten. River Heights Veterinary Hospital is a busy, 4-doctor general veterinary hospital, and even at 8,000 square feet, can no longer accommodate both practices.

The North Aurora, I-88 corridor, location was selected with referral clients in mind. Clients travel from the City of Chicago, Chicago suburbs, Rockford, and Northern Indiana. Moreover, the business immediately to the east of the property is Aurora Dental Specialists and a few properties to the east is a busy dental practice: Fairview Dental.

VDC offers advanced veterinary dental services on an outpatient basis. Dr. Juriga and Dr. Sasser treat approximately 10-15 patients per day. Clients travel to the facility, pets are admitted for the day, and 50% stay in the area shopping while their pets receive treatment. Pets are discharged throughout the day.

Facility design has planned for a warm, inviting pet-owner experience. The welcoming appearance of the home will remain and the addition exterior will complement the existing structure.

If you have any questions or comments, please feel free to contact me at 708-799-4400.

Sincerely,

Michael Matthys  
LINDENGROUP Inc.  
Vice President



PER TOWN ARMOR, L. ZIMING HWY

CURRENT ZONING DISTRICT: OR - OFFICE RESEARCH DISTRICT  
PROPOSED ZONING DISTRICT: B-2 - BUSINESS DISTRICT

VETERINARY SPECIALTY CLINIC - SPECIAL, INC

YARD SETBACK REQUIREMENTS

FRONT *	30' MIN
SIDE YARD *	10'
REAR *	30'
FLAR *	2.0 MAX

PROPOSED BUILDING FOOTPRINT = 8,600 S.F.

1ST FLOOR	= 8,600 S.F.
EXISTING 2ND FLOOR	= 400 S.F.
EXISTING PLACER	= 700 S.F.
TOTAL AREA	= 9,700 S.F.

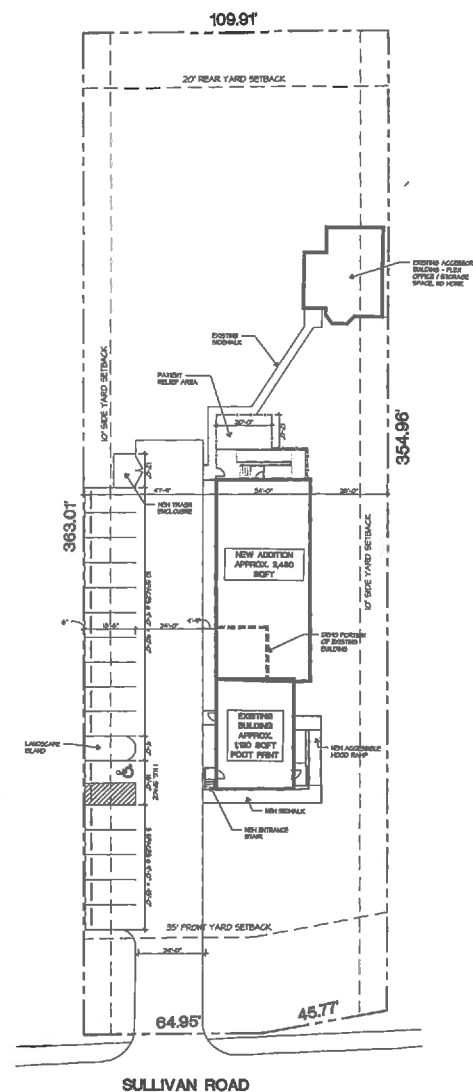
PARKING REQUIREMENTS

PARKING SPACES = 3 PER 1,000 SQFT

$8,600 / 1,000 = 8.6 \approx 9$  MIN. SPACES REQUIRED

SPACES PROVIDED = 8 (STANDARD SPACES) + 1 (L. ZIMING HWY) = 9

TOTAL PARKING PROVIDED = 9 MIN. SPACES



**ARCHITECTURAL SITE PLAN**



LINDE GROUP

**ARCHITECTURE  
LAND PLANNING  
INTERIOR ARCHITECTURE  
LANDSCAPE ARCHITECTURE**

**1200 ORLAND PARKWAY SUITE 300  
ORLAND PARK, ILLINOIS 60467  
(708) 799-6400  
WWW.LPDKOSOFF.COM**

**RWE | MANAGEMENT  
COMPANY**

16 W 361 & Frontage Rd., Suite 105  
Burr Ridge, IL 60527  
(630) 734-0823  
[info@rwe-usa.com](mailto:info@rwe-usa.com)

**Veterinary  
Dental Center**  
361 Sullivan Road  
North Aurora, IL

DATE	DEBIT	CREDIT	BALANCE
1900			
Jan 1			
Feb 1			
Mar 1			
Apr 1			
May 1			
Jun 1			
Jul 1			
Aug 1			
Sep 1			
Oct 1			
Nov 1			
Dec 1			
Total			

**2019-0006**  
PROJECT NUMBER

1

FILE NUMBER  
3-1-2019

DATE \_\_\_\_\_

FRANK

TOTAL REVENUE

COMPASS - LARRY BRADY INC.

**ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 12-11-2013 BY 60322 UCBAW**

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

## ABSTRACT

ARCHITECTURAL  
SITE PLAN

## SITE PLAN

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

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NAME \_\_\_\_\_

10

## A-11

A.O.

3087

DATE OF

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[illegible]

- 1) All damaged/disturbed turf areas to be repaired w/ sod or seed and blanket.
- 2) All existing established vegetation to remain unless otherwise noted on the Landscape Removals Plan.



CB Corlin Landscapes, Inc. hereby reserves its common law copyrights and other property rights in these plans. These plans are confidential and are not to be reproduced, changed, or copied in any format, nor are they to be disclosed or used by any third party, without first obtaining written permission and consent of CB Corlin Landscapes, Inc.



1" = 20'

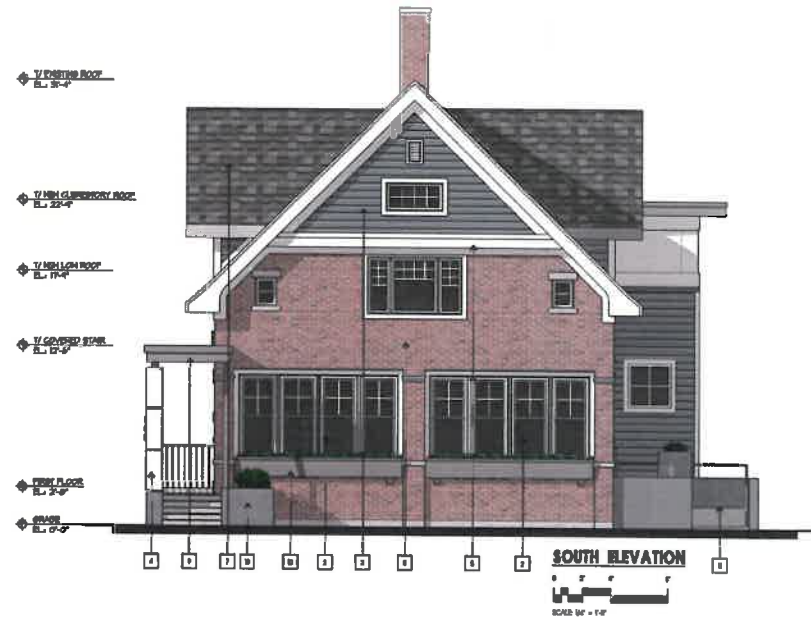
Scott Lucchetti

March 7, 2019

### L1.1

Sheet 2 of 2

ELEVATION KEY NOTE SCHEDULE	
1	NEW BRICK TO MATCH EXISTING
2	EXISTING WINDOWS TO BE REPLACED
3	NEW HORIZONTAL-BOARD LAP SIDING - COLOR: MIST GRAY (MATCH BY CHASE)
4	NEW HORIZONTAL-BOARD REVEAL PANEL SYSTEM - COLOR: ARCTIC WHITE
5	NEW HORIZONTAL-BOARD WITH PIECES - COLOR: ARCTIC WHITE
6	CONCRETE WALL FINISH
7	NEW ARCHITECTURAL GRADE SHINGLE ROOFING - COLOR TO BE SELECTED BY OWNER
8	ALL SHIMMER UNDER SEPARATE PERMIT
9	NEW METAL FASCIA - COLOR: DARK GRAY
10	NEW FLUORIDE BOX
11	NEW HORIZONTAL-BOARD SIDING ON CONCRETE WALL
12	SHORE SILL TO MATCH EXISTING





ARCHITECTURE  
LAND PLANNING  
INTERIOR ARCHITECTURE  
LANDSCAPE ARCHITECTURE

300 GRAND PARKWAY SUITE 100  
GRAND PARK, ILLINOIS 60131  
TEL: 708-779-1000  
WWW.LGENGINEERING.COM

RWE | MANAGEMENT COMPANY

10 W. 5th St. Suite 100  
Chicago, IL 60604  
TEL: 773-462-1000

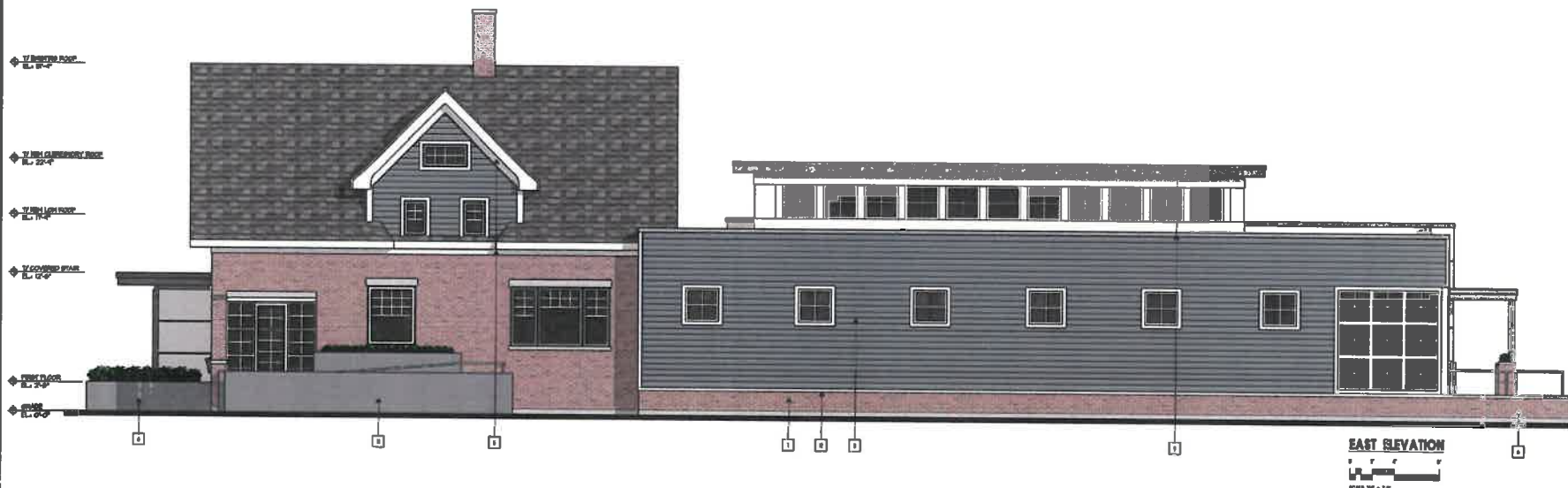
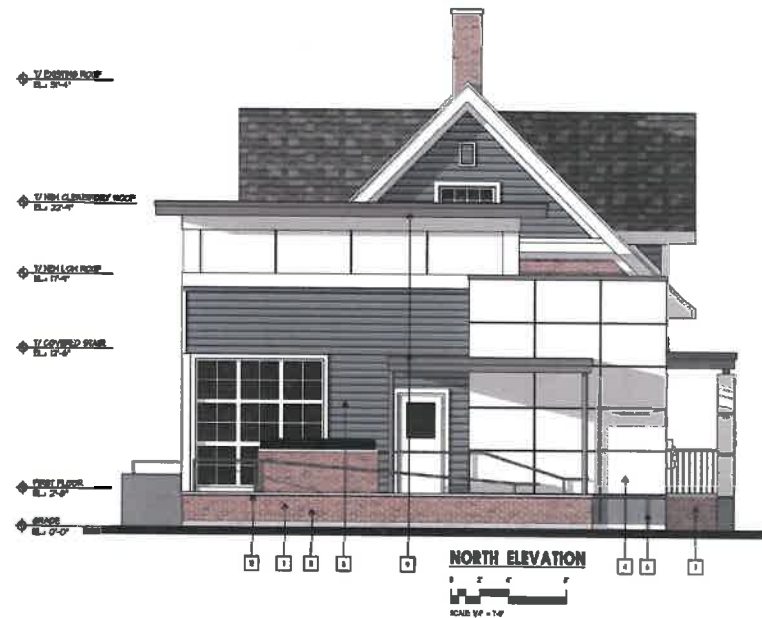
**Veterinary Dental Center**  
301 Sullivan Road  
North Aurora, IL

DATE: 2019-0006  
PROJECT NAME: 3-25-2019  
DRAWN BY: [Signature]  
SCALE: 1/8" = 1'-0"

**ELEVATIONS**

Sheet Name: **A-4.0**

ELEVATION KEY NOTE SCHEDULE	
1	NEW BRICK TO MATCH EXISTING
2	EXISTING SIDINGS TO BE REPLACED
3	NEW HARDE-BORDED LAP SIDING - COLOR: IRISH GRAY (HERRY 14 01850)
4	NEW HARDE-BORDED REVEAL PANEL SYSTEM - COLOR: ARCTIC WHITE
5	NEW HARDE-BORDED TRIM PIECES - COLOR: ARCTIC WHITE
6	CONCRETE WALL FINISH
7	NEW ARCHITECTURAL GRADE SHINGLE ROOFING - COLOR TO BE SELECTED BY OWNER
8	ALL SHIMMER BEANS SEPARATE PERMIT
9	NEW METAL FASCIA - COLOR: DARK GRAY
10	NEW PLASTER BOX
11	NEW HARDE-CLAP RAMP & HANDRAIL ON CONCRETE BASE
12	STONE SILL TO MATCH EXISTING



ARCHITECTURE  
LAND PLANNING  
INTERIOR ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
1000 GRAND PARKWAY, SUITE 200  
ORLAND PARK, ILLINOIS 60161  
630.779.5400  
WWW.LGENGINEERING.COM

MANAGEMENT  
COMPANY  
30 W. 30th St., Suite 100  
Chicago, IL 60604  
(312) 733-0000

Veterinary  
Dental Center  
561 Sullivan Road  
North Aurora, IL

DATE  
2019-0006

PROJECT NAME

DATE

3-25-2019

DATE

DRAWN BY

FINAL REVIEW

BY: [Signature]  
IN: [Signature]  
DATE: [Signature]

ELEVATIONS

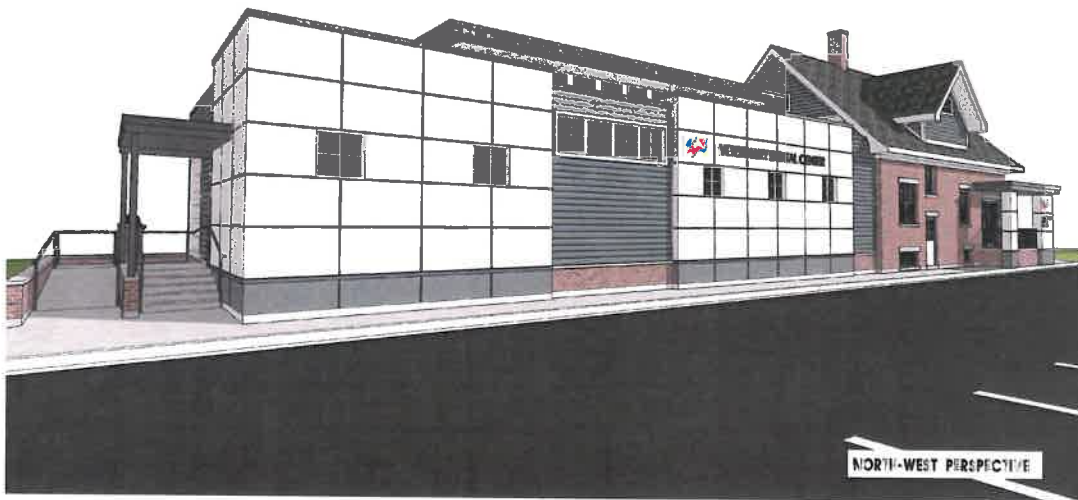
SHEET NAME

A-4.1

DATE

BY

OF





ARCHITECTURE  
LAND PLANNING  
INTERIOR ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
1800 ORLAND PARKWAY SUITE 30  
ORLAND PARK, ILLINOIS 60463  
(708) 799-8800  
WWW.LINDSGROUPINC.COM

**RWE** | **MANAGEMENT  
COMPANY**

16 W 543 E, Provo, UT, 84601  
 Dave Adams, E. 405/577  
 (408) 774-0003

**Veterinary  
Dental Center**  
361 Sullivan Road  
North Aurora, IL

DRAWN CONCLUSION

1

2019-0006

2017-000  
PROJECT NUMBER

**FILE READING**

3-25-2019

DA

CEATM 154

FIRM REVIEWS

**STEWART - LAMAR GROUP INC.**  
**201 W. 10TH AVE.**  
 ST. LOUIS, MO 63102  
 (314) 436-1000

## VIEWS

**QUEST NAME**

## A-4.3

4-11

9



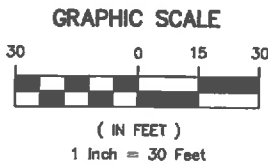
# PLAT OF SURVEY

OF

LOT 20 (EXCEPT THAT PART DEEDED TO THE STATE OF ILLINOIS FOR HIGHWAY PURPOSES BY WARRANTY DEED RECORDED MARCH 1, 1963 IN BOOK 2168 ON PAGE 526 AS DOCUMENT 996415) OF WOOLF'S SUBDIVISION OF ANGEL ACRES, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

Permanent Index Number: 15-09-276-014-0000

FIELD WORK	12/21/2018
DRAWN BY	KB
CHECKED BY	MS
PROJECT No	18289
FIELD BOOK	S-002



## SURVEYOR'S NOTES

1. DIMENSIONS SHOWN THUS: 50.25' ARE FEET AND DECIMAL PARTS THEREOF. ANGULAR DATA SHOWN THUS: 90°00'00" INDICATES DEGREES, MINUTES AND SECONDS.
2. NORTH ARROW AND BEARINGS BASED ON THE EAST LINE OF THE PARCEL AS SHOWN.
3. IMPROVEMENT LOCATIONS ARE BASED ON A FIELD SURVEY BY PRAIRIE LAND SURVEY COMPANY, ON 12/21/2018.
4. COMPARE YOUR POINTS BEFORE USING SAME AND REPORT ANY DIFFERENCES.
5. CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY. BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION OR AS INDICATED.
6. R&M = RECORD AND RECORD INFORMATION, (0.00')=RECORD INFORMATION, 0.00' MEASURED INFORMATION
7. PRAIRIE LAND SURVEY COMPANY JOB NUMBER 18289

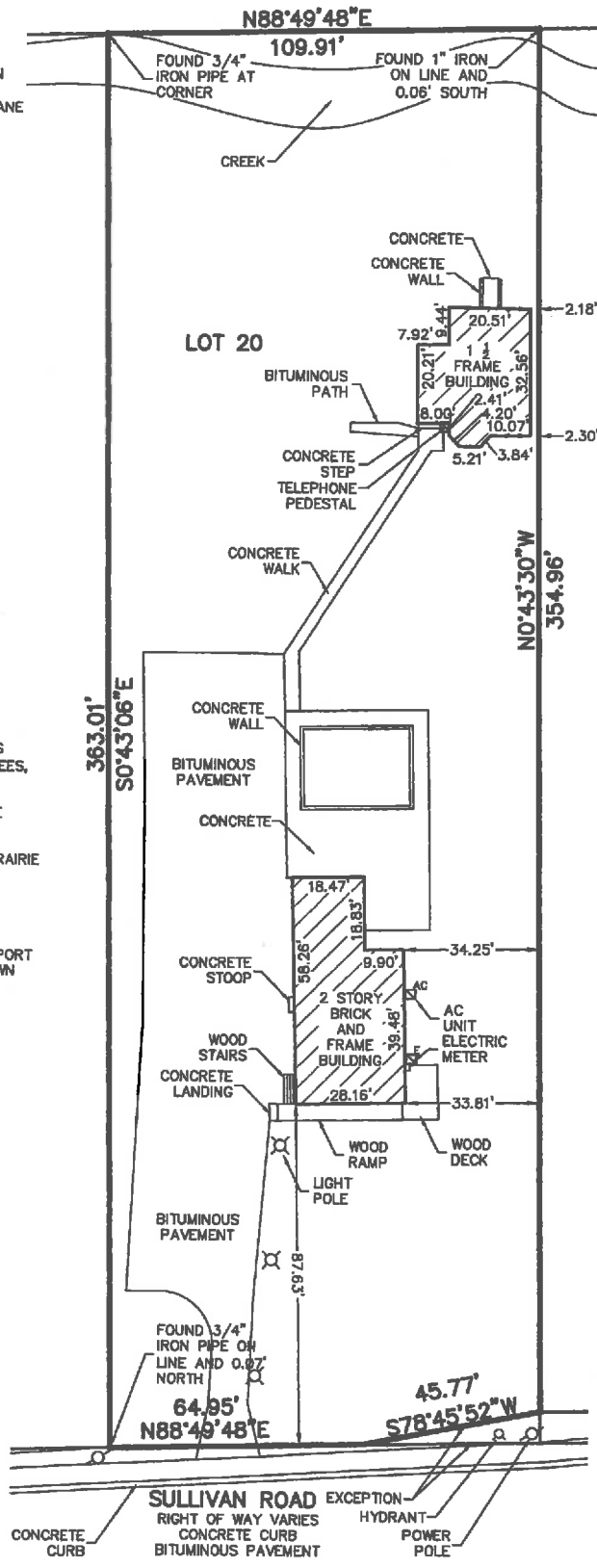


STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

I, HEREBY CERTIFY THAT THE PLAT DRAWN HEREON AND THE SURVEY THAT IT REPRESENTS, WERE PREPARED AND PERFORMED BY US, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

DATED AT PLAINFIELD, ILLINOIS THE 2nd DAY OF JANUARY 2019.

PRAIRIE LAND SURVEY COMPANY  
KEITH E. BOLLINGER, IPLS NO. 35-3592  
LICENSE EXPIRES 11-30-2020



## PLAT OF SURVEY

LOT 20 OF WOOLF'S SUBDIVISION  
OF ANGEL ACRES, IN THE  
VILLAGE OF NORTH AURORA,  
KANE COUNTY, ILLINOIS.



## PRAIRIE LAND SURVEY COMPANY

2342 Woodhill Court, Plainfield, Illinois  
PrairieLandSurvey.com  
(815) 341-0650

## APPLICATION FOR MAP AMENDMENT

VILLAGE OF NORTH AURORA  
25 East State Street  
North Aurora, IL 60542

PETITION NO. 19-01

FILE NAME 361 SULLIVAN ROAD

DATE STAMP

**RECEIVED**

**MAR 01 2019**

**VILLAGE OF  
NORTH AURORA**

### I. APPLICANT AND OWNER DATA

Name of Applicant\* Stephen Juriga, DVM & Alexandra Juriga

Address of Applicant 106 Le Grande Boulevard, Aurora, IL 60506

Telephone Numbers 630-269-7555

Name of Owner(s)\* The Freeda R. Baber Trust Agreement Dated June 8, 1995

Telephone Number 630-399-1290

Email Address stephenjuriga@yahoo.com alexandraejuriga@gmail.com

If Applicant is other than owner, attach letter of authorization from Owner.

Title of Record to the real estate was acquired by Owner on July 21, 1995

### II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property 361 Sullivan Road, Aurora, IL 60506  
(Indicate location if no common address)

Legal Description: LOT 20 (EXCEPT THAT PART DEEDED TO THE STATE OF ILLINOIS FOR HIGHWAY PURPOSES BY WARRANTY DEED RECORDED MARCH 1, 1963 IN BOOK 2168 ON PAGE 526 AS DOCUMENT 996415) OF WOOLF'S SUBDIVISION OF ANGEL ACRES, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

Parcel Size 39,721 square feet or 0.91 acres

Present Use Professional Services  
(Business, manufacturing, residential, etc.)

Present Zoning District Office Research District (B-2 District Being Proposed)  
(Zoning Ordinance Classification)

\*In the event that the applicant or owner is a trustee of a land trust or a beneficiary or beneficiaries of a land trust, a statement identifying each beneficiary of such land trust by name and address and defining his/her interest therein shall be attached hereto. Such statement shall be verified by the trustee or by a beneficiary.

### III PROPOSED MAP AMENDMENT

Proposed Zoning District B-2 General Business District (Zoning Ordinance Classification)

Has the present applicant previously sought to rezone the property or any part thereof? NO

If so, when? NA

To what zoning district classification? NA

What type of improvement to the Property is planned? This is an Animal Care Dental Specialty Center. Project will include entrance lobby, waiting area, 3 exam rooms, open dental procedure area with 4 tables, special procedure room, animal containment area, staff support area, 2nd floor admin office space, and a 2,400 SF 1-story addition of the rear existing building for the new procedure room.

What will be the actual use of such improvement(s)? Animal Care Dental Specialty Center

What are the existing uses of the property within the general area of the Property in question?

The property is currently used for professional services. The property to the West is residential. The property to the East is a conventional dental clinic.

### IV CHECKLIST FOR ATTACHMENTS

The following items are attached hereto and made a part hereof:

1. Legal Description (may be included in items 2 or 5 below)
2. Two (2) copies of an Illinois Land Surveyor's plat of survey showing the nearest dedicated east-west and north-south streets, the right-of-way width and the distance of each street from the property in question.
3. Five (5) copies of a plot plan, 8 ½" x 11" or 8 ½ x 14" showing proposed construction if any.
4. A written certified list containing the names of registered owners, their mailing addresses and tax parcel numbers, of all properties within 250 feet of the property for which the amendment is requested.
5. A copy of owner's title insurance policy commitment or deed for the subject property.
6. Filing fee in the amount of \$300.00; if paid by check make payable to the 'Village of North Aurora'. Please note, an escrow deposit will also be required per Village Code.
7. Letter of authorization letter from owner, if applicable.
8. Disclosure of beneficiaries of land trust, if applicable.

Completed forms for the following must accompany application, if applicable:

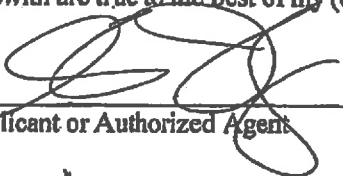
9. Visit the Illinois Department of Natural Resources' website [www.dnr.state.il.us](http://www.dnr.state.il.us) and initiate a consultation using DNR's EcoCat online application
10. Visit the Kane DuPage Soil and Water Conservation District's website

The Applicant authorizes the Village of North Aurora representatives to enter on to the property to make inspection during the hearing process.


The Applicant is responsible for publishing a legal notice in the newspaper, sending mail notices to properties within 250 feet and posting a sign(s) on the property advertising the public hearing. These shall be in accordance with Village Ordinances at the times decided by the Village of North Aurora.

The undersigned hereby agrees to reimburse the Village for all costs of court reporter fees for attendance at and transcript of hearing(s) and other professional service fees for services rendered in connection with this application as defined in Appendix B of the North Aurora Zoning Ordinance. Such reimbursement shall be made promptly upon receipt of invoices from the Village, whether or not this application for special use is approved.

I (we) certify that all of the above statements and the statements contained in any documents submitted herewith are true to the best of my (our) knowledge and belief.

  
\_\_\_\_\_  
Applicant or Authorized Agent

2-28-19  
Date

  
\_\_\_\_\_  
Owner **Freeda R. Baber, as Trustee of the  
Riaz Amad Baber Trust Agreement  
Dated June 8, 1995**

2.27.2019  
Date

**MAP AMENDMENT STANDARDS**  
**APPLICATION FOR MAP AMENDMENT**

Name of Applicant: Stephen Juriga, DVM & Alexandra Juriga

Address of Applicant: 106 Le Grande Boulevard, Aurora, IL 60506

Telephone Numbers: 630-269-7555

Email Address: [stephenjuriga@yahoo.com](mailto:stephenjuriga@yahoo.com) alexandraejuriga@gmail.com

Address of Property: 361 Sullivan Road, Aurora, IL 60506

**1. Is the proposed amendment consistent with the existing use and zoning of nearby property?**

The proposed amendment is consistent with the zoning of nearby property. The comprehensive plan targets the subject site to be changed to B-2 zoning based on the surrounding zoning. The proposed B-2 zoning change is being requested, because it permits the proposed Animal Hospital and Veterinary Clinic as a Special Use.

**2. Does the proposed amendment diminish the existing zoning of the subject property?**

The proposed amendment does not diminish the existing zoning of the subject property because the surrounding area includes adjacent B-2 zoning. This map amendment would be consistent with other close by properties and would be consistent with the intent of the comprehensive plan to rezone to B-2.

**3. Does the proposed amendment promote the public health, safety, comfort, convenience, and general welfare?**

The B-2 zoning is located in proximity to the subject property along Sullivan road and is located immediately to the north. The map amendment of the subject property to B-2 would not negatively impact public health, safety, comfort, convenience, or general welfare.

**4. Does the proposed amendment provide a relative gain to the public, as compared to the hardship imposed upon the applicant?**

The B-2 zoning at the subject property is a target of the comprehensive plan which targets change for the relative gain to the public.

The map amendment will provide the opportunity to the applicant to request a Special Use for Animal Hospital and Veterinary Clinic. This would allow them to develop the existing structure and additionally to provide the Dental Specialty Center, which will serve the health of the surrounding community's pets.

**5. Is the proposed amendment not feasible for development as it is presently zoned?**

Under the current O-R zoning district Animal Hospital and Veterinary Clinic are not a permitted use or a permitted Special Use. Map amendment would be required to permit project to be developed.

6. Has the property in question been vacant, as presently zoned, for a significant length of time considered in the context of development in the area where the property is located?

The property has been vacant for approximately 4 months.

7. Is there evidence of community need for the use proposed by the applicant?

The Veterinary Dental Center is one of 3 facilities in the Chicago Metro Area that specialize in Dental procedures for Cats and Dogs. They receive referrals from veterinarians throughout the area. The practice has out grown its existing facility due to the increased demand for specialty pet clinics within the animal care veterinarian profession. The proposed project will serve the community with this dental care for their pets close to home.

8. Is the proposed amendment consistent with the comprehensive plan?

The Comprehensive plan targets the subject site to be rezoned B-2.

9. Does the proposed amendment benefit the residents of the Village as a whole and not just the applicant, property owners, neighbors of any property under consideration, or other special interest groups?

The proposed project will serve the community with specialty dental care services and advanced dental procedures for their pets close to home.

10. Does the amendment avoid creating nonconformities?

The proposed use does not create non conformities. No variances are being sought for the proposed project.

11. Does the proposed amendment remain consistent with the trend of development, if any, in the general area of the property in question?

The trend for development of property on Sullivan road in proximity to the subject property seems to be services based business with Dental practice and photo studio which is consistent with our serviced based proposed use of animal care.

12. Are adequate public facilities available including but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are public facilities reasonably capable of being provided prior to the development of the use which would be permitted on the subject property in the Amendment were adopted.

Existing public facilities and services are adequate to service the proposed use.

Following are the names and addresses of all properties within 250 feet of the property in questions for which the Map Amendment is being requested.

TAX PARCEL NO.	NAME	MAILING ADDRESS
15-09-276-016	Robert Boer	23 N Lincolnway North Aurora, IL 60542
15-09-276-015	MCGBAR, LLC	1980 Kensington Pl Aurora, IL 60506
15-09-276-013 & 15-09-276-012	Mark & Vickie Ruprecht	OS124 Surrey Dr Elburn, IL 60119
15-09-276-029	Extra Space of North Aurora, LLC Paradigm Tax-Ess #1242	PO Box 800729 Dallas, TX 75380-0729
15-09-276-028	HZ Props RE Ltd	4415 Highway 6 Sugar Land, TX 75380-4476
15-09-276-023	Thornton Oil Corp-Joy Criss	2600 James Thornton Way Louisville, KY 40245-5329

I, Stephen Junga, being first duly sworn on oath certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct.

Applicant Signature

Date

2-26-19

SUBSCRIBED AND SWORN TO

Before me this 26<sup>th</sup> day of February, 2019.

Notary Public







**EVIDENCE OF PROPERTY INSURANCE  
PROPERTY SCHEDULE**

DATE(MM/DD/YY)

02/27/2019

PAGE 2

PROPERTY INFORMATION

LOCATION/DESCRIPTION

361 Sullivan Rd  
Aurora, IL 60506  
Physician's Office

PROPERTY INFORMATION

LOCATION/DESCRIPTION

PROPERTY INFORMATION

LOCATION/DESCRIPTION

PROPERTY INFORMATION

LOCATION/DESCRIPTION

PROPERTY INFORMATION

LOCATION/DESCRIPTION

PROPERTY INFORMATION

LOCATION/DESCRIPTION

PROPERTY INFORMATION

LOCATION/DESCRIPTION

PROPERTY INFORMATION

LOCATION/DESCRIPTION

DEED IN TRUST  
(ILLINOIS)

95K041798

FILED FOR RECORD  
KANE COUNTY, ILL.

95 JUL 27 PM 2:00

*Lynda M. Reiser*  
RECORDER

THE GRANTOR, Riaz Amad Baber, 542 Windsor Lane, Batavia, of the County of Kane and State of Illinois for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, Conveys and WARRANTS unto

Freeda R. Baber  
542 Windsor Lane  
Batavia, IL 60510

not individually, but as Trustee under that certain Trust Agreement dated the 8th day of June, 1995, executed by Riaz Amad Baber, as settlor, and Freeda R. Baber, as trustee (hereinafter referred to as "said trustee", regardless of the number of trustees) and unto all and every successor or successors in trust under said Trust Agreement, the following described real estate in the County of Kane and State of Illinois, to wit:

Lot 20 (except that part deeded to the State of Illinois for Highway purposes by Warranty Deed recorded March 1, 1963 in Book 2168 on Page 526 as Document 996415) of Woolf's Subdivision of Añgell Acres, in the Village of North Aurora, Kane County, Illinois.

This transaction is exempt under Section 4(e) of the Real Estate Transfer Tax Act.

Dated: July 21, 1995

*Greta E. Bieber*  
Greta E. Bieber, Attorney

Permanent Real Estate Index Number: 15-09-276-014

Address of real estate: 361 Sullivan Road, Aurora, IL

**TO HAVE AND TO HOLD** the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any

WOOLF

RECORDED

5

1

*Schankel & Reiser*  
*111 W Downer Pl*  
*Aurora IL 60506 Ste 201 15th*

6690 1111

period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of delivery thereof the trust created by this Indenture and by said Trust Agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 21<sup>st</sup> day of July, 1995.

Riaz Amad Baber  
Riaz Amad Baber

State of Illinois, County of Kane SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Riaz Amad Baber personally known to me to be the same person whose name is

subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 21<sup>st</sup> day of July, 1995.

(Seal)



Virginia K. Brown  
Notary Public

This instrument prepared by: Attorney Gretta E. Bieber, SCHANLABER & REED, A Professional Corporation, 111 W. Downer Pl., Suite 200, Aurora, IL 60506; (708) 844-0800.

MAIL TO:

Attorney Gretta E. Bieber  
SCHANLABER & REED  
111 W. Downer Pl.; Ste. 200  
Aurora, IL 60506

SEND SUBSEQUENT TAX BILLS TO:

Farida R. Baber, as Trustee aforesaid  
542 Windsor Lane  
Batavia, IL 60510

95K041798

Unofficial



Lynda M. Rivers  
Recorder - Kane County

95K041798

FILED FOR RECORD  
KANE COUNTY, ILL.

.95 JUL 27 PM 2:00

*Lynda M. Rivers*  
RECORDER

PLAT ACT AFFIDAVIT

LYNDA M. RIVERS - RECORDER OF KANE COUNTY

AFFIDAVIT - PLAT ACT

STATE OF ILLINOIS )

COUNTY OF KANE )

Kristi Elwyn being duly sworn on oath, state that he  
resides at 111 W. Duane St. Suite 200 Aurora IL 60506

That the attached deed is not in violation of 765 ILCS 205/1 of the Illinois Revised Statutes  
for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.

95K041798

8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Kane County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

*Kurt R. Rumm*

*James M. Brown*  
RECORDER

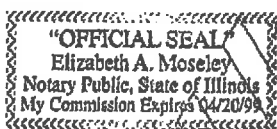
95K041798

95 JUN 27 PM 2:00

FILED FOR RECORD  
KANE COUNTY, ILL.

SUBSCRIBED and SWORN to before me this 27<sup>th</sup> day of July A.D., 1995

*Elizabeth A. Moseley*  
Notary Public



POOR COPY  
Recorder Not Responsible  
For Reproductions

95K041798

5



## APPLICATION FOR SPECIAL USE

VILLAGE OF NORTH AURORA  
Board of Trustees  
25 East State Street  
North Aurora, IL 60542

PETITION NO. 19-01

FILE NAME 361 SULLIVAN ROAD

DATE STAMP

**RECEIVED**

**MAR 01 2019**

**VILLAGE OF  
NORTH AURORA**

### I. APPLICANT AND OWNER DATA

Name of Applicant\* Stephen Juriga, DVM & Alexandra Juriga

Address of Applicant 106 Le Grande Boulevard, Aurora, IL 60506

Telephone Numbers 630-269-7555

Email Address stephenjuriga@yahoo.com alexandraejuriga@gmail.com

Name of Owner(s)\* The Freeda R. Baber Trust Agreement Dated June 8, 1995

Telephone Numbers 630-399-1290 (Broker, John Dunholter)

If Applicant is other than owner, attach letter of authorization from Owner.

Title of Record to the real estate was acquired by Owner on July 21, 1995

### II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property 361 Sullivan Road, Aurora, IL 60506

(indicate location if no common address)

Legal Description: LOT 20 (EXCEPT THAT PART DEEDED TO THE STATE OF ILLINOIS FOR HIGHWAY PURPOSES BY WARRANTY DEED RECORDED MARCH 1, 1963 IN BOOK 2168 ON PAGE 526 AS DOCUMENT 996415) OF WOOLF'S SUBDIVISION OF ANGEL ACRES, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

Parcel Size 39,721 square feet or 0.91 acres

Present Use Professional Services

(business, manufacturing, residential, etc.)

Present Zoning District Office Research District (B-2 District Being Proposed)

(Zoning Ordinance Classification)

\*In the event that the applicant or owner is a trustee of a land trust or a beneficiary or beneficiaries of a land trust, a statement identifying each beneficiary of such land trust by name and address and defining his/her interest therein shall be attached hereto. Such statement shall be verified by the trustee or by a beneficiary.

### III. PROPOSED SPECIAL USE

Proposed Special Use Animal Hospital and Veterinary Clinic

(Zoning Ordinance Classification)

Code Section that authorizes Special Use Chapter 8.2A

Has the present applicant previously sought to rezone or request a special use for the property or any part thereof? NO

If so, when? NA to what district? NA

Describe briefly the type of use and improvement proposed This is an Animal Care Dental Specialty Center.

Project will include entrance lobby, waiting area, 3 exam rooms, open dental procedure area with 4 tables, special procedure room, animal containment area, staff support area, 2nd floor admin office space, and a 2,400 SF 1-story addition off the rear existing building for the new procedure center.

What are the existing uses of property within the general area of the Property in question? The existing use is professional services. The property to the West is residential. The property to the East is a conventional dental clinic.

To the best of your knowledge, can you affirm that there is a need for the special use at the particular location? (Explain) The Dental Specialty Center is currently located in the vicinity and is a successful practice. The practice is regional referral center for the Western Suburbs, as it is the only one of its kind. There is a need for growth and expansion due to the success of the practice.

**Attach hereto a statement with supporting data that the proposed special use will conform to the following standards:**

1. The proposed special use is, in fact, a special use authorized in the zoning district in which the property is located.
2. The proposed special use is deemed necessary for the public convenience at that location.
3. The proposed special use does not create excessive additional impacts at public expense for public facilities and services, and will be beneficial to the economic welfare of the community.
4. The proposed use is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations.

5. The proposed special use will be designed, located, operated, and maintained so as to be harmonious and compatible in use and appearance with the existing or intended character of the general vicinity.
6. The proposed special use will not significantly diminish the safety, use, enjoyment, and value of other property in the neighborhood in which it is located.
7. The proposed special use is compatible with development on adjacent or neighboring property.
8. The proposed special use minimizes potentially dangerous traffic movements, and provides adequate and safe access to the site.
9. The proposed special use provides the required number of parking spaces and maintains parking areas, in accordance with the requirements of this Ordinance.
10. The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities.
11. The proposed special use conforms with the requirements of this Ordinance and other applicable regulations.

#### IV CHECKLIST FOR ATTACHMENTS

The following items are attached here to and made a part hereof:

1. Legal Description (may be included in items 2 or 6 below)
2. Two (2) copies of an Illinois Land Surveyor's plat of survey showing the nearest dedicated east-west and north-south streets, the right-of-way width and the distance of each street from the property in question.
3. Twenty five (25) copies of a plot plan, 8 ½" x 11 or 8 ½" x 14" showing existing and proposed structures and parking areas.
4. A written certified list containing the names of registered owners, their mailing addresses and tax parcel numbers, of all properties within 250 feet of the property for which the special use is requested.
5. Statement and supporting data regarding Standards for Special Uses (above).
6. A copy of owner's title insurance policy or the deed for the subject property.
7. Filing fee in the amount of \$4,300.00, if paid by check make payable to the Village of North Aurora.
8. Letter of authorization letter from owner, if applicable.
9. Disclosure of beneficiaries of land trust, if applicable.

Completed forms for the following must accompany application

10. Visit the Illinois Department of Natural Resources' website [www.dnr.state.il.us](http://www.dnr.state.il.us) and initiate a consultation using DNR's EcoCat online application
11. Visit the Kane DuPage Soil and Water Conservation District's website [www.kanedupageswcd.org](http://www.kanedupageswcd.org) for a Land Use Opinion Application

**SUPPORTING DATA THAT THE PROPOSED SPECIAL USE WILL CONFORM TO THE FOLLOWING STANDARDS:**

Name of Applicant: Stephen Juriga, DVM & Alexandra Juriga

Address of Applicant: 106 Le Grande Boulevard, Aurora, IL 60506

Telephone Numbers: 630-269-7555

Email Address: [stephenjuriga@yahoo.com](mailto:stephenjuriga@yahoo.com) alexandraejuriga@gmail.com

Address of Property: 361 Sullivan Road, Aurora, IL 60506

1. The proposed special use is, in fact, a special use authorized in the zoning district in which the property is located.

Animal Hospital and Veterinary Clinic are in fact a special use authorized under the B-2 district.

2. The proposed special use is deemed necessary for the public convenience at that location.

The Veterinary Dental Center is one of 3 facilities in the Chicago Metro Area that specialize in Dental procedures for Cats and Dogs. They receive referrals from veterinarians throughout the area. The practice has out grown its existing facility due to the increased demand for specialty pet clinics within the animal care veterinarian profession. The proposed project will serve the public with this specialized dental care for their pets close to home.

3. The proposed special use does not create excessive additional impacts at public expense for public facilities and services, and will be beneficial to the economic welfare of the community.

The Veterinary Dental Center offers advanced veterinary dental services on an outpatient basis. Dr. Juriga and Dr. Sasser treat approximately 10-15 patients per day. Clients travel to the facility, pets are admitted for the day, and 50% of the owners stay in the area shopping. Pets are discharged throughout the day. The use will not create additional impacts at public expense for public facilities and services. The project will utilize the existing house along with an addition to the rear.

4. The proposed special use is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations.

The Veterinary Dental Center will conform to all codes and will not be requesting any variances. Locating service based businesses such as the proposed animal clinic along Sullivan road is consistent with the comprehensive plan.

5. The proposed special use will be designed, located, operated, and maintained so as to be harmonious and compatible in use and appearance with the existing or intended character of the general vicinity.

The proposed special use will be designed to fit in with the existing character along Sullivan road. The front yard and existing house will remain with updates including some maintenance and new windows. ADA ramp in front of the house is being relocated to the side of the structure to improve the front

elevation of the home from Sullivan Road. Addition to the rear will be developed to be homogenous to the original home with common materials including Brick and Fiber cement siding.

6. The proposed special use will not significantly diminish the safety, use, enjoyment, and value of other property in the neighborhood in which it is located.

The existing use will not diminish safety, use, enjoyment, and value of other property in the neighborhood. No animals will be kept in the facility overnight. All procedures are out patient. Animals will be kept during recovery within the building. The site improvements will include a fenced-in patient relief area that will be used on occasion with recovering dogs as they wait to be picked up. Use of this relief area will be limited to one dog at a time and dogs will be leashed and supervised until they return to holding area within the clinic. The Fenced in area is provided for the safety of the animal to prevent dogs running lose if they escape their leash. Solid PVC fence is used keep dogs calm and isolated during relief before return indoors to holding area.

7. The proposed special use is compatible with development on adjacent or neighboring property.

The proposed use is compatible with adjacent development with other nearby services based businesses including dental clinic and photo studio.

8. The proposed special use minimizes potentially dangerous traffic movements, and provides adequate and safe access to the site.

The proposed use would modify parking slightly to adhere to zoning standards. Including providing required 24' drive which will improve safety in the parking lot. Access to Sullivan Road will remain similar to the prior use. Traffic should be similar with Dr. Juriga and Sasser treating approximately 10-15 patients per day. Clients travel to the facility, pets are admitted for the day, and 50% of the owners stay in the area shopping. Pets are discharged throughout the day.

9. The proposed special use provides required number of parking spaces and maintains parking areas, in accordance with the requirements of this Ordinance.

Animal Hospital requires 3 parking spaces per 1,000 s.f. of gross area. The proposed site plan includes parking to satisfy zoning requirement with 16 spaces provided. Proposed Building area is 5,326 s.f./1000 x 3 = 15.97 = 16 spaces.

10. The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities.

The proposed special use is served by adequate utilities, drainage, road access, public safety and other necessary facilities.

11. The proposed special use conforms with the requirements of this Ordinance and other applicable regulations.


Yes, the proposed special use conforms with the requirements of this Ordinance and other applicable regulations.

The Applicant authorizes the Village of North Aurora representatives to enter on to the property to make inspection during the hearing process.

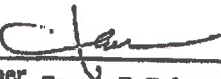
The Applicant is responsible for publishing a legal notice in the newspaper, sending United States mail notices to properties within 250 feet, and posting a sign on the property advertising the public hearing. These shall be in accordance with village Ordinances at the times decided by the Village of North Aurora.

The undersigned hereby agrees to reimburse the Village for all costs of court reporter fees for attendance at and transcript of hearing(s) and other professional service fees for services rendered in connection with this application as defined in Appendix B of the North Aurora Zoning Ordinance. Such reimbursement shall be made promptly upon receipt of invoices from the Village, whether or not this application for special use is approved.

I (we) certify that all of the above statements and the statements contained in any documents submitted herewith are true to the best of my (our) knowledge and belief.

  
Applicant or Authorized Agent

2-28-19  
Date

  
Owner **Freda R. Baber, as Trustee of the  
Riaz Amad Baber Trust Agreement  
Dated June 8, 1995**

2-28-19  
Date

Following are the names and addresses of all properties within 250 feet of the property in questions for which the special use being is being requested.

TAX PARCEL NO.	NAME	MAILING ADDRESS
<u>15-09-276-016</u>	<u>Robert Boer</u>	<u>23 N Lincolnway</u> <u>North Aurora, IL 60542</u>
<u>15-09-276-015</u>	<u>MCGBAR, LLC</u> <u>Ellen Barnes &amp; James McGough</u>	<u>1980 Kensington Pl</u> <u>Aurora, IL 60506</u>
<u>15-09-276-013</u> & <u>15-09-276-012</u>	<u>Mark &amp; Vickie Ruprecht</u>	<u>OS124 Surrey Dr</u> <u>Elburn, IL 60119</u>
<u>15-09-276-029</u>	<u>Extra Space of North Aurora, LLC</u> <u>Paradigm Tax-Ess #1242</u>	<u>PO Box 800729</u> <u>Dallas, TX 75380-0729</u>
<u>15-09-276-028</u>	<u>HZ Props RE Ltd</u>	<u>4415 Highway 6</u> <u>Sugar Land, TX 75380-4476</u>
<u>15-09-276-023</u>	<u>Thornton Oil Corp-Joy Criss</u>	<u>2600 James Thornton Way</u> <u>Louisville, KY 40245-5329</u>

I, Alexandra Juriga, being first duly sworn on oath certifies that all fo the above statements and the statements contained in any papers or plans submitted herewith are true and correct.

Alexandra Juriga  
Applicant Signature

2-26-19  
Date

**SUBSCRIBED AND SWORN TO**

Before me this 26<sup>th</sup> day of February, 2019.

Terril Medendorp  
Notary Public



## APPLICATION FOR VARIATION

VILLAGE OF NORTH AURORA  
25 E. State Street  
North Aurora, IL 60542

PETITION NO. 19-01

FILE NAME 361 SULLIVAN RD

DATE STAMP **RECEIVED**

### I. APPLICANT AND OWNER DATA

**MAR 15 2019**

**VILLAGE OF  
NORTH AURORA**

Name of Applicant\* Stephen Juriga, DVM and Alexandra Juriga

Address of Applicant 106 Le Grande Boulevard, Aurora, IL 60506

Telephone No. 630-269-7555

Name of Owner (s) \* The Freeda R. Baber Trust Agreement Dated June 8, 1995

Address of Owner (s) 542 Windsor Lane, Batavia, IL 60510

Telephone No. 630-399-1290 (Broker, John Dunholter)

Email Address johndunholter@gmail.com

If applicant is other than owner, attach letter of authorization from Owner

Title of Record to the real estate was acquired by Owner on July 21, 1995

### II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property 361 Sullivan Road, Aurora, IL 60506  
(indicate location of common address)

Legal Description: LOT 20 (EXCEPT THAT PART DEEDED TO THE STATE OF ILLINOIS FOR HIGHWAY PURPOSES BY WARRANTY DEED RECORDED MARCH 1, 1963 IN BOOK 2168 ON PAGE 526 AS DOCUMENT 996415) OF WOOLF'S SUBDIVISION OF ANGEL ACRES, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

Parcel Size 39,721 square feet or 0.91 acres

Present Use Professional Services  
(business, manufacturing, residential, etc.)

Present Zoning District Office Research District (B-2 District Being Proposed)  
(Zoning Ordinance Classification)

### III. PROPOSED VARIATION(S)

Variation requested (state specific measurements) A variation allowing for a 4'6" parking lot encroachment

Code Section that pertains to Variation Chapter 12.4 of the Zoning Ordinance 'Permitted Encroachments'

Reason for request A variance of a 4'6" parking lot encroachment is needed to accomodate the 18.5' stall length, 24' wide drive aisle and buffer between the drive aisle and structure.

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Explanation of purpose to which property will be put The requested variance is due to the location of the existing building and our attempt to satisfy the zoning requirements for parking lot design minimums.

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**IV. Findings of Fact for Variations. A variation from the provisions of the Zoning Ordinance shall not be granted unless the Plan Commission in its recommendation, and Village Board in its decision, makes specific findings of fact directly based on each and every standard and condition imposed by this section. Please provide a written response to each of the following standards for variations:**

1. Hardship. No variation shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of this Ordinance would create a practical difficulty or particular hardship.

2. Unique Physical Conditions. The subject property is exceptional, as compared to other properties subject to the same provisions, by means of a unique physical condition, including:

- a. Irregular or substandard size, shape, or configuration; or
- b. Exceptional topographical features; or
- c. Presence of an existing use, structure, or sign, whether conforming or nonconforming; or
- d. Other extraordinary physical conditions peculiar to, and inherent in, the subject property.

*These unique physical conditions shall amount to more than a mere inconvenience to the property owner and shall relate to or arise out of the characteristics of the property rather than the personal situation or preference of the current property owner.*

3. Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the property owner, or his/her predecessors in title, and it existed at the time of enactment of the provisions from which a variation is sought, was created by natural forces or was the result of governmental action, other than the adoption of this Ordinance.

4. Denied Substantial Rights. The carrying out of the strict letter of the provision(s) from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other properties subject to the same provisions.

The Applicant authorizes the Village of North Aurora representatives to enter on to the property to make inspection during the hearing process.

The Applicant is responsible for publishing a legal notice in the newspaper, sending mail notices to properties within 250 feet, and posting a sign on the property advertising the public hearing. These shall be in accordance with village Ordinances at the times decided by the Village of North Aurora.

I (we) certify that all of the above statements and the statements contained in any documents submitted herewith are true to the best of my (our) knowledge and belief.

  
\_\_\_\_\_  
Applicant or Authorized Agent

3-6-19  
Date

  
\_\_\_\_\_  
Owner

03-06-2019  
Date

Following are the names and addresses of all properties within 250 feet of the property in questions for which the Variation is being requested.

TAX PARCEL NO.	NAME	MAILING ADDRESS
<u>15-09-276-016</u>	<u>Robert Boer</u>	<u>23 N Lincolnway</u> <u>North Aurora, IL 60542</u>
<u>15-09-276-015</u>	<u>MCGBAR, LLC</u>	<u>1980 Kensington Pl</u> <u>Aurora, IL 60506</u>
<u>15-09-276-013</u> <u>&amp; 15-09-276-012</u>	<u>Mark &amp; Vickie Ruprecht,</u>	<u>OS124 Surrey Dr</u> <u>Elburn, IL 60119</u>
<u>15-09-276-029</u>	<u>Extra Space of North</u> <u>Aurora, LLC</u> <u>Paradigm Tax-Ess #1242</u>	<u>PO Box 800729</u> <u>Dallas, TX 75380-0729</u>
<u>15-09-276-028</u>	<u>HZ Props RE Ltd</u>	<u>4415 Highway 6</u> <u>Sugar Land, TX 75380-4476</u>
<u>15-09-276-023</u>	<u>Thornton Oil Corp-Joy Criss</u>	<u>2600 James Thornton Way</u> <u>Louisville, KY 40245-5329</u>

I, Stephen Juiga, being first duly sworn on oath certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct.

Applicant Signature

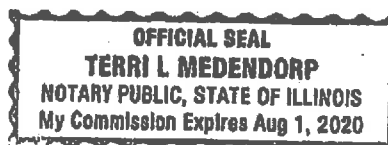
Date

3/4/19

SUBSCRIBED AND SWORN TO

Before me this 4<sup>th</sup> day of March, 2019.

Notary Public



**Name of Applicant:** Stephen Juriga, DVM & Alexandra Juriga

**Address of Applicant:** 106 Le Grande Boulevard, Aurora, IL 60506

**Telephone Numbers:** 630-269-7555

**Email Address:** [stephenjuriga@yahoo.com](mailto:stephenjuriga@yahoo.com) [alexandraejuriga@gmail.com](mailto:alexandraejuriga@gmail.com)

**Address of Property:** 361 Sullivan Road, Aurora, IL 60506

**IV. Findings of Fact for Variations.** A variation from the provisions of the Zoning Ordinance shall not be granted unless the Plan Commission in its recommendation, and Village Board in its decision, makes specific finding of fact directly based on each and every standard and condition imposed by this section. Please provide a written response to each of the following standards for variations:

**1. Hardship.** No variation shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of this Ordinance would create a practical difficulty or particular hardship.

Without the requested variance regarding permitted encroachments, there will be no way to accommodate the 18.5' stall length, 24' wide drive aisle and buffer between the drive aisle and structure. The parking lot would be located 6" off of the property line reducing the required 5' offset. The configuration of the parking lot was developed to allow two-way traffic and meet all other zoning requirements.

**2. Unique Physical Conditions.** The subject property is exceptional, as compared to other properties subject to the same provisions, by means of a unique physical condition, including:

- a. Irregular or substandard size, shape, or configuration; or
- b. Exceptional topographical features; or
- c. Presence of an existing use, structure, or sign, whether conforming or nonconforming; or
- d. Other Extraordinary physical conditions peculiar to, and inherent in, the subject property.

*These unique physical conditions shall amount to more than a mere inconvenience to the property owner and shall relate to or arise out of the characteristics of the property rather than the personal situation or preference of the current property owner.*

The existing space is substandard in size and not allowing the parking spaces the required 5' off of the side lot lines. Because of the substandard size, relief of 4'6" off the required 5' is being requested to accommodate the 18.5' stall length, 24' wide drive aisle and buffer between the drive aisle and structure. The variance would allow a 6" space between the parking spaces and side lot line. This is not a preference or a mere convenience for the current property owner but rather a necessity to protect the building and provide a safe environment for its patrons.

**3. Not Self-Created.** The aforesaid unique physical condition is not the result of any action or inaction of the property owner; or his/her predecessors in title and it existed at the time of enactment of the provisions from which a variation is sought, was created by natural forces or was the result of governmental action, other than the adoption of this Ordinance.

This hardship and request for variance is not self-created, nor a result of any action of the property owner or his/her predecessor in title and it existed at the time of the enactment of the provisions from which a variation is sought.

**4. Denied Substantial Rights.** The carrying out of the strict letter of the provision(s) from which a variation is sought would deprive the owner of the subject property to the same provisions.

Carrying out the required 5' of space between parking spaces and side lot line would deprive the owner of the ability to provide safe passage through the parking lot, as it would not be able to accommodate the zoning requirement of 18.5' stall length, 24' wide drive aisle and buffer between the drive aisle and structure.

**5. Not Merely Special Privilege.** The alleged hardship or difficulty is neither merely the inability of the owner or occupants to enjoy some special privilege or additional right not available to owners or occupants of other lots or properties subject to the same provisions, nor merely the inability of the owner to gain a greater financial return from the use of the subject property.

The alleged hardship or difficulty is not merely the inability of the owner or occupants to enjoy some special privilege or additional right not available to owners or occupants of other lots or properties subject to the same provisions, nor is it merely the inability of the owner to gain a greater financial return from the use of the subject property.

**6. Conformance with Ordinance and Plan Purposes.** The variation would not result in a use or development of the subject property that would not be inharmony with the general and specific purposes of this Ordinance, including the provision from which a variation is sought, or the general purpose and intent of the Comprehensive Plan.

The variation would not result in a use or development of the subject property that would not be inharmony with the general and specific purposes of this Ordinance, including the provision from which a variation is sought, or the general purpose and intent of the Comprehensive Plan.

**7. No Other Remedy.** There is no means, other than granting the requested variation, by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a legal and reasonable use of the subject property.

Beyond granting this variation, there is no other means to alleviate the hardship.

**8. Minimum Relief Required.** The requested variation is the minimum measure of relief necessary to alleviate the alleged hardship or difficulty presented by the strict application of the Ordinance.

Yes, the requested 4'6" of relief of the 5' required between the side lot line and the parking spaces is the minimum relief requested.

**9. Public Welfare.** The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvement in the neighborhood in which the property is located.

The granting of this variation will not pose any risks to the public welfare or be injurious to other property or improvement in the neighborhood in which the property is located.

**10. Public Safety, Light and Air.** The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety within the neighborhood in any way.

Granting the requested relief for this variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety within the neighborhood in any way.

**11. Noise and Odor.** The proposed variation will not produce excessive noise or odor as to be detrimental to health and welfare of the public, or which interferes unreasonably with the comfort of the public.

The proposed variation will not produce excessive noise or odor as to be detrimental to health and welfare of the public, or which interferes unreasonably with the comfort of the public.