



# Land Use Petition

Project Number: 2015.102

## Petitioner Information

Title: Mr. First Name: Barry Initial: \_\_\_\_\_ Last Name: Millman  
Company: Horizon Realty Services, Inc.  
Job Title: \_\_\_\_\_ Address: 1130 Lake Cook Road  
City: Buffalo Grove State: IL Zip: 60089 Email: bmillman@horizonrealtyservices.com  
Phone: 847-870-8585 Fax: 847-870-1888 Mobile: 847-638-1213  
Petitioner Relationship to Property Owner\* Real Estate Broker

*\*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: 2300 S. Eola Road  
Parcel Number(s): 01-06-410-056

## Petition Request

Requesting approval of a Special Use Permit for a Special Purpose Recreational Use on the Property located at 2300 S. Eola Road

## Attachments Required

(hard copies and CD of digital files are required)

- One Copy of:
- Development Tables (excel doc 1-0) ✓
- Filing Fee Worksheet (Form 1-6)
- Project Contact Info Sheet (Form 1-5) ✓
- Letter of Authorization\* (FG2-1)
- Qualifying Statement (FG2-1)
- Plat of Survey (FG2-1)
- Legal Description (FG2-1)

- Four Copies of:
- Final Plan (FG2-4)
- Building and Signage Elevations (FG2-11)
- Landscape Plan*
- Fire Plan*

## Petition Fee

(Payable to "The City of Aurora")

Total Fee = \$815.00 (Planning and Zoning Fee \$815.00 + Engineering Filing Fee \$0.00 )

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: [Signature] Date 6/3/15

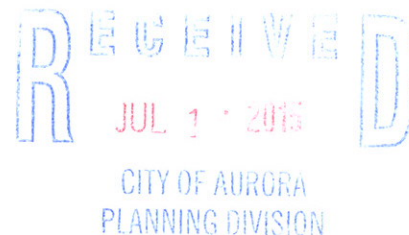
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 3 day of JUNE 2015.

State of LAKE ILLINOIS  
County of LAKE) SS

NOTARY PUBLIC SEAL

[Signature]  
Notary Signature

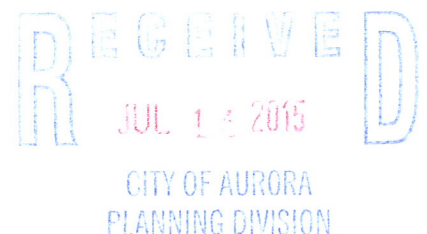


2300 Eola Road

Aurora Illinois

**Qualifying Statement**

1. The occupancy of a building with a new exciting Health Club that previously has been vacant for nearly 6 years will add to the general welfare of the community, as well as provide an opportunity for additional health benefits to the population through their membership and use of the club.
2. The Club will bring additional patrons to the surrounding retailers as members traditionally visit the club at least 3 times per week and then visit the retailers adjacent to the property providing for one stop shopping.
3. The Club will provide an additional amenity to the area that was not previously available. This will be a marketing opportunity for the sale of properties in the area as well as putting a previously vacant property back into viable use.
4. The Club will not disturb any local residences and blends in with other uses in the general vicinity. A new Tennis Training Center adjacent to the Club provides additional recreational opportunities and adds to the general neighborhood.
5. The Building is in good condition and the Club will not require any additional municipal services. All of the necessary facilities are already in place.
6. The parking for the club is being upgraded and there is significant opportunity for ingress and egress. The club will not increase congestion as it is used throughout the day.
7. Health Clubs require a special use to assure that they do not negatively impact the community. In this case the Club blends well into the community and the building accommodates it very well. The operators are professional Health Club owners with units throughout the Country. They are re-entering the Chicago market and have chosen Aurora and this site as one of their first units. They will be an asset to the Community.



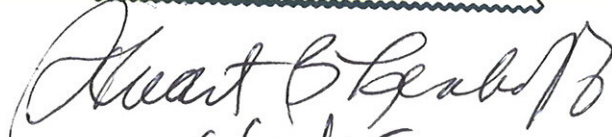
RE: 2300 S. Eola Road  
Aurora, IL  
P.I.N. 01-06-410-056

Buikema #18, LLC, being the owner of the subject property, hereby authorizes KAI PACIFIC, INC., and/or its agent, BARRY MILLMAN, to sign the Land Use Petition requesting approval of a Special Use Permit for a Special Purpose Recreational Use on the property.

BUIKEMA #18, LLC

By:   
Kyle J. Buikema, its Agent



  
6/3/15

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PLANNING DIVISION

2300 Eola Rd.  
Aurora, IL.

Legal Description of Property

Lot 3A-4 in Eola Crossing 3<sup>rd</sup> Resubdivision, being a part of the Southeast ¼ of Section 6, Township 37 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof recorded October 16, 2003, as Document R2003-260781, in Will County, Illinois.

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# 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:** 2014.263

### Owner

First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

### Additional Contact #1

Relationship to Project: \_\_\_\_\_ Architect  
Company Name: \_\_\_\_\_ Ariise  
First Name: \_\_\_\_\_ Enrique Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Castel Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_ VP of Architecture  
Address: \_\_\_\_\_ 415 N Sangamon St 2nd Fl  
City: \_\_\_\_\_ Chicago State: \_\_\_\_\_ IL Zip: \_\_\_\_\_ 60642  
Email Address: \_\_\_\_\_ enrique@ariise.com Phone No.: \_\_\_\_\_ 312-835-7152 Mobile No.: \_\_\_\_\_

### Additional Contact #2

Relationship to Project: \_\_\_\_\_ Architect  
Company Name: \_\_\_\_\_ Ariise  
First Name: \_\_\_\_\_ Ryan Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Kohlar Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_ President  
Address: \_\_\_\_\_ 415 N Sangamon St 2nd Fl  
City: \_\_\_\_\_ Chicago State: \_\_\_\_\_ IL Zip: \_\_\_\_\_ 60642  
Email Address: \_\_\_\_\_ project@ariise.com Phone No.: \_\_\_\_\_ 312-859-4821 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.: \_\_\_\_\_



# City of Aurora

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phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org

## Filing Fee Worksheet

**Project Number:** 2015.102

**Petitioner:** Barry Millman

**Number of Acres:** 1.70

**Number of Signs:** 1

**Linear Feet of New Roadway:** 0

**New Acres Subdivided (if applicable):** 0

**Area of site disturbance:** 1.695941

### Filing Fees Due at Land Use Petition:

Request(s):	Public Hearing Notice Sign	\$ 15.00
	Special Use (PDD)	\$ 800.00
	Sub Total:	\$815.00

### Fees Due at Final Engineering Approval:

Request(s):	Select One	0.00
	Sub Total:	\$0.00

**Total:** **\$815.00**

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

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PLANNING DIVISION

**Development Data Table: Final Plan**

<u>Description</u>	<u>Value</u>	<u>Unit</u>	<u>Description</u>	<u>Value</u>	<u>Unit</u>
a) Tax/Parcel Identification Number(s) (PINs): 01-06-410-056-0000			j) Total Number of Residential Dwelling Units	0	units
			i. Gross Density	0	du/acre
b) Proposed land use(s): Existing Retail			ii. Net Density	0	Net Density
			k) Number of Single Family Dwelling Units	0	units
c) Total Property Size	1.75	Acres	i. Gross Density	0	du/acre
	76,227	Square Feet	ii. Net Density	0	Net Density
d) Total Lot Coverage (buildings and pavement)	61,676	Square Feet	iii. Unit Square Footage (average)	-	square feet
	81%	Percent	iv. Bedroom Mix	0%	% 1 bdr
e) Open space / landscaping	14,550	Square Feet		0%	% 2 bdr
	19%	Percent		0%	% 3 bdr
f) Land to be dedicated to the School District	0	Acres		0%	% 4 bdr
g) Land to be dedicated to the Park District	0	Acres	v. Number of Single Family Corner Lots	0	units
h) Number of parking spaces provided (individually accessible)	88	spaces	l) Number of Single Family Attached Dwelling Units	0	units
i. surface parking lot	0	spaces	i. Gross Density	0	du/acre
perpendicular	0	spaces	ii. Net Density	0	Net Density
parallel	0	spaces	iii. Unit Square Footage (average)	-	square feet
angled	84	spaces	iv. Bedroom Mix	0%	% 1 bdr
handicapped	4	spaces		0%	% 2 bdr
ii. enclosed	0	spaces		0%	% 3 bdr
iii. bike	0	racks		0%	% 4 bdr
i) Number of buildings	0		m) Number of Multifamily Dwelling Units	0	units
i. Number of stories	1	stories	i. Gross Density	0	du/acre
ii. Building Square Footage (average)	20,479	square feet	ii. Net Density	0	Net Density
iii. Gross Floor Area of commercial use	20479	GFA	iii. Unit Square Footage (average)	-	square feet
iv. Building Foundation perimeter (Typical)	574.66	Linear Footage	iv. Bedroom Mix	0%	Efficiency
				0%	% 1 bdr