

Land Use Petition

Project Number: 2016.070

Subject Property Information

Address/Location: 2410 Bushwood Drive / southwest corner of Orchard road and Bushwood drive

Parcel Number(s): 14-12-277-008

Petition Request(s)

Requesting approval of a Final Plan for Lot 11 of Orchard Road Business Park Subdivision located at 2410 Bushwood Drive being the southwest corner of Orchard road and Bushwood drive for a Car Wash, Multiple Bay (2833) Use

Attachments Required

(a CD of digital files of all documents are also required)

Word Document of: Legal Description (2-1)	Two Paper and One pdf Copy of:	One Paper and pdf Copy of:
One Paper and pdf Copy of:	Fire Access Plan (2-6)	Final Plan (2-4)
Executed Land Use Petition (1-3)	Final Engineering Plans (2-16)	Landscape Plan (2-7)
Qualifying Statement (2-1)	Soil Investigation Report for the Site (if available)	Building and Signage Elevations (2-11)
Plat of Survey (2-1)	Wetland Determination Report / Letter by Design Professional	
Legal Description (2-1)		
Letter of Authorization* (2-2)		
Existing or Proposed Lease Restrictions (2-1)		
Contact Worksheet (1-5)		
Filing Fee Worksheet (1-6)		
Parking Worksheet (1-8)		
Landscape Requirement Worksheet (1-22)		
Landscape Materials Worksheet (1-23)		

Petition Fee: \$750.00 (Payable to The City of Aurora)

I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signatory invites City representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Petition.

*The Subject Property Owner must sign this form unless the Contact Person has been authorized to do so per a letter that is attached hereto. If Signator is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.

Authorized Signature: [Signature] Date 12/7/16

Print Name and Company: CLAUDE DARRIN SHINE BRIGHT INC

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.

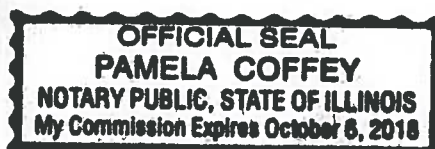
Given under my hand and notary seal this 7th day of December 2016.

State of IL)
) SS

County of DuPage)

NOTARY PUBLIC SEAL

[Signature]
Notary Signature



Filing Fee Worksheet

Project Number: 2016.070

Petitioner: Shine Bright Car Wash

Number of Acres: 1.10

Number of Street Frontages: 2.00

Non-Profit No

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 0.00

Area of site disturbance (acres): 1.10

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan	\$ 750.00
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -

Total: **\$750.00**

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

Verified By:

Date:

Project Contact Information Sheet

Project Number: 2016.070

Owner

First Name: Ron Initial: Last Name: Cibulskis Title: Mr.
Company Name: Aurora Air Products Inc.
Job Title:
Address: 231 C N. Eola Rd
City: Aurora State: IL Zip: 60502
Email Address: ron@auroraair.com Phone No.: 630-851-4515 Mobile No.:

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

Relationship to Project: Owner
Company Name: Shine Bright Inc
First Name: Melissa Initial: Last Name: Da Rosa Title: Mrs.
Job Title: Secretary and Treasurer
Address: 643 Wingpointe Dr.
City: Aurora State: Zip: 60,506.00
Email Address: shinebrightcw@gmail.com Phone No.: Mobile No.: 630-746-6718

Additional Contact #1

Relationship to Project: Architect
Company Name: Archamerica Inc.
First Name: Matthew Initial: S. Last Name: Haylock Title: Mr.
Job Title: Project Architect
Address: 1800 Nations Drive, Suite 201
City: Gurnee State: IL Zip: 60,031.00
Email Address: mhaylock@archamerica.com Phone No.: 847-336-6600 x Mobile No.: 847-207-6570

Additional Contact #2

Relationship to Project: Engineer
Company Name: Webster, McGrath & Ahlberg, Ltd.
First Name: Mark Initial: Last Name: Richards Title: Mr.
Job Title: Civil Engineer
Address: 207 S. Naperville Road
City: Wheaton State: IL Zip: 60,187.00
Email Address: markr@wmaltd.com Phone No.: 630-668-7619 Mobile No.: 630-675-3211

Additional Contact #3

Relationship to Project: Landscape Architect
Company Name: Webster, McGrath & Ahlberg
First Name: Benedict Initial: Last Name: Bussman Title: Mr.
Job Title: Landscape Architect
Address: 207 S. Naperville Road
City: Wheaton State: IL Zip: 60,187.00
Email Address: benb@wmaltd.com Phone No.: 630-668-7620 Mobile No.:

Additional Contact #4

Relationship to Project: Surveyor
Company Name: Webster, McGrath & Ahlberg
First Name: Joel Initial: Last Name: Vietti Title: Mr.
Job Title: Surveyor
Address: 207 S. Naperville Road
City: Wheaton State: IL Zip: 60,187.00
Email Address: joelv@wmaltd.com Phone No.: 630-668-7603 Mobile No.:

D. Qualifying Statement

We seek to build an express tunnel car wash on 2410 Bushwood Dr. The express wash will offer a conveyorized tunnel package where the primary service will be an exterior vehicle wash accompanied by 10-15 free self-serve vacuums offered to guests who wash their vehicles. Interior cleaning services will not initially be offered by the wash staff. For convenience and speed, this site will be attended; however, the sales process is almost entirely automated and handled through gated entry stations (autocashier/pay station). Guests remain in their vehicles throughout the entire wash, and ride through the tunnel wash on the conveyor.

The lot at 2410 Bushwood Dr. is vacant; however, it is already zoned and permitted for a car wash. The wash augments the retail corridor on Orchard Rd. near Sullivan Rd. which has establishments such as Starbucks, IHOP, and Discount Tires to name a few, in that we plan on building from the ground up a progressive, high quality, convenient option for guests to wash their vehicles.

Given the parcel is located in Orchard Road Business Park, an established business park, and is "pad ready," the utilities, access roads, and drainage are on the property, or in close proximity to neighboring properties and lots. Ingress and egress is expected either from Orchard Rd. to Bushwood Dr. to Augusta, or through Sullivan Rd. to Bushwood to Augusta. Therefore, traffic congestion is significantly mitigated from Orchard Rd.

At this time we are not seeking any variances, modifications or exceptions from the City's Codes and Ordinances.

09/20/2016

From: Ron Cibulskis, Partner
Don, Rich, John, Ron Cibulskis
231C N Eola Rd
Aurora, IL 60502
630-851-4515
Ron@auroraair.com

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

Re: Authorization Letter for: 2410 Bushwood Dr. Aurora, IL
Orchard Rd Business Park
Lot 11

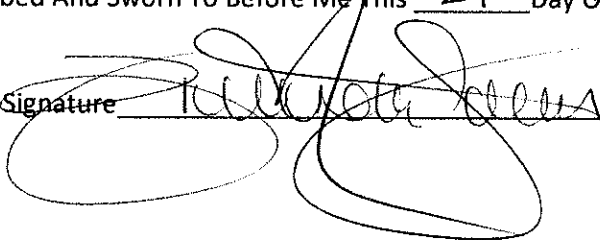
To whom it may concern:

As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize Claudio Da Rosa, and its representatives, to act as the owner's agent through the final plan Land Use Petition process with the City of Aurora for said property.

Ron Cibulskis Date 9/21/16

Subscribed And Sworn To Before Me This 21 Day Of September 2016

Notary Signature





WEBSTER, MCGRATH & AHLBERG, LTD.

LAND SURVEYING — CIVIL ENGINEERING — LANDSCAPE ARCHITECTURE

207 S NAPERVILLE ROAD, WHEATON, IL 60187

PH: 630-668-7603 FAX: 630-682-1760 WEB: WWW.WMALTD.COM

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Legal Description for 2410 Bushwood Drive, Aurora, IL

LOT 11 IN ORCHARD ROAD BUSINESS PARK, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 19, 2000 AS DOCUMENT 2000K057115, IN KANE COUNTY, ILLINOIS.

Landscape Material Worksheet

Project Number: 2016.070

Petitioner: Shine Bright Car Wash

Proposed Street Trees (Minimum of 4 unique entries required)

Rosaceae	Malus	x zumi	Adams Crabapple
Ulmaceae	Celtis	occidentalis	Hackberry
Fagaceae	Quercus	bicolor	Swamp White Oak
Betulaceae	Ostrya	virginiana	Lornwood

Proposed Canopy Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Ulmaceae	Celtis	occidentalis	Hackberry
Ginkgoaceae	Ginkgo	biloba	Autumn Gold Ginkgo
Fabaceae	Gymnocladus	dioicus	Kentucky Coffeetree
Hamamelidaceae	Liquidambar	styraciflua	Moraine Sweet Gum

Proposed Evergreen Trees (Minimum of 4 unique entries required)

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

Proposed Understory Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Oleaceae	Syringa	pekinensis	China Snow Peking Lilac
Rosaceae	Malus	zumi	Zumi Crabapple
Anacardiaceae	Rhus	copallina	Flameleaf Sumac
Cornaceae	Cornus	alternifolia	Pagoda Dogwood

Proposed Deciduous Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cornaceae	Cornus	alba	Ivory Halo Dogwood
Myricaceae	Myrica	pensylvanica	Northern Bayberry
Rosaceae	Physocarpus	opulifolius	Summer Wine Ninebark
Oleaceae	Syringa	meyeri	Dwarf Korean Lilac

Proposed Evergreen Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Buxaceae	Buxus	Glencoe'	Chicagoland Green Boxwood
Pinaceae	Picea	glauca	Dwarf Alberta Spruce
Taxaceae	Taxus	media	Dense Intermediate Yew
Cypress	Thuja	occidentalis	Woodward Arborvitae

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

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

Verified By:

Alex Minnella

Date: 11/17/2016

Landscaping CTE Requirement Worksheet

Project Number: 2016.070

Petitioner: Shine Bright Car Wash

Street Frontage 406 L.F.

Stormwater HWL - L.F. Wet Bottom

- L.F. Dry Bottom

- L.F.

Neighborhood Border

Dwelling Units - units

Subdivision Name: Orchard Road Business Park

Unit/Phase:

Lot Number

Lot 11

Perimeter Yard

902 L.F.

Buffer Yard

- L.F.

Surface Parking Spaces

20 spaces

Building Foundation

349 L.F.

Standard Requirements

		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs	
	Total CTEs Required	1	3	3	20	20	CTE Equivalent Value
Street Trees	12.0	12	0	0	0	0	
Wet Stormwater Facility	0.0	0	0	0	0	0	
Dry/Turf Stormwater Facility	0.0	0	0	0	0	0	
Neighborhood Border	0.0	0	0	0	0	0	
Dwelling Unit	0.0	0	0	0	0	0	
Perimeter Yard	27.0	14	12	12	60	60	
Buffer Yard	0.0	0	0	0	0	0	
Parking Lot Islands	1.5	1	0	0	5	5	# of Islands: 1
Building Foundation	3.0	0	0	0	40	40	
Total:	43.5	27	12	12	105	105	

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Verified By:

Date:

Parking and Stacking Requirement Worksheet

Project Number: 2016.070

Petitioner: Shine Bright Car Wash

Parking Requirement

Total Parking Requirement	-
Enclosed Parking Spaces	-
Surface Parking Spaces	-

Note: All parking spaces must be individually accessible spaces in order to count towards this requirement

Stacking Requirement

Total Stacking Requirement (number of stacking spaces)	30	
Drive-through facilities	-	5 stacking spaces at each bay, window, lane, ordering station, machine or similar.
Car wash facilities, automated	30	20 stacking spaces or 10 per approach lane, whichever is greater.
Car wash facilities, self-service	-	3 stacking spaces per approach lane, plus 2 drying spaces per stall
Preschool or daycare facilities, drop-off area	-	5 stacking spaces for facilities 5,000 SF or less or 10 spaces for facilities greater than 5,000 SF.

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OFFICE USE ONLY

Verified By: _____

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
3	Car wash facilities, automated	20 stacking spaces or 10 per approach lane, whichever is greater.	30