

# City of Aurora

Development Services Department | Zoning and Planning Division

44 E. Downer Place | Aurora, IL 60505

Phone: (630) 256-3080 | Fax: (630) 256-3089 | [Web: www.aurora-il.org](http://www.aurora-il.org)



## Land Use Petition

### Subject Property Information

Address / Location: 1390 Butterfield Road

Parcel Number(s): 12-36-354-004

### Petition Request

Requesting a Plan Description Revision to the Savannah Crossing (TMK Aurora Venture, LLC) Conditional Use Planned Development for property located at 1390 Butterfield Road, being north of Butterfield Road and east of Church Road;

Requesting approval of a Final Plan for Lot 8 of Savannah Crossing Subdivision located at 1390 Butterfield Road being north of Butterfield Road and east of Church Road for a Restaurant with a drive-through facility (2530) Use

### Attachments Required

(a digital file of all documents is also required)

Development Tables Excel Worksheet - digital only (1-0)

One Paper and pdf Copy of:  
Engineering Plans (2-16)

Two Paper and PDF Copy of:  
Word Doc and PDF: Plan Description (2-18)

One Paper and pdf Copy of:

Qualifying Statement (2-1)

Plat of Survey (2-1)

Word Doc and PDF: Legal Description (2-1)

Letter of Authorization (2-2)

Existing CC and Rs (2-1)

Two Paper and PDF copy of:  
Fire Access Plan (2-6)

Final Plan (2-4)

Landscape Plan (2-7)

Building and Signage Elevations (2-11)

**Petition Fee: \$1565.00**

**Payable to: 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: *Josh Hibbits* Date 9/12/24

Print Name and Company: Josh Hibbits, Renda Restaurant Group

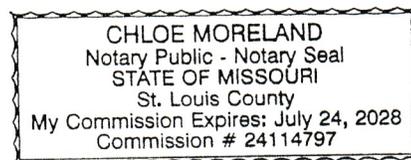
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 12 day of September.

State of Missouri  
County of St. Louis ) SS

NOTARY PUBLIC SEAL

*Chloe Moreland*  
Notary Signature



## Project Contact Information Sheet

**Project Number:** DST2024-130

**Petitioner Company (or Full Name of Petitioner):** Panda Restaurant Group

### Owner

First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: Fifth Third Bank, Natio Title: \_\_\_\_\_  
 Company Name: Fifth Third Bank  
 Job Title: \_\_\_\_\_  
 Address: 38 Fountain Square Plaza, MD 10903K  
 City: Cincinnati State: Ohio Zip: 45263  
 Email Address: Jennifer.Hume@53.com Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

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

Relationship to Project: Contract Purchaser  
 Company Name: Panda Restaurant Group  
 First Name: Josh Initial: \_\_\_\_\_ Last Name: Hibbits Title: 0  
 Job Title: Director, Development and Entitlement  
 Address: 1683 Walnut Grove Ave.  
 City: Rosemead State: CA Zip: 91770  
 Email Address: josh.hibbits@pandarg.com Phone No.: 626-372-8550 Mobile No.: \_\_\_\_\_

### Additional Contact #1

Relationship to Project: Engineer  
 Company Name: Atwell Group  
 First Name: Jillian Initial: \_\_\_\_\_ Last Name: Benaglio Title: \_\_\_\_\_  
 Job Title: Project Manager, Engineer  
 Address: 12745 23 Mile Rd Suite 200  
 City: Shelby Township State: MI Zip: 48315  
 Email Address: jbenaglio@atwell-group.com Phone No.: 616-460-6653 Mobile No.: \_\_\_\_\_

### Additional Contact #2

Relationship to Project: \_\_\_\_\_  
 Company Name: \_\_\_\_\_  
 First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_  
 Job Title: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

### Additional Contact #3

Relationship to Project: \_\_\_\_\_  
 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: \_\_\_\_\_  
 Company Name: \_\_\_\_\_  
 First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_  
 Job Title: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_



Planning and Zoning Division 77 S. Broadway, 2nd Floor, Aurora, IL  
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora.il.us

### Filing Fee Worksheet

**Project Number:** DST2024-130  
**Petitioner:** Panda Restaurant Group  
**Number of Acres:** 1.15  
**Number of Street Frontages:** 1.00  
**Non-Profit:** No

**Linear Feet of New Roadway:** 0  
**New Acres Subdivided (if applicable):** 0.00  
**Area of site disturbance (acres):** 1.15

**Filing Fees Due at Land Use Petition:**

Request(s):	Final Plan	\$	750.00
	Conditional Use Plan Description/Revision	\$	800.00
	Public Hearing Notice Sign(s)	\$	15.00

**Total:** **\$1,565.00**

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

Verified By: Emma Field

Date: 9/9/2024

July 2, 2024

Fifth Third Bank, National Association  
38 Fountain Square Plaza, MD 10903K  
Cincinnati, Ohio 45263  
Phone: (513) 534-5059  
Email: Jennifer.Hume@53.com

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

**RE: Authorization Letter For: 1390 Butterfield Road, Aurora, IL – Proposed Panda Express**

To Whom It May Concern:

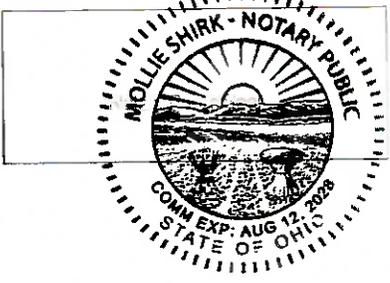
As the record owner of the above stated property, Fifth Third Bank, National Association hereby affirms that the undersigned have full legal capacity to authorize Panda Restaurant Group, and its representatives, to submit applications, petitions, and supporting documents through the Comprehensive Use Land Use Petition process with the City of Aurora for said property.

Signature: Jennifer E Hume Date 7/2/24  
Printed Name: Jennifer E Hume Title: AVP

Signature: Thomas A. Ross Date 7/2/2024  
Printed Name: Thomas A. Ross Title: VP-Director of Corporate Real Estate

Subscribed And Sworn To Before Me This 2<sup>nd</sup> Day  
Of July, 2024

Notary Signature: [Handwritten Signature]



Sincerely,

Fifth Third Bank, National Association,  
a federally chartered institution

## LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 35, AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SECTION LINE 7.38 CHAINS NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 36, SAID POINT BEING IN THE CENTER OF THE STATE ROAD; THENCE SOUTH 83 DEGREES WEST ALONG CENTER OF THE STATE ROAD 6.65 CHAINS; THENCE NORTH 5.27 CHAINS; THENCE NORTH 89.5 DEGREES WEST 9.43 CHAINS; THENCE NORTH 3.5 DEGREES WEST 18.68 CHAINS; THENCE EAST 16.82 CHAINS TO THE SECTION LINE; THENCE CONTINUING EAST 8.40 CHAINS; THENCE NORTH 3.29 CHAINS; THENCE NORTH 84 DEGREES EAST TO THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 77 AS RECORDED PER PLAT OF HIGHWAY DATED 1969; THENCE SOUTH ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO CENTER OF AFORESAID STATE ROAD; THENCE SOUTHWESTERLY ALONG SAID CENTER OF STATE ROAD TO THE POINT OF BEGINNING (EXCEPT THAT PART LYING WITHIN PUBLIC HIGHWAYS REFERRED TO HEREON AS WAGNER ROAD AND STATE ROUTE NUMBER 56 "BUTTERFIELD ROAD"), IN THE TOWNSHIP OF BATAVIA, KANE COUNTY, ILLINOIS. AND EXCEPT THE FOLLOWING: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SECTION LINE 487.13 FEET (7.38 CHAINS, RECORD) NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 35, SAID POINT BEING IN THE CENTER OF THE STATE ROAD; THENCE ALONG SAID CENTER LINE OF STATE ROAD SOUTH 81 DEGREES 25 MINUTES 40 SECONDS WEST (SOUTH 83 DEGREES WEST, RECORD), A DISTANCE OF 439.24 FEET (6.65 CHAINS, RECORD); THENCE NORTH 01 DEGREES 30 MINUTES 45 SECONDS WEST, A DISTANCE OF 342.85 FEET (5.27 CHAINS, RECORD); THENCE SOUTH 89 DEGREES 49 MINUTES 31 SECONDS WEST, (NORTH 89.5 DEGREES WEST, RECORD), A DISTANCE OF 25.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID COURSE SOUTH 89 DEGREES 49 MINUTES 31 SECONDS WEST, A DISTANCE OF 596.74 FEET; THENCE NORTH 02 DEGREES 11 MINUTES 52 SECONDS WEST (NORTH 3.5 DEGREES WEST, RECORD), A DISTANCE OF 1228.52 FEET (18.68 CHAINS, RECORD); THENCE NORTH 88 DEGREES 38 MINUTES 07 SECONDS EAST, A DISTANCE OF 547.04 FEET; THENCE SOUTH 01 DEGREES 23 MINUTES 36 SECONDS EAST, A DISTANCE OF 327.98 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 24 SECONDS WEST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 01 DEGREES 23 MINUTES 36 SECONDS EAST, A DISTANCE OF 160.00 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 24 SECONDS EAST, A DISTANCE OF 440.92 FEET; THENCE SOUTH 10 DEGREES 44 MINUTES 59 SECONDS EAST, A DISTANCE OF 87.86 FEET; THENCE SOUTH 16 DEGREES 08 MINUTES 40 SECONDS EAST, A DISTANCE OF 208.30 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 29 SECONDS EAST, A DISTANCE OF 28.81 FEET TO THE POINT OF BEGINNING OF THIS EXCEPTION, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS AND CONVEYED IN WARRANTY DEED RECORDED MARCH 30, 2006 AS DOCUMENT 2006K034133.



July 17, 2024

City of Aurora  
Attn: Emma Field, Associate Planner  
44 E. Downer Place  
Aurora, IL 60505

**RE:** Panda Express – City of Aurora Qualifying Statement

City of Aurora Development Services Department,

Our project proposes to construct a 2300 sqft Panda Express Restaurant, with drive-thru on an undeveloped outparcel at the Savannah Crossing Development. This Panda Express prototype has the ability to seat 36 people. With the construction of this building, the associated parking lot, landscaping, signage, and lighting will also be installed. The restaurant's main access will be off the northern interior development drive. Cross-access is also being provided along the south side of the lot to the parcels to the east and west. All three accesses will allow for 2- way traffic. As this development is part of the Savannah Crossing Development, connections for the utilities to city/county systems has been designed and accounted for. Regional detention for stormwater management is being provided to the north of our parcel in a previously designed and constructed detention pond.

Our proposal follows standards of the City of Auroras Codes and ordinance. The construction of this restaurant does not impede the public health, safety, morals or general welfare of the public. By allowing a Panda Express Restaurant on this parcel, other previously permitted establishments in the areas enjoyment will not be impacted. As this proposed establishment is similar in function and use to other businesses in the area, it is not expected that the property values of the surrounding neighborhoods would be negatively impacted. As this parcel is a permitted use and part of a planned unit development, it will not affect the development and improvement of surrounding properties. As noted above, utilities, access roads, and drainage have been provided to this parcel at the required capacities for our use and are not anticipated to put additional load on the City of Aurora facilities. Three ingress and egress points are also designed for this site to ensure proper traffic flow and to avoid congestion on this lot and the neighboring developments.

No Variations, modifications, or exceptions are being requested of the City's Codes and Ordinances.

Please reach out with any questions you may have or with the need for additional information.

Respectfully,

A handwritten signature in black ink, appearing to read "Jillian Benaglio", is written over a light grey rectangular background.

Jillian Benaglio, PE, Project Manager