

Land Use Petition

Project Number: 2016.177

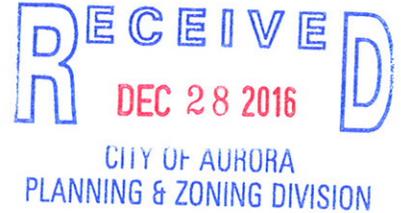
Subject Property Information

Address/Location: 2413 Bushwood Drive

Parcel Number(s): 14-12-226-003

Petition Request(s)

Requesting approval of a Final Plan for Lot 12 of Orchard Road Business Park Subdivision located at 2413 Bushwood Drive for a Retail sales or service (2100) Use



Attachments Required

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

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Word Document of: Legal Description (2-1) | Two Paper and One pdf Copy of: | One Paper and pdf Copy of: |
| <input checked="" type="checkbox"/> Contact Worksheet (1-5) | <input checked="" type="checkbox"/> Fire Access Plan (2-6) | <input checked="" type="checkbox"/> Final Plan (2-4) |
| <input checked="" type="checkbox"/> Filing Fee Worksheet (1-6) | <input checked="" type="checkbox"/> Address Plat (2-17) | <input checked="" type="checkbox"/> Landscape Plan (2-7) |
| <input checked="" type="checkbox"/> Parking Worksheet (1-8) | <input checked="" type="checkbox"/> Final Engineering Plans (2-16) | <input checked="" type="checkbox"/> Building and Signage Elevations (2-11) |
| <input checked="" type="checkbox"/> Landscape Requirement Worksheet (1-22) | <input checked="" type="checkbox"/> Stormwater Permit Application (App 6-5) | |
| <input checked="" type="checkbox"/> Landscape Materials Worksheet (1-23) | Soil Investigation Report (if available) | |
| <input checked="" type="checkbox"/> Qualifying Statement (2-1) | <input checked="" type="checkbox"/> Wetland Determination Report/Letter by Design Professional | |
| <input checked="" type="checkbox"/> Plat of Survey (2-1) | <input checked="" type="checkbox"/> Stormwater Report for Storm Sewer Design | |
| <input checked="" type="checkbox"/> Legal Description (2-1) | <input checked="" type="checkbox"/> Overland Flood Route Calculations | |
| <input checked="" type="checkbox"/> Letter of Authorization (2-2) | | |

Petition Fee: (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 12/27/16

Print Name and Company: CHRIS LEXIS, VEQUITY

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 27 day of December

State of IL)

County of Cook) SS

NOTARY PUBLIC SEAL

[Signature]
Notary Signature



Filing Fee Worksheet

Project Number: 2016-177
Petitioner: Vequity LLC
Number of Acres: 1.51
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): 1.51

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:

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 PLANNING & ZONING DIVISION

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

CITY OF AURORA
PLANNING & ZONING DIVISION

1-5

Project Contact Information Sheet

Project Number: 2016-177

Owner

First Name: Ronald Initial: _____ Last Name: _____ Title: Mr.
Company Name: C.K. Investments
Job Title: _____
Address: 231C Eola Road
City: Aurora State: IL Zip: 60504
Email Address: _____ Phone No.: 630-851-4515 Mobile No.: _____

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

Relationship to Project: Owner
Company Name: _____
First Name: Chris Initial: _____ Last Name: Ilekis Title: Mr.
Job Title: _____
Address: 400 N. State St. Suite 400
City: Chicago State: IL Zip: 60,654.00
Email Address: c.ilekis@vequity.com Phone No.: 312.985.0974 Mobile No.: 708.302.4443

Additional Contact #1

Relationship to Project: Engineer
Company Name: Watermark Engineering Resources, Ltd.
First Name: William Initial: H Last Name: Perry Title: Mr.
Job Title: Vice President
Address: 2631 Ginger Woods Parkway Suite 100
City: Aurora State: IL Zip: 60,502.00
Email Address: bperry@watermark-engineering. Phone No.: 630-375-1800 Mobile No.: 630-460-4289

Additional Contact #2

Relationship to Project: Other
Company Name: Vequity
First Name: Kim Initial: _____ Last Name: Ward Title: Ms.
Job Title: Project Administrator
Address: 400 N. State St. Suite 400
City: Chicago State: IL Zip: 60,654.00
Email Address: k.ward@vequity.com Phone No.: _____ Mobile No.: _____

Additional Contact #3

Relationship to Project: Architect
Company Name: Ilekis Associates
First Name: Yousuf Initial: _____ Last Name: Ghori Title: _____
Job Title: _____
Address: 223 W. Jackson Blvd
City: Chicago State: IL Zip: 60,606.00
Email Address: yghori@ilekis.com Phone No.: 312.419.1693 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.: _____

VEQUITY
400 N STATE STREET
SUITE 400
CHICAGO, IL 60654

www.vequity.com
♦ 312.985.0987

12/23/2016

TO: Ed Sieben, Dan Feltman, John Curley, Debbie VanSickle
Planning and Zoning Division
1 S. Broadway, 2nd Floor
Aurora, IL

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PLANNING & ZONING DIVISION

RE: Application for retail development at 2413 Bushwood Dr., Aurora, IL

The package includes the following:

- o Development Tables Excel Worksheet
- o Legal Description (1)
- o Land-Use Petition (1)
- o Qualifying Statement (1)
- o Plat of Survey (1)
- o Letter of Authorization (1)
- o Final Plan (1)
- o Landscape Plan (1)
- o Building and Signage Elevations (1)
- o Fire Access Plan (2)
- o Address Plat (2)
- o Final Engineering Plans (2)
- o Wetland Determinations Report/ Letter (2)

Introduction

Vequity is submitting plans for a proposed multi-tenant retail center at Orchard and Bushwood in Aurora, IL. Vequity is proposing to develop the 1,508-acre lot. Currently we are proposing a 9,720 SF five-tenant retail center with 75 parking spaces.

Location

The proposed development is located at 2413 Bushwood Drive, Aurora, IL

Tenants

Both proposed retail plans will have multiple-tenants. We are currently in negotiations with several national retailers to lease a portion of the building.

Site Plan

The siteplan one will be a 9,720 SF retail center with a drive thru on the western end-cap. This plan includes 75 parking spaces. There will be two access points (hotel connection included) between lot 12 and lot 13.

Architecture

The proposed retail center is a single-story building with a roofline that peaks at a maximum of 24' in height. The building will have a masonry brick façade with a stone base. See the color rendering and elevations for more information.

Signage

VEQUITY
400 N STATE STREET
SUITE 400
CHICAGO, IL 60654

www.vequity.com
+ 312.985.0987

We are asking for a five-panel monument sign. We are also requesting four-sides of signage for each retail building to ensure tenant success in the retail centers. We have detailed the height and width of each proposed sign on our architectural elevations.

Please let us know if you have any further questions for this concept meeting or if you require any additional materials.

Sincerely,



Kim Ward
312.985.0987
k.ward@vequity.com

C.K. INVESTMENTS

231C EOLA ROAD ~ AURORA, IL 60504
Phone (630) 851-4515 ~ Fax (630) 851-5165

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CITY OF AURORA
PLANNING & ZONING DIVISION

TO: City of Aurora, Planning & Zoning Division
44 E. Downer Place
Aurora, IL 60507
630.256.3080
coaplaning@aurora-il.org

RE: Authorization Letter for 2413 Bushwood Dr., Aurora, IL

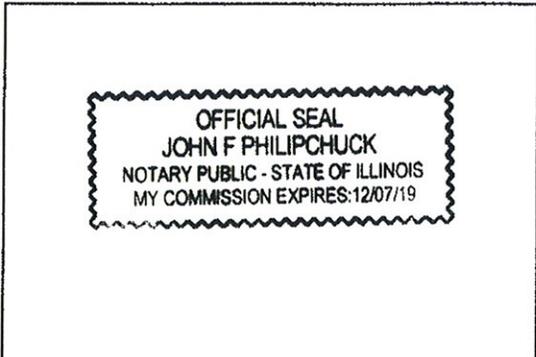
To whom it may concern:

As the authorized signatory of the record owner of the above stated property, I hereby affirm that I have full legal capacity to authorize Vequity LLC, and its representatives, to act as the owner's agent through the site plan and building approval Land Use Petition process with the City of Aurora for said property.

Signature: Ronald C. C... .. Date: 12/17/16

Subscribed and Sworn To Before Me This 14th Day Of
December, 2016

Notary Signature: John F. Philipchuck



Legal Description of 2413 Bushwood Avenue, Aurora, IL

Lot 12 of 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, and certificate of correction recorded April 27, 2001 as document 2001K037941, in Kane County, Illinois.

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Parking and Stacking Requirement Worksheet



Project Number: 2016-177
Petitioner: Vequity LLC

Parking Requirement

Total Parking Requirement	55
Enclosed Parking Spaces	-
Surface Parking Spaces	55

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)	5	
Drive-through facilities	5	5 stacking spaces at each bay, window, lane, ordering station, machine or similar.
Car wash facilities, automated	-	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: Jill N. Morgan

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
9,598.0000	Structure 2254: Strip retail	1 space per 175 SF of GFA 5 stacking spaces at each bay, window, lane, ordering station, machine or similar.	54.85
1.0000	Drive-through facilities		5

Landscaping CTE Requirement Worksheet

Project Number: 2016-177

Petitioner: Vequity LLC

Street Frontage 617 L.F.

Stormwater HWL - L.F. Wet Bottom

- L.F. Dry Bottom

Neighborhood Border - L.F.

Dwelling Units - units

Subdivision Name: Orchard Road Business Park

Unit/Phase:

Lot Number

12

Perimeter Yard 1,055 L.F.

Buffer Yard - L.F.

Surface Parking Spaces 75 spaces

Building Foundation 444 L.F.

Standard Requirements

	Total CTEs Required	Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs	
		1	3	3	20	20	CTE Equivalent Value
Street Trees	18.0	18	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	33.0	17	15	15	60	60	
Buffer Yard	0.0	0	0	0	0	0	
Parking Lot Islands	6.0	4	0	0	20	20	# of Islands: 4
Building Foundation	4.0	0	0	0	40	40	
Total:	61.0	39	15	15	120	120	

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Verified By:

Jill N. Morgan

Date: 12/21/16

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Landscape Material Worksheet

Project Number: 2016-177
Petitioner: Vequity LLC

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Proposed Street Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Aceraceae	Acer	rubrum 'October Glory'	October Glory Red Maple
Ulmaceae	Ulmus	ssp. frontier	Frontier Elm
Tiliaceae	Tilia	americana	American Linden
Aceraceae	Acer	plantanoides	Columner Norway Maple

Proposed Canopy Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cannabaceae	Celtis	occidentalis 'Chicagoland'	Chicagoland Hackberry
Ginkgoaceae	Ginkgo	biloba 'Princeton Sentry'	Princeton Sentry Ginkgo
Fabaceae	Gleditsia	tricanthos var. inermis 'S'	Skyline Honeylocust
Fabaceae	Gymnocladus	dioicus (Male Only)	Kentucky Coffee Tree
Ulmaceae	Ulmus	ssp. frontier	Frontier Elm

Proposed Evergreen Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cupressaceae	Thuja	plicata	Giant Arborvitae
Pinaceae	Picea	abies	Norway Spruce
Pinaceae	Pinus	strobus	Eastern White Pine
Cupressaceae	Juniperus virginiana	Canaerti	Canaerti Juniper
Pinaceae	Picea	glauca	Black Hills Spruce

Proposed Understory Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Rosaceae	Crataegus	viridis	Winter King Hawthorne
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
Rosaceae	Aronia	Aronia melanocarpa 'Mort'	Iriquois Beauty Black Chokeberry
Hydrangeaceae	Hydrangea	Hydrangea quercifolia 'Pee Wee'	Pee Wee Oakleaf Hydrangea
Anacardiaceae	Rhus	Rhus aromatica 'Grow-Low'	Grow-Low Sumac
Rosaceae	Rosa	Rosa 'Radtko'	Double Knock Out Rose
Oleaceae	Syringa	Syringa patula 'Miss Kim'	Miss Kim Lilac
Oleaceae	Syringa	Syringa patula 'Penda'	Boomerang Purple Lilac
Adoxaceae	Viburnum	Viburnum dentatum 'Chris'	Blue Muffin Viburnum
Caprifoliaceae	Weigela	Weigela x 'Dark Horse'	Dark Horse Weigela

Proposed Evergreen Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cupressaceae	Thuja	Thuja occidentalis 'Art Boe'	Thuja North Pole Arborvitae
Cupressaceae	Thuja	Thuja occidentalis 'Smarag'	Emerald Green Arborvitae
Cupressaceae	Juniperus	Juniperus virginiana 'Blue'	Blue Mountain Juniper
Taxaceae	Taxus	Taxus x media 'Densiform'	Densiformis Yew

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.