

Land Use Petition

Project Number: 2020.022

Subject Property Information

Address/Location: 7S343 N Eola Road

Parcel Number(s): 07-20-103-047; 07-20-103-048

Petition Request(s)

Requesting Approval of a Final Plan for the Property located at 343 South Eola Road, for a Retail, Sales, and Services (2100) use and a Warehouse, Distribution, and Storage Services (3300) Use

Attachments Required

Development Tables Excel Worksheet -
digital only (Document 1-0)
Word Document of: Legal Description
(Format Guidelines 2-1)

One Paper and PDF Copy of:
Qualifying Statement (Format Guidelines 2-1)
Plat of Survey (Format Guidelines 2-1)
Legal Description (Format Guidelines 2-1)
Letter of Authorization (Format Guidelines 2-2)

Two Paper and One PDF Copy of:
Fire Access Plan (2-6)
Final Engineering Plans (2-16)
Stormwater Permit Application (App 6-5)

One Paper and PDF Copy of:
Project Information Sheet
Soil Investigation Report

Two Paper and PDF Copy of:
Final Plan (Format Guidelines 2-4)
Landscape Plan (Format Guidelines 2-7)
Building and Signage Elevations (Format Guidelines 2-11)

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

Petition Fee: \$1,460.90 (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:

Date 5/26/2020

Print Name and Company:

Mark Schleifer Grand Effects Outdoor Living Aurora LLC

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.

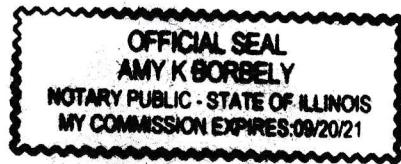
Given under my hand and notary seal this 26th day of May 2020.

State of Illinois) SS

NOTARY PUBLIC SEAL

County of Dupage)

Amy K. Borbely
Notary Signature



GROUND EFFECTS OUTDOOR LIVING, LLC
7S343 N. EOLA ROAD, AURORA, IL 60504
QUALIFYING STATEMENT

Ground Effects Outdoor Living, LLC proposes to build and operate a wholesale and retail outdoor lifestyle products on the current Haman Farm site at 7S343 N. Eola Road, Aurora, IL 60504. Ground Effects sells a variety of outdoor materials and supplies including concrete pavers, decorative stone, bulk gravel, topsoil, and mulch. The overall project is set to be developed as two-phase project on the 6.7 acre sit located on the east side of Eola Road at Weber Drive. Phase I of the project is approximately 3.4 acres and will include the development of the wholesale outdoor products warehouse and bulk outdoor storage. The proposed one-story warehouse includes a contractor office building as part of Phase I. The contractor building is 3,000 SF and the warehouse is 7,500 SF. The bulk materials yard will be surfaced with concrete permeable pavers. The bins will have concrete bottoms and the bins will be created from stackable concrete bin blocks. The wholesale yard entrance will be off Weber Drive. Phase II will be developed to support retail outdoor living products include displays in both a new retail building and outdoor displays. Products include but are not limited to pavers, outdoor fireplaces and living units, outdoor grills, fire glass/burners, lighting, decorative stone and boulders, natural flagstone, mulch and topsoil. The retail development in Phase II will have an Eola Road entrance.

Qualifying Statement Standards

- a) The public health, safety, morals, comfort or general welfare.
The proposed project is a similar but enhanced use of the property. Outdated farm conditions will be replaced with modern landscape material storage and distribution facilities that will improve the health, safety, morals, comfort and general welfare of the neighborhood.
- b) The use and enjoyment of other property already established or permitted in the general area
The current use of the property will not be changed but the conditions of the use will be improved.
- c) Property values within the neighborhood
The project investment of several million dollars will result in an increase in surrounding property values.
- d) The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts

The project brings investment and physical improvements to the property that will enhance the surrounding properties within their respective zoning districts.

- e) Utilities, access roads, drainage and/or other necessary facilities
Adequate utilities, access, drainage and other necessary facilities exist and are being enhanced or upgraded as part of this project.
- f) Ingress and egress as it relates to traffic congestion in the public streets
Ingress and Egress from Phase I of this project is off Weber Drive. The street is a commercial business collector and is adequately sized for the proposed use.
- g) The applicable regulations of the zoning district in which the subject property is proposed to be or is located
The zoning was previously established for this property and the proposed use is included within that zoning district.
- h) A bullet point list of any variances, modifications or exceptions that you are seeking from the City's Codes and Ordinances.
The applicant is requesting no variances, modifications or exceptions from City Codes and Ordinances.

LEGAL DESCRIPTION FOR 7S343 N. EOLA ROAD, AURORA, IL 60504
PIN NUMBERS 720103047 and 720103048

BOUNDARY OF SURVEY THAT PART OF LOT 2 OF STUBB'S ASSESSMENT PLAT ACCORDING TO DOCUMENT #559994 BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF EOLA COMMONS SUBDIVISION RECORDED AS DOCUMENT R96-182544 IN THE OFFICE OF DUPAGE COUNTY RECORDER OF DEEDS FOR THE POINT BEGINNING; THENCE NORTH 02 DEGREES 13 MINUTES 15 SECONDS EAST ALONG THE EAST RIGHT OF WAY LINE OF EOLA ROAD, 645.50 FEET TO THE SOUTH RIGHT OF WAY LINE OF WEBER DRIVE; THENCE SOUTH 89 DEGREES 40 MINUTES 02 SECONDS WEST, ALONG SAID SOUTH RIGHT OF WAY LINE 458.32 FEET TO THE WEST LINE OF THE FOX VALLEY PROPERTIES LTD., PHASE 2 RECORDED AS DOCUMENT R1997-169393; THENCE SOUTH 02 DEGREES 19 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE 635.89 FEET TO THE NORTHEAST CORNER OF LOT 2 OF SAID EOLA COMMONS SUBDIVISION; THENCE SOUTH 89 DEGREES 07 MINUTES 31 SECONDS WEST, 457.67 FEET ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING IN THE TOWNSHIP OF NAPERVILLE, DUPAGE COUNT, ILLINOIS.