

# Land Use Petition

Project Number: 2018.050

## Subject Property Information

Address/Location: 716 and 724 N. State Route 59/ being along Drexel Avenue, west of State Route 59, east of Station Boulevard and south of Liberty Street

Parcel Number(s): 07-21-200-046; 07-21-200-047

## Petition Request(s)

Requesting approval of a Final Plat Revision consolidating Lots 4 & 5 of Meijer Subdivision located at 716 and 724 N. State Route 59, being located along Drexel Avenue, west of State Route 59, east of Station Boulevard and south of Liberty Street, and establishing Lot 1 of Meijer 2nd Resubdivision.

Requesting approval of a Final Plan for Lot 1 of Meijer 2nd Resubdivision located at 716 and 724 N. State Route 59, being along Drexel Avenue, west of State Route 59, east of Station Boulevard and south of Liberty Street, for a Hotel, select service (1360) Use

## Attachments Required

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

Development Tables Excel Worksheet - digital only (1-0)  
Word Document of: Legal Description (2-1)  
  
One Paper and pdf Copy of:  
Qualifying Statement (2-1)  
Plat of Survey (2-1)  
Legal Description (2-1)  
Letter of Authorization (2-2)  
Existing CC and Rs OR Lease Restrictions (2-1)  
Contact Information Worksheet (1-5)  
Filing Fee Worksheet (1-6)  
Parking Worksheet (1-8)  
Landscape Requirement Worksheet (1-22)  
Landscape Materials Worksheet (1-23)

Two Paper and One pdf Copy of:  
Fire Access Plan (2-6)  
Address Plat (2-17)  
Final Engineering Plans (2-16)  
Stormwater Permit Application (App 6-5)  
Stormwater Report (2-10)  
Soil Investigation Report  
Wetland Determination Report / Letter by Design Professional

One Paper and pdf Copy of:  
Final Plan (2-4)  
Final Plat (2-5)  
Landscape Plan (2-7)  
Building and Signage Elevations (2-11)  
Market Feasibility Study

## Petition Fee: \$1,400.00 (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: *Kenneth Moore* Date 4/2/2018  
Print Name and Company: 1B45C3D33D3546A... Kenneth Moore AURORA HOSPITALITY GROUP, 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 2<sup>nd</sup> day of April

State of Illinois )  
County of Cook ) SS

NOTARY PUBLIC SEAL

\_\_\_\_\_  
Notary Signature



**Filing Fee Worksheet**

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**Project Number:** 0  
**Petitioner:** Peak Construction Company  
**Number of Acres:** 3.22  
**Number of Street Frontages:** 1.00  
**Non-Profit** No

**Linear Feet of New Roadway:** 0  
**New Acres Subdivided (if applicable):** 3.22  
**Area of site disturbance (acres):** 3.22

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

Request(s):	Final Plan & Plat	\$ 750.00
		\$ -
		\$ -
		\$ -
		\$ -
	Final Engineering Filing Fee	\$ 650.00

**Total:** **\$1,400.00**

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

Verified By: Jill N. Morgan

Date: 2/27/2018



### Project Contact Information Sheet

**Project Number:** 2018.050

**Petitioner Company (or Full Name of Petitioner):** Peak Construction Company

**Owner**

First Name: Kenneth Initial: \_\_\_\_\_ Last Name: Moore Title: Mr.  
Company Name: Aurora Hospitality Group, LLC  
Job Title: Managing Partner  
Address: P.O. Boc 6091  
City: Aurora State: IL Zip: 60598  
Email Address: \_\_\_\_\_ Phone No.: 630-499-9744 Mobile No.: \_\_\_\_\_

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

Relationship to Project: Land Developer / Builder  
Company Name: Peak Construction Corporation  
First Name: John Initial: \_\_\_\_\_ Last Name: Reilly Title: Mr.  
Job Title: President  
Address: 1011 E. Touhy Ave, Suite 100  
City: Des Plaines State: IL Zip: 60018  
Email Address: \_\_\_\_\_ Phone No.: 630-737-1500 Mobile No.: \_\_\_\_\_

**Additional Contact #1**

Relationship to Project: Engineer  
Company Name: Spaceco Inc.  
First Name: Daniel Initial: \_\_\_\_\_ Last Name: Stevens Title: Mr.  
Job Title: Vice President  
Address: 9575 W. Higgins Road, Suite 700  
City: Rosemont State: IL Zip: 60018  
Email Address: dstevens@spacecoinc.com Phone No.: 847-696-4060 Mobile No.: \_\_\_\_\_

**Additional Contact #2**

Relationship to Project: Architect  
Company Name: NORR Architects Planners  
First Name: Wally Initial: \_\_\_\_\_ Last Name: Funk Title: Mr.  
Job Title: Studio Manager Associate  
Address: 325 N. LaSalle Street, Suite 500  
City: Chicago State: IL Zip: 60654  
Email Address: Wally.Funk@norr.com Phone No.: 312-873-1025 Mobile No.: 847-269-6700

**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.: \_\_\_\_\_

### **Qualifying Statement**

The proposed development will consist of ±29,756 S.F. Hotel with 110 rooms and a 6,000 S.F. Banquet Facility. There are proposed amenity areas for example pool area and outdoor patio totaling 5,400 S.F. The proposed Building Height is 50'. A new parking lot will 202 parking spaces and truck loading area will be constructed to serve the Hotel. There will be access drives constructed from Drexel Avenue. A water main will be constructed to provide fire protection of the site and a new domestic service. Sanitary sewer from the building will connect to existing sanitary sewer located along Drexel Avenue. Storm sewer will be constructed to convey runoff from the proposed improvements to existing an stormwater management facility constructed as part of the overall Meijer Subdivision.

February 1, 2018

From: Kenneth Moore, President  
Jane Hotel Corporation  
Aurora Hospitality Group, LLC  
P.O. Box 6091  
Aurora, IL 60598-6091  
630.499.9744 O  
630.202.9187 C  
Kenneth@janeehotelgroup.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: Property address

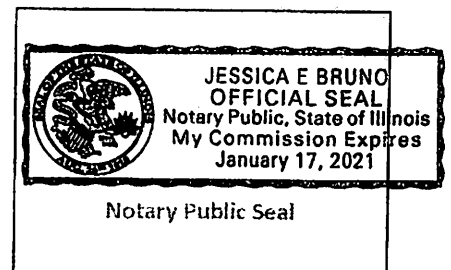
To whom it may concern:

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

Signature: Kenneth Moore Date 2/1/18

Subscribed And Sworn To Before Me This 2nd Day Of February, 2018

Notary Signature [Signature]



## Parking and Stacking Requirement Worksheet

**Project Number:** 2018.050

**Petitioner:** Peak Construction Company

### Parking Requirement

<b>Total Parking Requirement</b>	<b>195</b>
Enclosed Parking Spaces	-
Surface Parking Spaces	195

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

### Stacking Requirement

<b>Total Stacking Requirement (number of stacking spaces)</b>	<b>-</b>	
Drive-through facilities	-	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>
	Structure 1320: Hotels and motels - Guest Parking	1 space per guestroom	110
	And Staff Parking	1 space per 20 guestrooms (to accommodate staff)	5.5
7,030	Structure 3300: Exhibition, convention, or conference structure	1 space per 100 SF of GFA used for assembly	70.3
27	Structure 2210: Food and beverage establishments	1 per 3 seats	9
<b>TOTAL</b>			<b>195</b>



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

## Landscaping CTE Requirement Worksheet

**Project Number:** 0  
**Petitioner:** Peak Construction Company  
**Street Frontage:** 400 L.F.  
**Stormwater HWL:** - L.F. Wet Bottom  
 - L.F. Dry Bottom  
**Neighborhood Border:** - L.F.  
**Dwelling Units:** - units  
**Subdivision Name:** Meijer 2nd ReSubdivision  
**Unit/Phase:**  
**Lot Number:** Lot 1

**Perimeter Yard:** 1,502 L.F.  
**Buffer Yard:** - L.F.  
**Surface Parking Spaces:** 202 spaces  
**Parking Lot Islands:** - Number  
**Building Foundation:** 981 L.F.

**Standard Requirements**

	Total CTEs Required	Plant Mix Guidelines				
		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equivilant Value				
		1	1/3	1/3	1/20	1/20
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	45.0	23	20	20	90	90
Buffer Yard	0.0	0	0	0	0	0
Parking Lot Islands	15.0	10	0	0	50	50
Building Foundation	10.0	0	0	0	100	100
<b>Total:</b>	<b>82.0</b>	<b>45</b>	<b>20</b>	<b>20</b>	<b>240</b>	<b>240</b>

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Verified By: Jill N. Morgan

Date: 2/27/2018

## Landscape Material Worksheet

**Project Number:** 2018.050  
**Petitioner:** Peak Construction Company

### Proposed Street Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Aceraceae	Acer	freemanii	Freeman Maple
Ulmaceae	Celtis	occidentalis	Hackberry
Fabaceae	Gleditsia	triacanthos inermis	Thornless Honeylocust
Fabaceae	Gymnocladus	dioicus	Kentucky Coffeetree
Fagaceae	Quercus	species	Swamp White Oak
Tiliaceae	Tilia	americana	American Linden
Ulmaceae	Ulmus	Morton	Accolade Elm

### Proposed Canopy Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Aceraceae	Acer	freemanii	Freeman Maple
Bignoniaceae	Catalpa	speciosa	Catalpa
Ulmaceae	Celtis	occidentalis	Hackberry
Fabaceae	Gleditsia	triacanthos inermis	Thornless Honeylocust
Fabaceae	Gymnocladus	dioicus	Kentucky Coffeetree
Fagaceae	Quercus	species	Swamp White Oak
Taxodiaceae	Taxodium	distichum	Bald Cypress
Tiliaceae	Tilia	americana	American Linden
Ulmaceae	Ulmus	Morton	Accolade Elm

### Proposed Evergreen Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Pinaceae	Picea	abies	Norway Spruce
Pinaceae	Picea	glauca 'Densata'	Black Hills Spruce
Pinaceae	Picea	omorika	Serbian Spruce
Pinaceae	Pinus	strobus	White Pine
Pinaceae	Pseudotsuga	menziesii	Douglas Fir
Cupressaceae	Thuja	plicata	Giant Arborvitae

### Proposed Understory Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Rosaceae	Amelanchier	grandiflora	Apple Serviceberry
Betulaceae	Betula	nigra	River Birch
Betulaceae	Carpinus	caroliniana	American Hornbeam
Fabaceae	Cercis	canadensis	Redbud
Rosaceae	Crataegus	crusgalli 'Inermis'	Thornless Cockspur Hawthorn
Rosaceae	Malus	species	Crabapples
Oleaceae	Syringa	reticulata	Japanese Tree Lilac
Caprifoliaceae	Viburnum	prunifolium	Blackhaw Viburnum

### Proposed Deciduous Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Rosaceae	Aronia	melanocarpa	Black Chokeberry
Cornaceae	Cornus	racemosa	Grey Dogwood
Caprifoliaceae	Diervilla	sessilifolia	Dwarf Bush Honeysuckle
Hydrangeaceae	Hydrangea	ardoescens	Smooth Hydrangea species
Hydrangeaceae	Hydrangea	paniculata	Panicle Hydrangea species
Guttiferaceae	Hypericum	kalmianum	St. John's Wort
Rosaceae	Physocarpus	opulifolius	Ninebark
Anacardiaceae	Rhus	aromatica	Fragrant Sumac
Rosaceae	Rosa	species	Shrub Roses
Rosaceae	Spiraea	species	Spiraea
Oleaceae	Syringa	species	Lilac
Caprifoliaceae	Viburnum	species	Viburnums
Caprifoliaceae	Weigela	florida	Weigela

### Proposed Evergreen Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cupressaceae	Juniperus	horizontalis	Spreading Juniper Species
Cupressaceae	Juniperus	chineses	Chinese Juniper Species
Pinaceae	Pinus	mugo	Mugo Pine
Taxaceae	Taxus	x media	Anglojap Yew
Cupressaceae	Thuja	o. 'Smaragd'	Emerald Green 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: Jill N. Morgan Date: 2/27/2018