



# Land Use Petition

Project Number: 2017.123

## Subject Property Information

Address/Location: McDonald's Aurora Lot 2/southeast corner of Eola Road and Hafenrichter Road

Parcel Number(s): 01-06-410-097

## Petition Request(s)

Requesting approval of a Final Plan Waiver for Lot 2 of Eola Crossing Subdivision located at McDonald's Aurora Lot 2 being the southeast corner of Eola Road and Hafenrichter Road for a Parking Facilities, Non-Residential (4170) 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: |
|   | Final Engineering Plans (2-16)          | Final Plan (2-4)           |
| One Paper and pdf Copy of:                | Stormwater Permit Application (App 6-5) | Landscape Plan (2-7)       |
| Qualifying Statement (2-1)                | Stormwater Report (2-10)                |                            |
| Plat of Survey (2-1)                      | PE Use Fee Fixture Count Sheet (5-4)    |                            |
| Legal Description (2-1)                   | Soil Investigation Report               |                            |
| Letter of Authorization (2-2)             | Wetland Determination                   |                            |
| Contact Worksheet (1-5)                   |   |                            |
| Filing Fee Worksheet (1-6)                |   |                            |
| Landscape Requirement Worksheet (1-22)    |   |                            |
| Landscape Materials Worksheet (1-23)      |   |                            |

## Petition Fee: \$1,250.00 (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 Aurtherization with owner's Name and contact information is required.

Authorized Signature: *Andrew Utman* Date 8/23/17

Print Name and Company: Andrew Utman, Project Manager at VS Companies

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 23<sup>rd</sup> day of August, 2017.

State of Illinois )  
  ) SS  
County of DuPage )

NOTARY PUBLIC SEAL

*Rachelle Reavis*  
Notary Signature



## Filing Fee Worksheet

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**Project Number:** 2017.123

**Petitioner:** McDonald's USA, LLC

**Number of Acres:** 1.06

**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):** 0.23

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

Request(s):	Final Plan	\$ 750.00
		\$ -
		\$ -
		\$ -
		\$ -
	Final Engineering Filing Fee	\$ 500.00

**Total:** **\$1,250.00**

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

Verified By: Steve Broadwell

Date:

## Project Contact Information Sheet

**Project Number:** 2017.123

**Petitioner Company (or Full Name of Petitioner):** McDonald's USA, LLC

**Owner**

First Name: Jacob Initial: \_\_\_\_\_ Last Name: Steinfink Title: Mr.  
 Company Name: Franchise Realty Trust - IL  
 Job Title: Senior Counsel of McDonald's Corporation  
 Address: 1 McDonald's Plaza, Site ID 12-2600  
 City: Oak Brook State: IL Zip: 60523  
 Email Address: jacob.steinfink@us.mcd.com Phone No.: 630-623-3000 Mobile No.: \_\_\_\_\_

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

Relationship to Project: Engineer  
 Company Name: V3 Companies  
 First Name: Matt Initial: \_\_\_\_\_ Last Name: Brolley Title: Mr.  
 Job Title: Project Engineer  
 Address: 7325 Janes Ave  
 City: Woodridge State: IL Zip: 60517  
 Email Address: mbrolley@v3co.com Phone No.: 630-724-9200 Mobile No.: \_\_\_\_\_

**Additional Contact #1**

Relationship to Project: Land Developer / Builder  
 Company Name: McDonald's USA, LLC  
 First Name: Al Initial: \_\_\_\_\_ Last Name: Daniels Title: Mr.  
 Job Title: Area Construction Manager  
 Address: 711 Jorie Blvd, Third Floor  
 City: Oak Brook State: IL Zip: 60523  
 Email Address: al.daniels@us.mcd.com Phone No.: 630-750-4371 Mobile No.: \_\_\_\_\_

**Additional Contact #2**

Relationship to Project: Other  
 Company Name: V3 Companies  
 First Name: Andrew Initial: \_\_\_\_\_ Last Name: Uttan Title: Mr.  
 Job Title: Project Manager  
 Address: 7325 Janes Ave  
 City: Woodridge State: IL Zip: 60517  
 Email Address: auttan@v3co.com Phone No.: 630-724-9200 Mobile No.: \_\_\_\_\_

**Additional Contact #3**

Relationship to Project: Landscape Architect  
 Company Name: Daniel Weinbach & Partners, Ltd  
 First Name: Brad Initial: \_\_\_\_\_ Last Name: Meyerhoff Title: Mr.  
 Job Title: Senior Landscape Architect  
 Address: 53 W Jackson Blvd  
 City: Chicago State: IL Zip: 60604  
 Email Address: bmeyerhoff@dwpltd.com Phone No.: 312-427-2888 Mobile No.: \_\_\_\_\_

**Additional Contact #4**

Relationship to Project: 0  
 Company Name: \_\_\_\_\_  
 First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: 0  
 Job Title: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

## QUALIFYING STATEMENT

RE: McDonald's USA, LLC  
SE Corner of Eola & Hafenrichter Roads  
Petition for Final Plan Waiver  
McDonald's Restaurant with Employee Parking

1. The public health, safety morals, comfort or general welfare

**RESPONSE:** The proposed use of the Property for Employee Parking is consistent with and provided for within the permitted and special use provisions of the City's PPD/B-2 District, under which the Property is currently zoned. The use on an employee parking area shall be considered temporary in nature and subject to review with Lot 2 develops. At that time. The Project's compliance with traffic, lighting and noise performance standards of the City will avoid the imposition of adverse impacts on surrounding and neighboring properties. The convenience and community benefits, increased tax revenues and high level of operational standards utilized by McDonald's will benefit and protect the public health, safety, morals, comfort and general welfare of the community.

2. The use and enjoyment of other property already established or permitted in the general use area

**RESPONSE:** By siting the proposed Project in a location currently zoned for the intended use, combined with a design which meets or exceeds recognized performance standards of the City, the Project avoids creating conflicts with the use and enjoyment of other property already established or permitted in the general area.

3. Property values within the neighborhood

**RESPONSE:** By supporting and implementing the City's land use objectives as well as the underlying zoning for the Property and the surrounding area, the proposed Project will serve to enhance property values in the neighborhood.

4. The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts

**RESPONSE:** The proposed Project is consistent with the zoning and land use plans for the area and will thereby solidify and promote those plans and future development as contemplated by the City.

5. Utilities, access roads, drainage and/or other necessary facilities

**RESPONSE:** All public utilities are available to the Property with sufficient capacity to support the Project. Eola and Hafenrichter Roads have satisfactory capacity to accommodate the traffic generated by the Project, much of which will be drawn from the existing traffic on said streets. The proposed access on each street is consistent with accepted traffic engineering standards and the objectives previously identified and approved by the City for the Property. Storm water management will be implemented in compliance with all applicable ordinances and regulations of the City.

6. Ingress and egress as it relates to traffic congestion in the public streets

**RESPONSE:** As stated above, the adjacent streets possess adequate capacity to absorb the traffic generated by the Project without degrading the level of service currently experienced on said streets.

7. The applicable regulations of the zoning district in which the subject property is proposed to be or is located

**RESPONSE:** The Project will comply with all applicable regulations of the applicable zoning district.



McDonald's Corporation  
2915 Jorie Boulevard  
Dept 091 – US Legal  
Oak Brook, IL 60523  
Phone: 630-623-3000

August 02, 2017

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

Re: Letter of Authorization from Franchise Realty Investment Trust – IL  
McDonald's Parking Lot Expansion at 2230 South Eola Road, Aurora, IL.

To whom it may concern:

The Owner of the above-referenced property hereby grants authority to the following entity(s) and its attorney, agents or employees to act as Duly Authorized Agent on the Owner's behalf for purposes of submitting and obtaining approvals and permits with the city of Aurora:


Andrew Uttan  
V3 Companies  
7325 Janes Avenue  
Woodridge, IL 60517

A facsimile or copy of this authorization shall be considered the same as the original.

Please contact me should you have any questions or require additional information,

Sincerely,

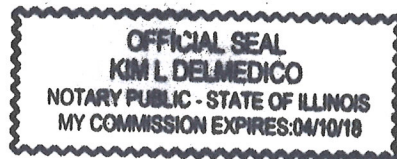
Franchise Realty Investment Trust – IL  
1 McDonald's Plaza  
Oak Brook, Illinois 60523

By: 

Print: Jacob Stein Fink

Title: Senior Counsel of  
McDonald's Corporation





## **LEGAL DESCRIPTION**

Lot 2 of McDonald's Aurora, being a subdivision of part of the southeast quarter of Section 6, Township 37 North, Range 9 East of the Third Principal Meridian, in Will County, Illinois



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:** 2017.123

**Petitioner:** McDonald's USA, LLC

**Street Frontage** 154 L.F.

**Stormwater HWL** - L.F. Wet Bottom  
 - L.F. Dry Bottom

**Neighborhood Border** - L.F.

**Dwelling Units** - units

**Subdivision Name:** Eola Crossing

**Unit/Phase:**

**Lot Number**

Lot 2

**Perimeter Yard**

153 L.F.

**Buffer Yard**

- L.F.

**Surface Parking Spaces**

- spaces

**Parking Lot Islands**

- Number

**Building Foundation**

- L.F.

**Standard Requirements**

		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equivalent Value				
	Total CTEs Required	1	3	3	20	20
Street Trees	3.0	3	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	5.0	3	3	3	20	20
Buffer Yard	0.0	0	0	0	0	0
Parking Lot Islands	0.0	0	0	0	0	0
Building Foundation	0.0	0	0	0	0	0
<b>Total:</b>	<b>8.0</b>	<b>6</b>	<b>3</b>	<b>3</b>	<b>20</b>	<b>20</b>

Waived CTEs

3

1

**ORIGINALLY REQUIRED:**

**12**

**33%**

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Verified By:

Steve Broadwell

Date:



## Landscape Material Worksheet

**Project Number:** 2017.123

**Petitioner:** McDonald's USA, LLC

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

Family	Genus	Species	Common Name
Betulaceae	Ostrya	virginiana	Iornwood
Fabaceae	Gymnocladus	dioicus	Kentucky Coffeetree
Bignoniaceae	Catalpa	speciosa	Northern Catalpa
Rosaceae	Amelanchier	laevis	Allegheny Serviceberry

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

Family	Genus	Species	Common Name
Aceraceae	Acer	freemanii	Marmo Maple
Bignoniaceae	Catalpa	speciosa	Northern Catalpa
Fagaceae	Quercus	bicolor	Swamp White Oak
Ulmacea	Celtis	occidentalis	Hackberry

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

Family	Genus	Species	Common Name

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

Family	Genus	Species	Common Name
Rosaceae	Malus	sargentii	Sargent Cherry
Oleaceae	Syringa	pekinensis	China Snow Peking Lilac
Rosaceae	Malus	zumi	Zumi Crabapple
Anacardiaceae	Rhus	copallina	Flameleaf Sumac

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

Family	Genus	Species	Common Name
Rosaceae	Aronia	melanocarpa	Black Chokeberry
Clethraceae	Clethra	alnifolia	Summersweet
Anacardiaceae	Rhus	aromatica	Fragrant Sumac
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: Steve Broadwell Date: \_\_\_\_\_