

Land Use Petition

Project Number: 2018.170

Subject Property Information

Address/Location: 4341 Fox Valley Center Road

Parcel Number(s): 07-21-401-036

Petition Request(s)

Requesting Approval of a Final Plan Revision for Lot 11 of Fox Valley East, Region 1, Unit 1, located at 4341 Fox Valley Center Road, for a Business and Professional, Office (2400) Use

Attachments Required

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

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

Two Paper and One PDF Copy of:

One Paper and PDF Copy of:

Word Document of: Legal Description (2-1)

Fire Access Plan (2-6)

Final Plan (2-4)

One Paper and PDF Copy of:

Project Information Sheet

Landscape Plan (2-7)

Qualifying Statement (2-1)

COA Stormwater Management Permit Application

Building and Signage Elevations (2-11)

Plat of Survey (2-1)

Typical Permit Submittal Flowchart

Legal Description (2-1)

Letter of Authorization (2-2)

Petition Fee: \$750.00 (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: [Signature] Date 7/9/19

Print Name and Company: Justin Carroll - Staunch Investments Illinois

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 9 day of July 2019

State of IL
County of DuPage) SS

NOTARY PUBLIC SEAL

[Signature]
Notary Signature



Filing Fee Worksheet

Project Number: 2018.170
Petitioner: Perfect Home Services
Number of Acres: 1.27
Number of Street Frontages: 3.00
Non-Profit No

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

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan Revision	\$	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: Steve Broadwell

Date:



Project Contact Information Sheet

Project Number: 2018.170

Petitioner Company (or Full Name of Petitioner): Perfect Home Services

Owner

First Name: Justin Initial: Last Name: Carroll Title: 0
Company Name: Perfect Home Services
Job Title: President
Address: 4341 Fox Valley Center Dr
City: Aurora State: IL Zip: 60504
Email Address: justin@justincarrol.com Phone No.: 630-743-5410 Mobile No.:

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

Relationship to Project: Owner
Company Name: Perfect Home Services
First Name: Justin Initial: Last Name: Carroll Title: 0
Job Title: President
Address: 4341 Fox Valley Center Dr
City: Aurora State: IL Zip: 60504
Email Address: justin@justincarrol.com Phone No.: Mobile No.:

Additional Contact #1

Relationship to Project: Engineer
Company Name: Kimley Horn
First Name: Andy Initial: Last Name: Heinen Title: 0
Job Title:
Address: 1001 Warrenville Rd
City: Lisle State: IL Zip: 60532
Email Address: Andy.Heinen@kimley-horn.com Phone No.: 630-487-5550 Mobile No.:

Additional Contact #2

Relationship to Project: Architect
Company Name: Newman Architecture
First Name: Chuck Initial: Last Name: Newman Title: 0
Job Title:
Address: 1730 Park St., Suite 115
City: Naperville State: IL Zip: 60563
Email Address: chuck@newmanarchitecture.cor Phone No.: 630-420-1600 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.:



newman architecture

1730 Park Street, Suite 115
Naperville, Illinois 60563-2621
T 630.420.1600 F 630.420.1987
newmanarchitecture.com

June 28, 2019

From: Justin Carroll, Owner
Perfect Home Services
4341 Fox Valley Center Drive, Aurora, IL 60504
Phone: 630-303-8945
Email: Justin@JustinCarrol.com

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

Re: Qualifying Statement for Perfect Home Services: 4341 Fox Valley Center Drive, Aurora, IL 60504

To whom it may concern:

Perfect Home Services plans to relocate into an existing building at 4341 Fox Valley Center Drive, Aurora, IL 60504. The building was formerly a bank facility with drive-up windows under a roofed in area. Perfect Home Services proposes to enclose the area under the existing roof and use that area as a warehouse to store supplies for their heating, cooling and plumbing business. The enclosed area will be totally enclosed with two (2) man doors and three (3) overhead doors. (See the attached renderings.)

The existing Parcel is PIN: 07-21-401-036 and is zoned as PDD. The building will continue to be a Business Use as allowed in the existing Planned Development District. A single business will operate in the building. No variances are being requested to the existing zoning of the parcel.

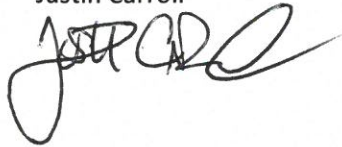
- The property will not pose a compromise to the existing Public health, safety, comfort or general welfare of its occupants or neighbors.
- The property is not expected to have a negative impact on neighboring property values.
- The property will not have a negative impact on neighboring properties.
- Existing utilities, access roads, drainage and other necessary facilities serving the property will not be negatively impacted.

design for the human element

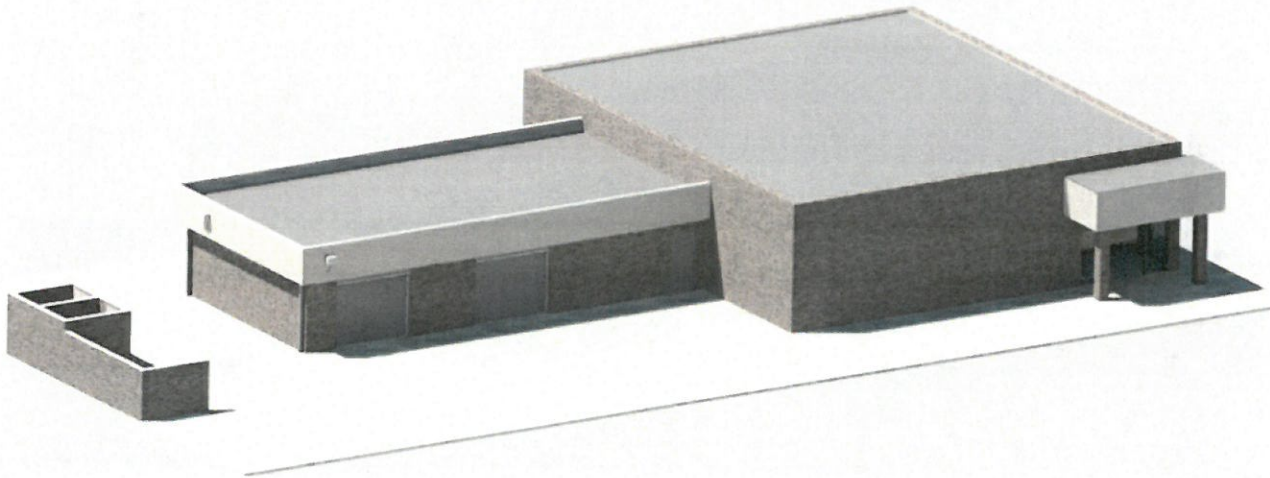
- The use of the property is expected to reduce traffic congestion as compared to the previous user. (Bank with drive-up windows.)
- The new use of the property is consistent with the existing regulations of the zoning district within which the property is located.
- No variances, modifications or exceptions are being sought from the City's Codes or Ordinances.

I hereby affirm that I am the owner of the above stated property.

Justin Carroll



Owner and President
Perfect Home Services



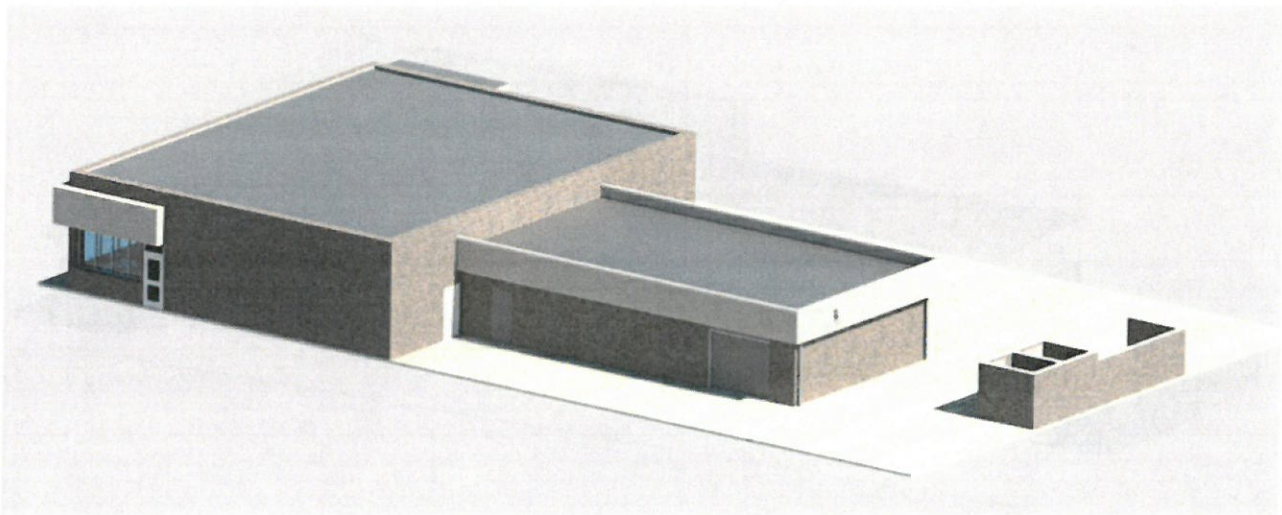
*PERFECT HOME
SERVICES*

PERFECT HOME SERVICES

4341 FOX VALLEY CENTER DRIVE, AURORA, IL 60504

Exterior Rendering #2

 **newman architecture**
1730 Park Street, Suite 115, Naperville, Illinois 60563-2611
(630) 420-1600 FAX (630) 420-1987 www.newmanarchitecture.com
04/03/19




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Exterior Rendering #1

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Parcel 1:

Lot 11 in Fox Valley East Region 1 Unit No. 1. Being a subdivision of part of Section 21. Township 38 North. Range 9. East of the Third Principal Meridian. According to the Plat thereof recorded November 12, 1976 as Document R76-82140. In Du Page County, Illinois.

Parcel 2:

Non-Exclusive easement for ingress and egress for the benefit of Parcel 1 over "Ring Road" and access Roads situated between the Ring Road and Public Roads as established by and contained in that certain easement and operating Agreement dated July 28, 1975 and recorded September 11, 1975 as Document R75-48635 and amended by Documents R76-93062 and R93-25339 and granted in deed from La Salle National Bank, a National Banking Association. As trustee under Trust Agreement dated November 1, 1974 and known as Trust Number 47699 to Talman Federal Savings and Loan Association of Chicago. Dated December 3, 1975 and recorded December 10, 1975 as Document R75-68844 (not surveyed).

This property is known as 4341 Fox Valley Center Road, Aurora, Illinois.

P.I.N. 07-21-401-036

Parking and Stacking Requirement Worksheet

Project Number: 2018.170

Petitioner: Perfect Home Services

Parking Requirement

Total Parking Requirement	16
Enclosed Parking Spaces	-
Surface Parking Spaces	16

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)	-	
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: Steve Broadwell

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
4,879	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA	16



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: 2018.170

Petitioner: Perfect Home Services

Street Frontage 224 L.F.

Stormwater HWL - L.F. Wet Bottom

- L.F. Dry Bottom

Neighborhood Border - L.F.

Dwelling Units - units

Subdivision Name: Fox Valley Center

Perimeter Yard 939 L.F.

Buffer Yard - L.F.

Surface Parking Spaces 39 spaces

Parking Lot Islands - Number

Building Foundation 344 L.F.

Unit/Phase:

Lot Number

Lot 1

Standard Requirements

	Total CTEs Required	Plant Mix Guidelines				
		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equivalent Value				
		1	1/3	1/3	1/20	1/20
Street Trees	7.0	7	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	28.0	14	13	13	56	56
Buffer Yard	0.0	0	0	0	0	0
Parking Lot Islands	3.0	2	0	0	10	10
Building Foundation	3.0	0	0	0	30	30
Total:	41.0	23	13	13	96	96

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Verified By:

Steve Broadwell

Date:

Landscape Material Worksheet

Project Number: 2018.170

Petitioner: Perfect Home Services

Proposed Street Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Fabaceae	Gymnocladus	dioicus	Kentucky Coffeetree
Fagaceae	Quercus	bicolor	Swamp White Oak
Tiliaceae	Tilia	americana 'McKSent	American Sentry Linden
Rosaceae	Amelanchier	laevis	Allegheny Serviceberry

Proposed Canopy Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Fabaceae	Gymnocladus	dioicus	Kentucky Coffeetree
Fagaceae	Quercus	bicolor	Swamp White Oak
Tiliaceae	Tilia	americana 'McKSent	American Sentry Linden
Aceraceae	Acer	freemanii	Marmo Maple

Proposed Evergreen Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cupressaceae	Juniperus virginiana	Canaerti	Canaerti Juniper
Pinaceae	Picea	glauca	Black Hills Spruce
Pinaceae	Picea	pungens	Colorado Green Spruce
Cupressaceae	Taxodium	distichum	Baldcypress

Proposed Understory Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
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
Adoxaceae	Viburnum	dentatum 'Rastzam'	Raspberry Tart Viburnum
Cornaceae	Cornus	alba	Ivory Halo Dogwood
Myricaceae	Myrica	pensylvanica	Northern Bayberry
Rosaceae	Physocarpus	opulifolius	Summer Wine Ninebark

Proposed Evergreen Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cypress	Juniperus	chinensis	Sea Green Juniper
Buxaceae	Buxus	Glencoe'	Chicagoland Green Boxwood
Pinaceae	Picea	glauca	Dwarf Alberta Spruce
Taxaceae	Taxus	media	Dense Intermediate 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.

Verified By: Steve Broadwell Date: _____