

Land Use Petition

Project Number: 2017.220

Subject Property Information

Address/Location: 1382 Butterfield Road/being north of Butterfield Road and east of Church Road

Parcel Number(s): 12-35-480-005

Petition Request(s)

Requesting approval of a Plan Description Revision of the Savannah Crossing (TMK Aurora Venture, LLC) Planned Development District for the property located at 1382 Butterfield Road being north of Butterfield Road and east of Church Road

Requesting approval of a Final Plan for Lot 10 of Savannah Crossing Subdivision located at 1382 Butterfield Road being north of Butterfield Road and east of Church Road for a Restaurant with a drive-through facility (2530) 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 (2-1)

Two Paper and One pdf Copy of:

Fire Access Plan (2-6)

Final Engineering Plans (2-16)

Soil Investigation Report for the Site (if required)

Wetland Determination Report

One Paper and pdf Copy of:

Final Plan (2-4)

Landscape Plan (2-7)

Building and Signage Elevations (2-11)

Plan Description Revision



Petition Fee: \$2,095.00 (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 8/24/18

Print Name and Company: Amir Dheer H2 Prop RE, 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.

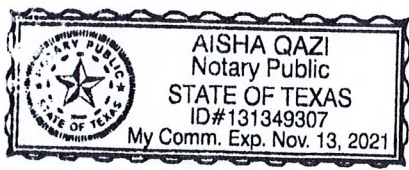
Given under my hand and notary seal this 24 day of August 2018

State of Texas)

County of Fort Bend) SS

[Signature]
Notary Signature

NOTARY PUBLIC SEAL





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

Filing Fee Worksheet

Project Number: 2017-220
Petitioner: HZ Props RE, LTd
Number of Acres: 1.04
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): 0.77

Filing Fees Due at Land Use Petition:

Request(s):	Plan Description Revision	\$ 800.00
	Final Plan	\$ 750.00
	Public Hearing Notice Sign(s)	\$ 45.00
		\$ -
		\$ -
	Final Engineering Filing Fee	\$ 500.00

Total: **\$2,095.00**

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

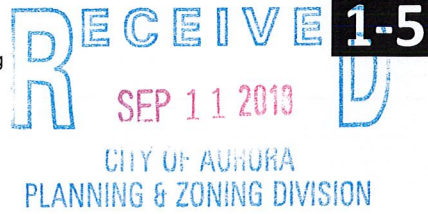
Verified By: Jill N. Morgan

Date: 8/10/2018





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Project Contact Information Sheet

Project Number: 2017-220

Petitioner Company (or Full Name of Petitioner): HZ Props RE, LTd

Owner

First Name: Aaron Initial: _____ Last Name: Harris Title: Mr.
 Company Name: HZ Props RD, Ltd
 Job Title: Head of Development
 Address: 11855 Wilcrest Drive
 City: Houston State: TX Zip: 77031
 Email Address: aharris@znhfoodsinc.com Phone No.: 310-746-6000 Mobile No.: _____

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

Relationship to Project: Engineer
 Company Name: Woolpert
 First Name: Ryan Initial: _____ Last Name: Walter Title: Mr.
 Job Title: Project Manager
 Address: 1815 South Meyers Road, Suite 950
 City: Oakbrook Terrace State: IL Zip: 60181
 Email Address: Ryan.Walter@woolpert.com Phone No.: 630-693-6327 Mobile No.: _____

Additional Contact #1

Relationship to Project: Engineer
 Company Name: Woolpert Inc.
 First Name: Tim Initial: _____ Last Name: Reber Title: Mr.
 Job Title: Project Manager
 Address: 1815 S. Meyers Road
 City: Oakbrook Terrace State: IL Zip: 60181
 Email Address: Tim.Reber@Woolpert.com Phone No.: 630.693.6350 Mobile No.: _____

Additional Contact #2

Relationship to Project: Architect
 Company Name: AKA
 First Name: Ani Initial: _____ Last Name: Tipnis Title: _____
 Job Title: Sr. Associate & Project Manager
 Address: 2514 West Peterson Avenue
 City: Chicago State: IL Zip: 60659
 Email Address: _____ Phone No.: 773-508-5533, et 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.: _____

Qualifying Statement

To: Planning and Zoning Division
City of Aurora
1 S. Broadway, 2nd Floor

From: Ryan Walter, PE
Woolpert Inc.
1815 S. Meyers Road, STE 950
Oakbrook Terrace, IL 60181

Date: February 14, 2018
Rev: August 1, 2018

Subject: Land Use Petition – Qualifying Statement

This qualifying statement is intended to meet the requirements of Section D of the Land Use Petition. HZ Props RE, Ltd is proposing the development of a Popeye's Louisiana Kitchen, Inc. restaurant at 1382 Butterfield Road in Aurora, Illinois (PIN # 12-35-480-005). This proposed Lot 10 of the Savannah Crossings subdivision fronts Butterfield Road as well as the northern and eastern Walmart ring road. This development would fall under Land Use #2530 "Restaurant with a drive-through facility." The land is currently zoned B-2 (Business District/General Retail). Drive-through restaurants are an allowed use in the B-2 zoning, but due to the adjacent proposed Burger King, the site may require a special use permit. A Popeye's restaurant would fit the general nature of the surrounding properties in the area as there is a large variety of restaurants/retail in the area. The hours of operation will be Sunday through Thursday, 10:00 a.m. to 10:00 p.m. and Friday & Saturday, 10:00 a.m. to 11:00 p.m.

The Popeye's restaurant is 2764 SF and includes 72 seats. The exterior finish is stone veneer and exterior insulation finishing system (EIFS), painted delightful golden. The stone veneer will allow the restaurant to blend with the existing surrounding architecture while still maintaining the brand image. The building will be offset from the IL. Route 56 right-of-way approximately 70 feet, thus meeting the City's front setback requirement. 10-foot setbacks will be maintained along the interior roads and a 5-foot setback along the west property line allowing for sufficient landscaping around the perimeter of the site.

The site plan proposes three separate entrances, one along the eastern Walmart ring road and two to be shared with the adjacent proposed Burger King on the northern Walmart ring road. As these entrances will have no direct connection to Butterfield Road, we do not see much traffic related congestion occurring to require a dedicated traffic study. General circulation through the site will be from east to west around the building with one-way directional traffic through the site. 26 angled parking spaces, including 2 accessible spaces, will be provided which exceeds the Code requirement of 1 space per 3 seats. A trash enclosure will be located on the north side of the site adjacent to the ring roads in a location that is less visible from IL. Route 56.

Water, sanitary, electric, gas, and telephone utilities are all readily accessible to the project site and located within the IL. Route 56 right-of-way. There should not be any need for utility extensions. A grease trap will be constructed as part of the development in accordance with all local requirements.. Additional detention for stormwater runoff will not be required as it is our understanding the detention pond to the north was previously designed to accommodate the developed site.

August 1, 2018

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Below is an aggregate of adjacent property values:

Adjacent Property Values:

Business	PIN #	Fair Cash Value
Future Burger King	12-35-480-004	\$45,794.00
Advance Auto Parts	12-36-354-003	\$61,059.00
Anytime Fitness	12-35-477-015	\$360,936.00
West Suburban Bank	12-35-477-017	\$465,260.00
Parking Lot	12-35-477-016	\$248,551.00

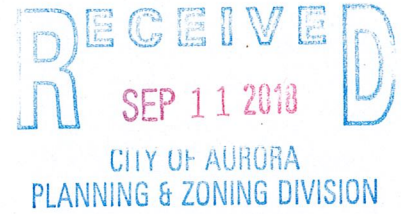
*Fair Cash Values are based on the latest Kane County Tax Assessor bills.

The project will be constructed meeting all building and health code requirements, while also maintaining good morals, safety, and the general welfare.

Woolpert, Inc.
1815 South Meyers Road, Suite 950
Oakbrook Terrace, IL 60181-5226
630.424.9080

Date: February 16, 2018

From: Amin Dhanani, President
HZ Props RE, Ltd.
4415 Highway 6 Sugar Land, TX 77478
amindhanani@gulshaninc.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:
1382 Butterfield Road

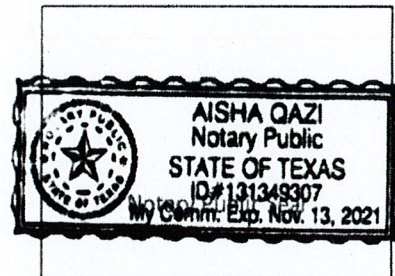
To whom it may concern:

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

Signature: [Handwritten Signature] Date: 7/27/18

Subscribed And Sworn To Before Me This 27 Day
Of July, 2018.

Notary Signature: [Handwritten Signature]



Woolpert.
1815 South Meyers Road, Suite 950
Oakbrook Terrace, IL 60181
630-424-9080

Popeyes Legal Description

LOT 10 IN SAVANNAH CROSSINGS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 35 AND PART OF THE SOUTHWEST QUARTER OF SECTION 36, ALL IN TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 2007 AS DOCUMENT NUMBER 2007K066321, IN KANE COUNTY, ILLINOIS.

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PLANNING & ZONING DIVISION

Parking and Stacking Requirement Worksheet

Project Number: 2017-220

Petitioner: HZ Props RE, LTd

Parking Requirement

Total Parking Requirement	24
Enclosed Parking Spaces	-
Surface Parking Spaces	24

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)	10
Drive-through facilities	10
Car wash facilities, automated	-
Car wash facilities, self-service	-
Preschool or daycare facilities, drop-off area	-

5 stacking spaces at each bay, window, lane, ordering station, machine or similar.

20 stacking spaces or 10 per approach lane, whichever is greater.

3 stacking spaces per approach lane, plus 2 drying spaces per stall

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:

Sq Ft / Units	Use	Needed	Number Required
72	Structure 2210: Food and beverage establishments	1 per 3 seats	24

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PLANNING & ZONING DIVISION

Landscaping CTE Requirement Worksheet

Project Number: 2017-220

Petitioner: HZ Props RE, LTd

Street Frontage 390 L.F.
Stormwater HWL - L.F. Wet Bottom
- L.F. Dry Bottom
Neighborhood Border - L.F.
Dwelling Units - units
Subdivision Name: Savannah Crossings

Perimeter Yard 870 L.F.
Buffer Yard - L.F.
Surface Parking Spaces 26 spaces
Parking Lot Islands - Number
Building Foundation 243 L.F.
Unit/Phase: Lot 10

Standard Requirements

Plant Mix Guidelines

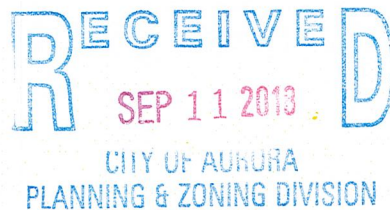
	Total CTEs Required	Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equivalent Value				
		1	1/3	1/3	1/20	1/20
Street Trees	12.0	12	0	0	0	0
Wet Stormwater Facility	0.0	0	0	0	0	0
Dry/Turf Stormwater Facility	0.0	0	0	0	0	0
Neighborhood Border	0.0	0	0	0	0	0
Dwelling Unit	0.0	0	0	0	0	0
Perimeter Yard	26.0	13	12	12	52	52
Buffer Yard	0.0	0	0	0	0	0
Parking Lot Islands	2.0	1	0	0	7	7
Building Foundation	2.0	0	0	0	20	20
Total:	42.0	26	12	12	79	79

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Verified By: Jill N. Morgan

Jill N. Morgan

Date: 8/10/2018





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1-23

Landscape Material Worksheet

Project Number: 2017-220
Petitioner: HZ Props RE, LTd

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 PLANNING & ZONING DIVISION

Proposed Street Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Fabaceae	Gymnocladus	dioicus 'Espresso'	Espresso KY Coffeetree
Hamamelidaceae	Liquidambar	styraciflua 'Moraine'	Moraine Sweetgum
Taxodiaceae	Taxodium	distichum	Bald Cypress
Tiliaceae	Tilia	americana 'Redmond'	Redmond American Linden
Ulmaceae	Ulmus	Morton Glossy'	Triumph Elm

Proposed Canopy Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Aceraceae	Acer	x freemanii 'Autumn Fantasy'	Autumn Fantasy Maple
Fagaceae	Quercus	bicolor	Swamp White Oak
Fagaceae	Quercus	imbricaria	Shingle Oak
Ulmaceae	Celtis	occidentalis 'Chicagol'	Chicagoland Hackberry

Proposed Evergreen Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Pinaceae	Picea	glauca 'Densata'	Black Hills Spruce
Pinaceae	Pinus	flexilis	Limber Pine
Pinaceae	Pseudotsuga	menziensii	Douglas Fir
Pinaceae	Tsuga	canadensis	Canadian Hemlock

Proposed Understory Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Rosaceae	Amelanchier	x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry
Rosaceae	Crataegus	viridis 'Winter King'	Winter King Hawthorn
Rosaceae	Malus	x zumi var 'Calocarpa'	Zumi Crabapple
Oleaceae	Syringa	reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac

Proposed Deciduous Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cornaceae	Cornus	sericea 'Isanti'	Redtwig Dogwood
Hydrangeaceae	Hydrangea	paniculata 'Limelight'	Limelight Hydrangea
Anacardiaceae	Rhus	aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
Rosaceae	Spiraea	betulifolia 'Tor'	Tor Birchleaf Spirea

Proposed Evergreen Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Buxaceae	Buxus	x 'Glencoe'	Chicagoland Green Boxwood
Cypress	Juniperus	chinensis 'Sea Green'	Sea Green Juniper
Pinaceae	Pinus	mugo 'Mops'	Dwarf Mugo Pine
Taxaceae	Taxus	x media 'Everlow'	Everlow 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: Jill N. Morgan

Date: 3/8/2018