

Land Use Petition

Project Number: 2021-112
2020-209

Subject Property Information

Address/Location: 2600 W. Galena Boulevard
Parcel Number(s): 14-24-251-036; 14-24-126-007



Petition Request(s)

Requesting a Plan Description Revision to the Conditional Use Planned Development on the property generally located at west of Hanks Road, south of Galena Boulevard, east of Blackberry Creek, and north of Raven Drive
Requesting to rezone the property generally located at west of Hanks Road, south of Galena Boulevard, east of Blackberry Creek, and north of Raven Drive from R1(C) or One Family Dwelling District with a Conditional Use to O(C) or Office District with a Conditional Use
Requesting approval of a Final Plan for the property located at 2600 West Galena for a 2720 Animal Hospital Use
Requesting approval of a Final Plat for the property located at 2600 West Galena

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)

Two Paper and pdf Copy of:
Plan Description (2-18)
Final Plan (2-4)
Landscape Plan (2-7)
Building and Signage Elevations (2-11)
Final Plat (2-5)

Petition Fee: \$2,057.80 (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 4/27/21
Print Name and Company: CHARLES NIGHTLIK / XPCORP. YCA. INC.

~~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 _____ day of _____.~~

~~State of _____)
County of _____) SS~~

~~NOTARY PUBLIC SEAL~~

~~Notary Signature~~

*SEE ATTACHED
NOTARY*

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

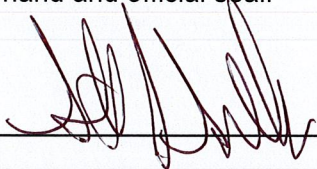
On April 29, 2021 before me, Stephen J. Sperdelozzi, Notary Public
(insert name and title of the officer)

personally appeared Charles Nicholls,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

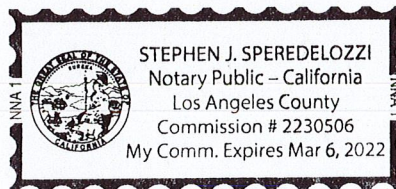
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



Filing Fee Worksheet

Project Number: 2020.209

Petitioner: Todd Roberts, MeritCorp Group, LLC

Number of Acres: 12.04

Number of Street Frontages: 1.00

Non-Profit No

Linear Feet of New Roadway: 367

New Acres Subdivided (if applicable): 12.04

Area of site disturbance (acres): 0.30

Filing Fees Due at Land Use Petition:

| | | |
|-------------|-------------------------------|-------------|
| Request(s): | Rezoning & Special Use | \$ 1,046.40 |
| | Final Plan & Plat | \$ 996.40 |
| | Public Hearing Notice Sign(s) | \$ 15.00 |
| | | \$ - |
| | | |
| | | |

Total: **\$2,057.80**

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

Verified By: Jacob Sodaro

Date: 4/21/2021

Contact Information Data Entry Worksheet

[Back To Index](#)

Fill in all the GREEN Boxes - if Not Applicable Please Leave Blank

Data Entry Fields are indicated in Green

Owner

| | | | | | | | |
|----------------|---|------------|----|-------------|-------|--------|----------------------|
| First Name: | | Initial: | | Last Name: | | Title: | Select One From List |
| Address: | 12401 W. Olympic Blvd | | | | | | |
| City: | Los Angeles | State: | CA | Zip: | 90064 | | |
| Email Address: | | Phone No.: | | Mobile No.: | | | |
| Company Name: | VCA Real Property Acquisition Corporation | | | | | | |
| Job Title: | | | | | | | |

Main Petitioner Contact (The individual that will Sign the Land Use Petition)

| | | | | | | | |
|-------------------------|------------------------|------------|--------------|-------------|---------|--------|-----|
| Relationship to Project | Consultant | | | | | | |
| First Name: | Todd | Initial: | | Last Name: | Roberts | Title: | Mr. |
| Address: | 3697 Darlene Ct | | | | | | |
| City: | Aurora | State: | IL | Zip: | 60504 | | |
| Email Address: | troberts@meritcorp.com | Phone No.: | 630.723.6970 | Mobile No.: | | | |
| Company Name: | MeritCorp Group, LLC | | | | | | |
| Job Title: | President | | | | | | |

Additional Contact #1

| | | | | | | | |
|-------------------------|-----------------------------------|------------|--------------|-------------|----------|--------|-----|
| Relationship to Project | Architect | | | | | | |
| First Name: | Richard | Initial: | | Last Name: | Renschen | Title: | Mr. |
| Address: | 9084 Technology Drive - Suite 200 | | | | | | |
| City: | Fishers | State: | IN | Zip: | 46038 | | |
| Email Address: | rickr@mdarchitects.com | Phone No.: | 317.558.2822 | Mobile No.: | | | |
| Company Name: | M.D. Architects, PC | | | | | | |
| Job Title: | President | | | | | | |

Additional Contact #2

| | | | | | | | |
|-------------------------|----------------------|------------|--|-------------|--|--------|----------------------|
| Relationship to Project | Select One From List | | | | | | |
| First Name: | | Initial: | | Last Name: | | Title: | Select One From List |
| Address: | | | | | | | |
| City: | | State: | | Zip: | | | |
| Email Address: | | Phone No.: | | Mobile No.: | | | |
| Company Name: | | | | | | | |
| Job Title: | | | | | | | |

Additional Contact #3

| | | | | | | | |
|-------------------------|----------------------|------------|--|-------------|--|--------|----------------------|
| Relationship to Project | Select One From List | | | | | | |
| First Name: | | Initial: | | Last Name: | | Title: | Select One From List |
| Address: | | | | | | | |
| City: | | State: | | Zip: | | | |
| Email Address: | | Phone No.: | | Mobile No.: | | | |
| Company Name: | | | | | | | |
| Job Title: | | | | | | | |

Additional Contact #4

| | | | | | | | |
|-------------------------|----------------------|------------|--|-------------|--|--------|----------------------|
| Relationship to Project | Select One From List | | | | | | |
| First Name: | | Initial: | | Last Name: | | Title: | Select One From List |
| Address: | | | | | | | |
| City: | | State: | | Zip: | | | |
| Email Address: | | Phone No.: | | Mobile No.: | | | |
| Company Name: | | | | | | | |
| Job Title: | | | | | | | |

EXHIBIT "C"
A PLAN DESCRIPTION FOR VCA AURORA ANIMAL HOSPITAL
LOCATED AT 2600 W. GALENA BOULEVARD, AURORA, ILLINOIS

VCA Aurora Animal Hospital Expansion

Reasons for Expansion:

Business has steadily increased since the remodel, especially in 2020. Revenue increased by 23.2%, but continued growth is hindered by lack of space.

- Continued growth is hindered by lack of space. ICU is frequently filled to capacity with hospitalized patients. During those times additional runs and cages are desperately needed.
- The lack of runs is especially concerning – there are only 3. Quite often large dogs and hunched over and unable to fully stand in the cage in which they are housed.
- The number of elective specialty surgeries has increased, which contributes to ICU reaching its capacity. A step-down ward is needed for the approximately 7-10 patients each day recovering from elective surgeries.
- The Internal Medicine service procedure room lacks enough space for 3 internists and their technicians to work concurrently. There is enough demand to easily support the addition of a fourth internist, but severe lack of space prevents any further growth.
- We have hired 2 additional oncologists that will join our current full-time and part-time oncologists in the summer of 2021. A larger treatment area and additional workspace is needed to accommodate increased staffing and additional rooms are needed to comply with USB800 requirements. As it is, they are stumbling over each other with one oncologist working.
- Current lack of housing for out-patients and pets of employees that work 12-14-hour shifts.
- Insufficient storage space for medical supplies and medical equipment when not in use.
- Current conference room is too small to accommodate CE events or regional conferences.
- We need a dedicated space to create an animal rehab service that will include an underwater treadmill. A doctor is already certified to perform this work, which will be supported by the neurologists and surgeons.
- Increased staffing and EMR require more work stations with computers and phones.
- We are actively recruiting for an ophthalmologist to replace the one that left. The 2 ophthalmology exam rooms are now being used by dermatology and the dedicated ophthalmology surgery suite is now needed for specialty surgery.
- Prior to COVID, we saw doctors waiting for exam rooms. This problem will return once we see clients in the hospital again.

Description of Operation:

VCA Aurora Animal Hospital is a busy 24/7/365 hybrid hospital that offers advanced veterinary care in numerous specialties as well as 24-hour emergency and ICU services. We are located in the far west side of Aurora, Illinois which is approximately 40 miles west of Chicago. Aurora is the second largest city in Illinois after Chicago. The hospital is in the Fox River Valley and located 2 miles south of the interstate. Aurora and the surrounding suburbs are predominately middle-class families. The area has grown substantially in the last 25 years and continues to grow and develop.

VCA Aurora opened in 2003 and is well-known and highly regarded in the Chicagoland veterinary community for its state of the art care and outstanding team of specialists and support staff.

We have an excellent relationship with Primary Care Veterinarians and as the area experiences population growth, we are seeing an increase in the number of new primary care hospitals. The closest specialty animal hospital is our sister hospital, VCA Arboretum View.

Additional Parking Request Need:

- Existing parking is insufficient for our current staff. We have 165 employees, approximately 75 of which work each weekday. By 10:00 am there are no available parking spaces and employees are forced to improvise parking places.
- During busy periods, client parking is near full capacity. Expected growth will result in a shortage of parking spaces.
- With CE and regional trainings, there will be regular increased parking needs. We may have as many as 30 additional people coming for a seminar or training, requiring more space.

Fire Sprinkler and Alarm Systems

The hospital is currently equipped with a fire sprinkler system and full alarm system for security and fire. These systems will be expanded to cover the new addition spaces for continued full coverage. Security cameras will be provided around the exterior to monitor parking areas.

Legal Description

THAT PART OF THE NORTH HALF OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 89°19'16" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF, 2028.30 FEET TO THE WEST LINE OF UNIT TWELVE, CHERRY HILL ESTATES, CITY OF AURORA, KANE COUNTY, ILLINOIS, EXTENDED FROM THE NORTH; THENCE SOUTH 00°15'04" EAST ALONG SAID WEST LINE EXTENDED, 788.25 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ABANDONED CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD (FORMERLY KNOWN AS THE ILLINOIS, IOWA, AND MINNESOTA RAILROAD); THENCE NORTH 43°42'53" WEST ALONG SAID RIGHT-OF-WAY LINE, 1449.32 FEET; THENCE NORTH 00°16'00" WEST, 1649.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 00°16'00" EAST, 257.65 FEET; THENCE NORTH 89°47'02" EAST, 671.18 FEET; THENCE NORTH 00°12'58" WEST, 340.59 FEET; THENCE NORTH 89°47'02" EAST, 61.62 FEET; THENCE NORTH 00°12'58" WEST, 544.20 FEET TO THE CENTER LINE OF U.S. ROUTE NO. 30; THENCE NORTH 85°10'07" WEST ALONG SAID CENTER LINE, 194.35 FEET TO A POINT OF TANGENCY IN THE CENTER LINE OF SAID ROUTE NO. 30; THENCE NORTH 84°43'31" WEST, 172.56 FEET TO THE POSITION OF A CROSS ONCE LOCATED IN THE CENTER OF THE BRIDGE OVER BLACKBERRY CREEK, WHICH CROSS WAS NORTH 28°52'41" EAST, 756.11 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 28°52'41" WEST, 756.11 FEET TO THE POINT OF BEGINNING IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS AND CONTAINING 12.040 ACRES.

THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND ACCURATELY DEPICTS SAID PROPERTY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AND THAT THE PLAT MEETS THE PROVISIONS OF CHAPTER 43 "SUBDIVISIONS" OF THE AURORA MUNICIPAL CODE. I FURTHER CERTIFY THAT, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 17089C0319H, EFFECTIVE DATE OCTOBER 3, 2009, PART OF THE SURVEYED PROPERTY IS IN ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD & AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) AND ZONE "AE" (REGULATORY FLOODWAY).