

Land Use Petition

Project Number: 2017.090

Subject Property Information

Address/Location: 711 E. New York Street / south east corner of E New York Street and N Union Street

Parcel Number(s): 15-22-484-007; 15-22-484-008; 15-23-357-001; 15-23-357-002; 15-22-484-011; 15-22-484-012; 15-22-484-013; 15-22-484-014

Petition Request(s)

Requesting approval of a Final Plat for the property located at 711 E. New York Street being the south east corner of E New York Street and N Union Street

Requesting approval of a Final Plan Revision for the property located at 711 E. New York Street being at the south east corner of E New York Street and N Union Street for a Restaurant with a drive-through facility (2530) Use

Attachments Required

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

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)

Contact Worksheet (1-5)

Filing Fee Worksheet (1-6)

Land Cash Worksheet (1-7)

Parking Worksheet (1-8)

Landscape Requirement Worksheet (1-22)

Landscape Materials Worksheet (1-23)

One Paper and pdf Copy of:

Final Plan (2-4)

Landscape Plan (2-7)

Building and Signage Elevations (2-11)

Final Plat (2-5)



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 Aurhorization with owner's Name and contact information is required.

Authorized Signature: Kenneth P. Sack Date 6/20/17

Print Name and Company: KENNETH P. SACK WATERMARK ENGINEERING RESOURCES

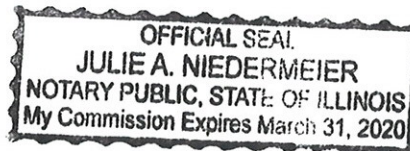
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 20th day of June, 2017

State of IL)
County of Kane) SS

NOTARY PUBLIC SEAL

Julie A. Niedermeier
Notary Signature



Filing Fee Worksheet

Project Number: 2017.090
Petitioner: McDonald's
Number of Acres: 1.13
Number of Street Frontages: 2.00
Non-Profit: No

Linear Feet of New Roadway: 0
New Acres Subdivided (if applicable): 0.00
Area of site disturbance (acres): 0.07

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan & Plat	\$ 750.00
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
	Sub Total:	\$ 750.00

Total: **\$750.00**

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Verified By:

Date:

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 PLANNING & ZONING DIVISION



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

1-5



Project Contact Information Sheet

Project Number: 2017.090

Petitioner Company (or Full Name of Petitioner): McDonald's

Owner

First Name: Gloria Initial: _____ Last Name: Kazanova Title: Ms.
Company Name: McDonald's Corporation
Job Title: _____
Address: 711 New York Street
City: Aurora State: IL Zip: 60502
Email Address: _____ Phone No.: _____ Mobile No.: _____

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

Relationship to Project: Consultant
Company Name: Watermark Engineering Resources, LTD
First Name: Kenneth Initial: P Last Name: Sack Title: Mr.
Job Title: Project Manager
Address: 2631 Ginger Woods Parkway
City: Aurora State: IL Zip: 60502
Email Address: ksack@watermark-engineering.com Phone No.: 630-375-1800 Mobile No.: _____

Additional Contact #1

Relationship to Project: Engineer
Company Name: Watermark Engineering Resources, LTD
First Name: Jeffrey Initial: C Last Name: Miller Title: Mr.
Job Title: President
Address: 2631 Ginger Woods Parkway
City: Aurora State: IL Zip: 60502
Email Address: jmillier@watermark-engineering.com Phone No.: 630-375-1800 Mobile No.: _____

Additional Contact #2

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 #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.: _____

June 21, 2017

Via overnight delivery

Ed Sieben
City of Aurora
1 S. Broadway
Aurora, IL 60505



RE: McDonald's – 711 New York Street, Aurora, IL
Land Petition Use Requested Qualifying Statement

Dear Mr. Sieben:

The existing McDonald's restaurant located at 711 New York Street is requesting a Land Use Petition for the complete remodel of exterior building that includes a new 15' new dining area, all new storefront, all new paint scheme across entire building, new storage shed and ADA modifications. The interior building remodel includes full dining area remodel, full restroom remodel to meet ADA requirements, new vestibules to meet ADA requirements, new front counter, new crew room remodel and new third drive thru window.

All of these proposed modifications will lead to greater efficiencies for the customer. The new third drive thru window will increase drive-thru efficiencies and decrease the possibility vehicular stacking. This will lead to greater customer satisfaction and overall improvement to the site without placing any constraints on the existing site.

The existing building is 3,540 s.f. and currently has 62 seats internally in the building. This building modifications mentioned above will increase the building s.f. to 3,780 s.f. and increase the seating to 75. The existing site currently has s 39 parking spaces including 2 ADA parking stalls. The proposed building addition and new shed will result in the loss of 3 parking stalls. The site will continue to meet the City of Aurora's parking requirements.

After the remodel and new building addition, etc., there is no doubt that the overall impact will be beneficial for McDonald's, McDonald's customers, and the Aurora community for years to come. All of these proposed modifications will lead to greater efficiencies for the customer. This will lead to greater customer satisfaction and overall improvement to the site without placing any constraints on the existing site.

(A) Public health, safety, morals, comfort and welfare

The proposed request will not have a detrimental impact or endanger the public health, safety, morals, comfort or general welfare of the community. The applicant will be enhancing and improving the existing building and site with the following upgrades: complete remodel of exterior building that includes new dining room, new third drive thru



window to increase drive-thru efficiencies and decrease the possibility vehicular stacking, and update ADA accessible areas. In addition, the applicant will refresh the landscaping around the front of the building which will enhance the property and advance the public health, safety, morals, comfort and general welfare.

(B) The use and enjoyment of other property already established or permitted in the general area

The proposed development will not impede the normal and orderly development and improvement of the surrounding properties. The applicant is not changing the existing use for the site. In fact, the applicant is improving the existing site. The proposed improvements have been designed, constructed and operated to be compatible with the existing use and will not alter the essential character of the locality. The proposed improvements which include a new dining area will better serve the residents in this area.

(C) Property values within the neighborhood

The proposed development will not negatively impact the use or value of other property in the immediate vicinity. The applicant is not changing the existing use for the site. In fact, the applicant is improving the existing site. The proposed development will use quality building materials and finishes that will enhance the subject property which in turn should raise nearby property values by reinvesting in the proposed remodel and site improvements.

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

The proposed development will not impede the normal and orderly development and improvement of the surrounding properties. The applicant is not changing the existing use for the site. In fact, the applicant is improving the existing site. The proposed improvements have been designed, constructed and operated to be compatible with the existing use and will not alter the essential character of the locality. The proposed improvements which include a new dining area will better serve the residents in this area. The existing access points to the existing site will remain in place as well. No additional access points are being proposed.

(E) Utilities, Access Roads, Drainage, and/or other necessary facilities

The existing storm, sanitary and water systems will remain intact and function as they did previous to the site improvements, etc. All improvements including stormwater and drainage will meet Village requirements.

(F) Ingress and egress as it relates to traffic congestion in the public streets

The existing access points to the existing site will remain in place as well. No additional access points are being proposed. As part of the building remodel, the applicant is implementing new third drive thru window to increase drive-thru efficiencies and decrease the possibility vehicular stacking. The state the art drive thru system is

designed to mitigate potential off site impacts and allow for the use to be fully serviced on-site.

(G) The applicable regulations of the zoning district in which the subject is proposed to be or is located

The establishment will support the policies, goals, objectives and plans of the comprehensive plan of the Village. The applicant's proposed building remodel and proposed site improvements will conform to applicable regulations and codes. The applicant will work with Village staff to ensure that the proposed improvements meet or exceed Village standards. The other commercial retailers and residents in the general vicinity will benefit from the improvements as well.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

WATERMARK ENGINEERING RESOURCES, LTD.

A handwritten signature in purple ink that reads "Kenneth Sack".

Kenneth Sack
Project Designer

KS:jn

CC:



McDonald's

McDonald's Corporation
One McDonald's Plaza
Oak Brook, Illinois 60523
Direct Dial Number (630) 623-3322

May 31, 2017

Jacob Steinfink, Senior Counsel
Franchise Realty Investment Trust-IL, a Maryland Trust
One McDonald's Plaza
Oak Brook, IL 60523
Phone: 630-623-3322
Email: jacob.steinfink@us.mcd.com

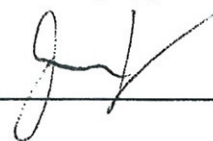


To: City of Aurora, Planning and Zoning Division
44 E. Downer Place
Aurora, IL 60507
630-256-3080
coaplanning@aurora-il-org

Re: **Authorization Letter for 711 E. New York St., Aurora, IL, L/C 012-1792**

To Whom It May Concern:

As a Senior Counsel for Franchise Realty Investment Trust-IL (the record owner of the above stated property) and for its parent company, I hereby affirm that I have full legal capacity to authorize Watermark Engineering Resources, Ltd. and its representatives to act as the owner's agent through the zoning approval process with the City of Aurora for said property.

Signature: 

Date: 5/31/17

Sincerely,

Jacob Steinfink
Senior Counsel

Subscribed and Sworn to Before Me This 31st Day of May, 2017.

Notary Signature: 



THAT PART OF LOTS 4, 5 AND 6 IN BLOCK 4 OF STEPHENSON'S ADDITION TO AURORA, BEING IN PART OF SECTIONS 22, 23, 26 AND 27, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF NORTH UNION STREET WITH THE SOUTHERLY LINE OF EAST NEW YORK STREET; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF NORTH UNION STREET, BEARING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 250.00 FEET TO A POINT; THENCE ALONG A LINE BEARING SOUTH 84 DEGREES 49 MINUTES 49 SECONDS EAST, A DISTANCE OF 66.2' FEET, SAID BEARING LINE SOUTH 84 DEGREES 49 MINUTES 49 SECONDS EAST ALSO BEING THE SOUTHERLY LINE OF THE SOUTHERLY 111.00 FEET OF THE NORTHERLY 250.00 FEET OF THE AFORESAID LOT 6; THENCE ALONG A LINE BEARING NORTH 00 DEGREES 00 MINUTES 44 SECONDS EAST A DISTANCE OF 63.375 FEET, ALSO BEING THE EAST LINE OF LOT 6; THENCE ALONG A LINE BEARING SOUTH 84 DEGREES 44 MINUTES 11 SECONDS EAST A DISTANCE OF 198.72 FEET TO THE EAST LINE OF LOT 4 AFORESAID; THENCE NORTHERLY ALONG THE EAST LINE OF LOT 4, BEARING NORTH 00 DEGREES 02 MINUTES 23 SECONDS EAST, A DISTANCE OF 187.21 FEET TO THE SOUTHERLY LINE OF EAST NEW YORK STREET; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF EAST NEW YORK STREET BEARING SOUTH 84 DEGREES 49 MINUTES 49 SECONDS WEST A DISTANCE OF 265.04 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THE SOUTHERLY 111.00 FEET OF THE NORTH 250.00 FEET OF LOT 6 IN BLOCK 4 OF STEPHENSON'S ADDITION TO AURORA, THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

CONTAINING: 49,394.36 sq. ft. (1.13 acres)

PROPERTY COMMONLY KNOWN AS: 711 NEW YORK STREET,
AURORA, ILLINOIS.

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PLANNING & ZONING DIVISION

Land Cash Calculator

Project Number: 0

Land Cash Agreement Number: 0

Petitioner: Kenneth Sack

Subdivision Name: Stephensen's Addition

Unit/Phase:

School District: Select One

Park District: Select One



Population Estimates

Estimated Population for the Development:	-
Estimated Elementary Population:	-
Estimated Junior High Population:	-
Estimated High School Population:	-

School and Park Land Requirements

	School Acres per Person	School Land Donation Required	Improved Land Cash Equilivant	Amount of School Land To Be Donated	Net School Land Due	Percent of Land Donated
Elementary (k-5)	0.01833	0.00				
Junior High (6-8)	0.03222	0.00				
High School (9-12)	0.02304	0.00				
Total		0.000	0.000	0.00	0.000	0%

	Park Acres per Person	Park Land Donation Required	Improved Land Cash Equilivant	Amount of Park Land To Be Donated	Net Park Land Due	Percent of Land Donated
	0.0100	0.000	0.000	0.00	0.000	0%

Bedroom Mix

	Number of Units	Efficiency	1BDR	2BDR	3BDR	4BDR
Single Family Detached Units	0		0%	0%	0%	0%
			0	0	0	0
	School Ac Req:	0.00		Park Ac Req:	0.00	
Single Family Attached Units	0		0%	0%	0%	0%
			0	0	0	0
	School Ac Req:	0.00		Park Ac Req:	0.00	
Multi-Family Units (Condo/Apartments)	0	0%	0%	0%	0%	
		0	0	0	0	
	School Ac Req:	0.00		Park Ac Req:	0.00	
Total Units:	0		School: 0.000		Park: 0.000	

Cash Equivalents

Raw Land Value per Acre	\$ 81,224.38	Improved Land Value (1.5 times)	\$ 121,836.57
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Net School Land Cash Improved Land Equilivant Owed	\$ -	
School Lum Sum Payment Credit	\$ -	0.00%
Percent Owed at Building Permit		100.00%

Net Park Land Cash Improved Land Equilivant Owed	\$ -	
Park Lum Sum Payment Credit	\$ -	0.00%
Percent Owed at Building Permit		100.00%

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Verified By:

Parking and Stacking Requirement Worksheet

Project Number: 2017.090

Petitioner: McDonald's

Parking Requirement

Total Parking Requirement	25
Enclosed Parking Spaces	-
Surface Parking Spaces	25

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)	15	
Drive-through facilities	15	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: Alex Minnella

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
76.0000	Structure 2210: Food and beverage establishments	1 per 3 seats	25

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Landscaping CTE Requirement Worksheet

Project Number: 0
Petitioner: Kenneth Sack
Street Frontage: 453 L.F.
Stormwater HWL: - L.F. Wet Bottom
 - L.F. Dry Bottom
 - L.F.
 - units
Neighborhood Border:
Dwelling Units:
Subdivision Name: Stephensen's Addition
Unit/Phase:
Lot Number: part of lot 4,5, and 6
Perimeter Yard: 839 L.F.
Buffer Yard: 188 L.F.
Surface Parking Spaces: 38 spaces
Building Foundation: 291 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	15	0	0	0	0	
Wet Stormwater Facility	0	0	0	0	0	
Dry/Turf Stormwater Facility	0	0	0	0	0	
Neighborhood Border	0	0	0	0	0	
Dwelling Unit	0	0	0	0	0	
Perimeter Yard	12	12	12	40	40	
Buffer Yard	2	3	3	0	0	
Parking Lot Islands	2	0	0	10	10	# of Islands: 2
Building Foundation	0	0	0	40	40	
Total:	31	15	15	90	90	

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Verified By:

Date:



Landscape Material Worksheet

Project Number: 0
Petitioner: Kenneth Sack

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Proposed Street Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name

Proposed Canopy Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name

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

Proposed Deciduous Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Rosaceae	Rosa	Knock Out	Double Knock-Out Rose

Proposed Evergreen Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name

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: _____ Date: _____